

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

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

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

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold apublic 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

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

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 2006 FLTW mobile home bearing the vehicle identification number GAF-L507A54531AV31, and all personal items located inside the mobile home. Last Tenant: Marc Martial Pouliot. Sale to be held at: Sunshine MHC, 7403 46th Avenue North, St. Petersburg, Florida 33709 (727) 541-1079.
February 6, 13, 2026

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on February 24, 2026, for United Self Mini Storage - Ulmerton at www.StorageTreasures.com bidding to begin on-line February 13, 2026, at 6:00am and ending February 24, 2026, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Jackie Lynn	159
Rudolph Manning	166
Jemeil J. Ridges	177

February 6, 13, 2026

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on February 24, 2026, for United Self Mini Storage - Countryside at www.StorageTreasures.com bidding to begin on-line February 13, 2026, at 6:00am and ending February 24, 2026, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Debra Coddington	446
Rosanna Cox	041 & 316
Kyleigh R. Hnat	521
Roy Mendelsohn	126127
Sarah Ridenour	133

February 6, 13, 2026

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

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, Engjell; 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 - Airi, 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 - Detrick, 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, JANYIA 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.
B002 - Bennie, Heather; B018 - James, Tracey; B019 - hutchinson, Ashley; B101 - dowdy, destinee; C033 - MNM Foundation, Inc Houck, Mark S; C062 - James, Romone; C065 - Faulk, Courtney; C098 - Hughes, Bryce; C100 - Duroseau, Lovensky; C130 - Bryant, Hortensia; C132 - King, Gloria; E003 - Watson, Jeremy
PUBLIC STORAGE # 20702, 1400 34th Street South, St Petersburg, FL 33711, (727) 502-6014
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
B013 - Whitehead, Michael; B021 - sears, Patrick; C028 - Birdsong, Abraham; C064 - Rhodes, Renedra; C085 - Marion, Devonte; C087 - corouthers, Zantrell; C094 - Cooper, Mercedes; C102 - Simmons, Gregory; C116 - Griffin, SaNyya; D006 - Mcclendon, Alfreda; D023 - Starling, Tamekia; E004 - Hollinger, Terry; E017 - Hatcher, Bouska; E022 - Phillips, Princess; E027 - Brown, Jenifter; E030 - Grubbs, Tamika; E066 - LEWIS, MILTON; E074 - JONES, KIMBERLY; E081 - Johnson, Carjada; E083 - Demond, Martin; E096 - Pasco, Derrick; E106 - MAYNOR, JACKQULIN; E116 - Baker, Angelica; E121 - Morgan, GAYNETTE; E144 - BELL, TATEONA; E160 - dawson, Shantasia
PUBLIC STORAGE # 20714, 4500 34th Street North, St Petersburg, FL 33714, (727) 547-3606
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
A003 - McKinnie, Christopher; A007 - Franklin, Thuy Kim; A026 - Walker, Ahmad; A039 - Powell, Laura; A041 - Mccranely, Tranessa; A059 - Shedlock, Kassia; B010 - Vargas, Angel; B015 - Banks, Chailey; B020 - Spotts, Christen; B028 - stubbins, Laneks; B063 - Koser, Frank; B064 - Rhaney, Leslie; B065 - Shouse, Heather A; B077 - Tyree, Alicia; C006 - Beckman, Lafreda; C055 - Solsten, Marianne; C069 - Young, Jacquese; D080 - Denson, Christine; D081 - Griffin, Richard; E014 - Moore, Kendrick; E025 - McAffie, Joneicia; E026 - Woodard, Vonchinna; F005 - Johnson, Laquita; F009 - Davis, Mario; F037 - Stokes, Phoenix; F038 - Eldib, Mohamed; F040 - Serrano, Lymarie; F041 - Carter, Kelly; F064 - Goodwin, Ken; G004 - Kenson, James; G030 - Lewis, Brandy; G054 - Bell, Leonard; H014 - Hociung, Dumitru; H032 - Leon, Cecilia L; H049 - clark, Peyton; H053 - Oliveras, Marybel; J010 - FULL SERVICE FLOORING LLC betro, Jamie; P013 - OLIVER, TONY
PUBLIC STORAGE # 25804, 14770 66th St N, Clearwater, FL 33764, (727) 304-3595
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
A61 - hoyos, Yanosky Soto; B41 - Gallardo, Hector; C114 - Tobin, Elizabeth; C134 - Losito, Antointte; C55 - Pfaff, Davorka; C58 - owen, merritt; D022 - Bernard, Dylan; D025 - Blackwell, Albert; D051 - Russell, Michael P; D071 - Vok, Amanda; D213 - Lewis, Matthew; D256 - Frey, Eric; D265 - Gorhan, Tyler; D284 - Walsh @, Kristin; D294 - Walsh @, Kristin; D297 - Tillman, Tyrone; D300 - Walsh @, Kristin; D351 - mitchell, Quintavius; D359 - perry, Jon; E060 - Hillier, Richard; E132 - Cooke, Phillip Elijah; E178 - Deleonard, Brian; F013 - Strong, Kristofer; F047 - Life Changing Ministries Long, Michael
PUBLIC STORAGE # 28072, 1615 North Highland Ave, Clearwater, FL 33755, (727) 373-6088
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
147 - Monroe, Glynis; 306 - Chisolm, Garet; 429 - Davila, America; 461 - Adams, Cheyenne; 465 - Cbmtampallc koti, Thomas; 545 - Hoyte, Amy; 547 - Jones, Oscar; 651 - lawrence, lauson; 658 - Johnson, Peter; 677 - Marry, Marie; 708 - Outley, L; 710 - Brown, Likisha; 720 - Shimko, John; 747 - pressley, Tykiera
PUBLIC STORAGE # 29147, 13750 Walsingham Road, Largo, FL 33774, (727) 493-0046
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1085 - Bratton, Alan L; 1098 - Bratton, Alan L; 1123 - smith, Cody; 2040 - Turner, Daniel; 2089 - hillman, Deandre; 2093 - Dimery, Andrea; 2107 - Fulmer, Stephanie; 2116 - Thomas, Susan; 2131 - Menard, Tesha-Lyn; 3089 - Glasgow, John; 3094 - Wells, Sarah; D006 - Skeen, Teresa; E010 - Grillo, Kayla; E015 - Griesenauer, Bradley S.
PUBLIC STORAGE # 52102, 20865 US Hwy 19 North, Clearwater, FL 33765, (727) 258-2224
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
A009 - Albrecht, Dean; A036 - Eltayeb, Mohammed; B012 - Williams, Eric; B017 - sutton, Tyshaun; B037 - Welch, Lorenzo; B043 - Herring, Andrea; B045 - Johnson, Khadijah; B052 - ARIE, WILLIAM; C013 - Spilman, Maciej; C045 - Jamison, Tayshaun; C049 - Hutchins, Richard; C094 - Coronel, April; C095 - Collins, Kadiija; C099 - Blount, Richard; C108 - Crenshaw, Kemis; C140 - beasley, tracie; C143 - Hardy, Dion; C193 - Mitchell, Dorothy; C210 - Rollins, Sequoia; C221 - Bryant, Jamilla; D045 - Fergerson, Rashamia; E014 - woods, Ander
PUBLIC STORAGE # 52103, 16079 US Hwy 19 North, Clearwater, FL 33764, (727) 474-1763
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
A005 - Kile, Aaron; B006 - peffly, Julie; C004 - Brewer, Mike; C039 - Reppert, Taylor; C044 - Moura, Eric; C060 - Rivera, Maria; C122 - Thomas, Andrew; C149 - Ayala, Marvin ; D013 - Krakosky, Robert; D018 - Wagner, Cheyenne; D024 - Donald, William; D042 - BARNES, WAYNE; E010 - Mitchell, Rebecca; E057 - Wilson, Malik; E070 - Relerford, Stephanie; F010 - Phan, Tammy; F032 - Livsey, Monte; G024 - Winkler, Alan; G032 - Suchan, Theresa
PUBLIC STORAGE # 23917, 2150 25th St North, St Petersburg, FL 33713, (727) 306-9278
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
0141 - Kedzierski, Leonard; 0408 - Bridges, Creshenda; 0422 - Rodriguez, Radames; 0535 - Toten, Nicole; 0542 - Robinson, Rebecca; 0557 - Marion, Lornesha; 0620 - Dickson, Jerry Stephen; 0626 - Barbush, George Anthony; 0627 - Merriex, Dorothy; 0686 - Boone, Cindilyn; 0729 - Coker, Joel; 0761 - Hart, William; 0775 - Lowry, Daniel; 0793 - Tortorici, Joe; 0848 - Schultz, Alexander; 0855 - Presha, Rose; 1007 - Hankins, Kathy E; 2075 - Ford, Samantha Janelle; 3067 - GILKS, KAHREEM; 4025 - Evans, Alphonso

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

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Fax Your Legal Notices to the Business Observer!
727-447-3944 for Pinellas. 941-954-8530 for Sarasota.

--- 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, 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, 13, 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
Arren 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.	

Staring 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 Ferguson

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

D-22 Betty Williams
U-7 Daivd 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**

110239

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.
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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	

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
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	

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
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 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	
NOTICE OF PUBLIC SALE	
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

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

FIRST INSERTION	
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 Cinnsational Sweets LLC February 6, 2026 26-00609N	

FIRST INSERTION	
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 Miyah's Magic, located at 2517 1/2 Oakdale St., South, in the City of St. Petersburg, County of Pinellas, State of FL, 33705, 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	

FIRST INSERTION	
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 Division 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	

FIRST INSERTION	
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 Top Flight Lawn & 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 4 of February, 2026. Nathan Lee Burns 10461 110th way Largo, FL 33778 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	

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 26-00581N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 1159 94th Ave N. St. Petersburg FL, 33702 on February 25, 2026 at 12:30 PM	

Durward Carlton- Boxes, decorations
Michael Tehan- air purifiers, furniture, boxes
Keyoni Pallma- Furniture, clothes
James Strother- Furniture, tools, wheelchair

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
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 26-00569N	

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 8610 66th St N Pinellas Park, FL 33782, on 02/27/2026 @ 12:30pm. Site 8640	

James Lewis - household furniture
Matthew Paulton - 1 dresser, full size mattress, twin mattress, toddler mattress, 15 boxes, crib
Carmen Perez - Boxes, bed, bike, Hayabusa,
David Lagodny - Clothes & house hold items
Robert Weddle - General household items
James Blasser - Home furniture, washer , dryer, boxes
Linda Thomas - Clothes and personal effects

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 26-00564N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Unit 1328 Bradley Grevious – Totes, lounge chair, luggage, dresser, Ninja convection oven fan	

Unit 2068 Shawn Peterson – Electric scooter, clothes, bags, skateboard

February 6, 13, 2026	26-00626N
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FIRST INSERTION	
NOTICE OF PUBLIC SALE	
JOE'S TOWING & RECOVERY, INC. *** MAIN OFFICE *** 6670 114TH AVENUE LARGO, FL. 33773 727-541-2695 727-541-1300	

YR	MAKE	ID #
15	FORD	1FA6P0H76F5109846
09	HONDA	5FNRL38979B058429
00	HURR	3FCFLF53S1XJA37329
17	JEEP	ZACCJABH5HPF15231
97	MAZDA	JM1NA3531V0726786
06	SUZUKI	JS1VS55A162100727
05	TOYOTA	4T1BK36B05U008821

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 3-06-2026 AT 11:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.
JOE'S TOWING & RECOVERY, INC.
6670 114TH AVENUE
LARGO, FL. 33773
PHONE # 727-541-2695
February 6, 2026 26-00624N

FIRST INSERTION	
NOTICE OF SPECIAL MEETING BOARD OF TRUSTEES, ST. PETERSBURG COLLEGE	
The Board of Trustees of St. Petersburg College will hold a public meeting to which all persons are invited, commencing at 9:00 a.m. on Tuesday, February 17, 2026 at the St. Petersburg College EpiCenter, Room 1-453, 13805 58th Street N, Clearwater, FL The meeting will be held for the purpose of considering routine business of the College; however, there are no rules being presented for adoption or amendment at this meeting.	

A copy of the agenda may be obtained within seven (7) days of the meeting on the SPC Board of Trustees website at www.spcollege.edu, or by calling the Board Clerk at (727) 341-3241.

Members of the public are given the opportunity to provide public comment at meetings of the Board of Trustees concerning matters and propositions on the agenda for discussion and Board action. At the Board meeting, in advance of the time for public comment on the agenda, individuals desiring to speak shall submit a registration card to the Board Clerk, Mrs. Rebecca Brown, at the staff table. Policy and procedures regarding public comment can be found on the SPC Board of Trustees website at www.spcollege.edu

If any person wishes to appeal a decision made with respect to any matter considered by the Board, he or she will need a record of the proceedings. It is the obligation of such person to ensure that a verbatim record of the proceedings is made. Section 286.0105, Florida Statutes.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the agency five business days before the meeting by contacting the Board Clerk at 727-341-3241. If you are planning to attend the meeting and are hearing impaired, please contact the agency five business days before the meeting by calling 727-791-2422 (V/TTY) or 727-474-1907 (VP).
February 6, 2026 26-00605N

PUBLIC SALES

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	NOTICE UNDER FICTTIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	NOTICE UNDER FICTTIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	NOTICE UNDER FICTTIOUS 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 Rathuill Group LLC February 6, 202626-00515N	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, 202626-00567N	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, 202626-00568N	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, 202626-00572N	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, 202626-00573N	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 Poppie LLC February 6, 202626-00576N
NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	NOTICE UNDER FICTTIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	NOTICE UNDER FICTTIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	NOTICE UNDER FICTTIOUS 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, 202626-00514N	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, 202626-00510N	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, 202626-00577N	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, 202626-00511N	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, 202626-00509N	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, 202626-00508N

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, 202626-00499N	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: 03942 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, 202626-00493N	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, 202626-00492N	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: ULMER'S 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, 202626-00489N	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, 202626-00488N	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 property was assessed are as follows: Certificate Number: 01170 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: FOUNTAIN SQUARE CONDO BLDG 23, UNIT 165 PARCEL: 02-29-15-29234-023-1650 Name in which assessed: BROOKE M BENNETT 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, 202626-00480N
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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: 07450 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: GARDEN MANOR SEC 1 BLK 3, LOT 4 PARCEL: 17-31-16-30168-003-0040 Name in which assessed: EDMUND P THOMAS 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, 202626-00495N	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 property was assessed are as follows: Certificate Number: 03968 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: SAWYER & HARRELL'S ADD BLK 1, LOTS 7 AND 8 & RIP RTS & 30FT VAC ST ON W PARCEL: 26-31-15-78786-001-0070 Name in which assessed: RUTA KRIAUCIUNAS 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, 202626-00494N	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: 00191 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: BAYSHORE HEIGHTS BLK 2, LOT 13 PARCEL: 11-27-15-04878-002-0130 Name in which assessed: PALLARDY 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, 202626-00476N	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: 01481 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: PINE RIDGE BLK E, LOT 4 PARCEL: 10-29-15-71694-005-0040 Name in which assessed: ARKA HOMES I 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, 202626-00483N	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: 01476 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: PINE RIDGE BLK A, LOT 15 PARCEL: 10-29-15-71694-001-0150 Name in which assessed: STREET DREAMS REV TRUST CHERYL TRUEBLOOD TRE Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 18th day of 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, 202626-00482N	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 property was assessed are as follows: Certificate Number: 01610 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: BOULEVARD HEIGHTS BLK J, SWLY 50FT OF LOTS 7 AND 8 LESS N'LY 5FT OF LOT 7 PARCEL: 14-29-15-10476-010-0080 Name in which assessed: ARKA HOMES 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, 202626-00484N
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UNCLAIMED FUNDS

FIRST INSERTION	FIRST INSERTION	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. 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	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. 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	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	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	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) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida February 6, 13, 20, 27, 2026 26-00503N	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 26-00501N	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 26-00500N	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	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	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: 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	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	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: 00189 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: BAYOU GARDENS LOT 15 & E 27FT OF LOT 14 & W 2FT OF LOT 16 (AKA PARCEL NO. 2) PARCEL: 11-27-15-03834-000-0150 Name in which assessed: ANTHONY ESPOSITO DEENA ESPOSITO 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 26-00475N	NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that SOLERA NATIONAL BANK, CUST FBO JING JIE ROTH IRA JUIE 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 Number: 00019 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: BAHIA VISTA SUB LOT 49 & PART OF WATER LOT A LYING WITHIN SIDE LOT LINES EXTENDED S'LY PARCEL: 12-30-14-02394-000-0490 Name in which assessed: STEVE HUTCHINGS 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 26-00473N	NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that ITZIK LEVY IDE TECHNOLOGIES, INC, 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: 02857 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: MIDWAY MOBILE HOME PARK (UNRECORDED) LOT C-8 PARCEL: 10-30-15-57790-003-0080 Name in which assessed: DEAN ALLEN PRUITT MARIA LUISA PRUITT Ron Pruitt 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 26-00491N	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: 00577 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: INNISBROOK NO. 13 CONDO BLDG 13, APT 219 PARCEL: 25-27-15-43094-013-2190 Name in which assessed: ERIC MIXON KNELLINGER REV LIV TRUST ERIC MIXON KNELLINGER TRUSTEE 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 26-00478N	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: 02758 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: DANSVILLE - PHASE 4 AND 5A LOT 418 PARCEL: 08-30-15-20346-000-4180 Name in which assessed: JARED DRIVER MARTHA LYNETTE WRIGHT LINDA HAYNES MICHAEL HAYNES PERCELL HAYNES 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 26-00490N	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: 00134 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: FOREST RIDGE PHASE TWO LOT 140 PARCEL: 01-27-15-29057-000-1400 Name in which assessed: SOUTH MERIDIAN HOMES 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 26-00474N

--- 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, 13, 202626-00628N	
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, 202626-00518N	
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-31HG1242262 Repair Facility: Lokey Nissan Inc 27960 US Highway 19 N Clearwater 727-799-4499 Lien Amt \$2,324.29 41549 2019 Volkswagen VIN#: 3VWCB7BU6KM262523 Repair Facility: Lokey Nissan Inc 27960 US Highway 19 N Clearwater 727-799-4499 Lien Amt \$9,586.26 February 6, 202626-00512N	
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 2G4WS52J141308467 2004 BUIC 1GBHC34R1YF467378 2000 CHEV 1G1PC55H5C7202746 2012 CHEV 2G1VWH52K849244403 2004 CHEV 1GNDT13W21K206934 2001 CHEVROLET 2GBJG31K7N4128090 1992 COAC 1B7HC16Y71J22096 1996 DODG 1D4GP24R57B199806 2007 DODG 1D4HB58D24F193744 2004 DODG SBW20120076 2000 E BIKE 1FTYR10D75PA71454 2005 FORD 1FTEW1CP3GFD34260 2016 FORD 2FTJW35G8KCB04077 1989 FORD 3GTU9DEL1LG176962 2020 GMC 1GTRUCED4SZ147090 2025 GMC 2F11754H7 1977 HD 250505254 2000 HEY BIKE 19XFB2F74FE057354 2015 HOND 5NPEB4AC2CH340404 2012 HYUN 3PCA5J5M11KF122839 2019 INFI JN8AZ2ND9B9700152 2011 INFI SAJWA43B075B17557 2007 JAGU 1C6HJTAG4NL130678 2022 JEEP MH4LXSC13P1P00587 2023 KAWK 3KPF24ADOME360279 2021 KIA KNDJN2A25J7623804 2018 KIA KNDETCA26M7055791 2021 KIA KNDJ23AU257948945 2025 KIA 3KPA24AD0PE603099 2023 KIA ZPBUA1ZL3KLA00926 2019 LAMO SALKP9FUXPA021227 2023 LNDR SBM13FAA4JW005570 2018 MCLA JN8AS58T79W056901 2009 NISS JN8AS5M1DW544028 2013 NISS 5N1AZ2MG4HN101811 2017 NISS 1N4AL3AP0EC108168 2014 NISSAN 4WRBA232461108138 2006 RANT 4S4BRCKC0A3334788 2010 SUBA 1FDKE30G7MHA96740 1991 TIOG 5VTFE25CN2GX017593 2016 TOYT 4T1BF30KX5U087301 2005 TOYT JT3GN8R78Y010772 2000 TOYT JTDKN3DU7D171035 2013 TOYT JYARJ08E44A001068 2004 YAMA	
February 6, 202626-00596N	

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, 202626-00608N	
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, 202626-00589N	
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 El-lenor 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, 202626-00528N	
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 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, 202626-00560N	
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, 202626-00616N	
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 Barista 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, 202626-00566N	
--- TAX DEEDS ---	
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: 02158 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: LAKE PLACID MOBILE HOME PARK (UNRECORDED) LOT 55 PARCEL: 27-29-15-48376-000-0550 Name in which assessed: PHILLIP F BARRI 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, 202626-00486N	
FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP AND OCEAN BANK JPL INVESTMENTS CORP, 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: 01020 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: REGATTA BEACH CLUB CONDO CENTRAL SEC, 1ST FLOOR, COMMERCIAL UNIT CU-7 (SEC'S 32-28-15 & 5-29-15) PARCEL: 32-28-15-74074-321-0070 Name in which assessed: REGATTA BEACH CLUB CONDO ASSN INC C/O RABIN PARKER 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, 202626-00485N	
FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP AND OCEAN BANK JPL INVESTMENTS CORP, 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: 01020 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: REGATTA BEACH CLUB CONDO ASSN INC C/O RABIN PARKER 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, 202626-00479N	
FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP AND OCEAN BANK JPL INVESTMENTS CORP, 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: 09048 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: PALLANZA PARK REPLAT BLK 3, LOT 5 PARCEL: 36-31-16-65358-003-0050 Name in which assessed: JESSICA R SPEARMAN MARGARET THORNTON GWENDOLYN REDDICK JAMERIOR NICOLE MCMILLAN LAKESHA PARHAM 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, 202626-00502N	

--- ESTATE ---	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-000222-ES Division PROBATE IN RE: ESTATE OF MARGARET CUSHING Deceased. The administration of the estate of MARGARET CUSHING, deceased, whose date of death was December 18, 2025; File Number 26-000222-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, 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. WILLIAM K. LOVELACE Personal Representative 401 S. Lincoln Avenue Clearwater, FL 33756 WILLIAM K. LOVELACE Attorney for Personal Representative Email: fordlove@tampabay.rr.com Florida Bar No. 0016578 SPN# 01823633 Wilson, Ford & Lovelace, P.A. 401 South Lincoln Ave. Clearwater, Florida 33756 Telephone: 727-446-1036 February 6, 13, 202626-00606N	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION REF: 25-011290-ES IN RE: ESTATE OF MARGRET W. TOUMEY A/K/A MARGARETE W. TOUMEY, Deceased. The administration of the estate of Margret W. Toumey a/k/a Margarete W. Toumey, deceased, whose date of death was October 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is: February 6, 2026. Karen A. Skiratko KAREN A. SKIRATKO Personal Representative 1962 Indian Creek Court Dunedin, FL 34698 JOHN F. FREEBORN, Esquire Attorney for Personal Representative FBN #0520403 SPN#1281225 FREEBORN & FREEBORN 360 Monroe Street Dunedin, FL 34698 Telephone: (727) 733-1900 john@freebornlaw.com February 6, 13, 202626-00627N	

Pinellas County

P: (727) 447-7784

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND 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 THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of the first publication of

this notice is February 6, 2026.

Personal Representative:

Patricia M. Brammer

1 Orchard Hill Drive

Orchard Park, NY 14127

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
UCN:522026CP000324XXESXX
File No. 26-000324-ES
IN RE: ESTATE OF KAROL KAY PRAVDA, 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 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:

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 FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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:

/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.

79 Overbrook Blvd.

Largo, Florida 33770-2899

Telephone: (727) 584-2128

Fax: (727) 586-2324

Email: danielle@

mcmanusestateplanning.com

Secondary Email: lawoffice@

mcmanusestateplanning.com

February 6, 13, 2026

26-00611N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY
PROBATE DIVISION
FILE NO.: 25-0011951 ES
IN RE: ESTATE OF PEGGY ANN DAVIS Deceased.

The administration of the estate of PEGGY ANN DAVIS, deceased, whose date of death was October 24, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File No. 25-011951 ES ; 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, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS FEBRUARY 6, 2026.

Petitioner

STEVEN DAVIS

85 Groveside Road

Hoosick Falls, NY 12090

Attorneys for Petitioner

D. Michael Lins, Esquire

Florida Bar No. 435899

J. Michael Lins, Esquire

Florida Bar No.: 1011033

LINS LAW GROUP, P.A.

14497 N. Dale Mabry Hwy.,

Suite 160-N

Tampa, FL 33618

Ph. (813) 386-5768

Primary E-mail:

mike@linslawgroup.com

jmichael@linslawgroup.com

Secondary E-Mail:

service@linslawgroup.com

February 6, 13, 2026

26-00625N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000760-ES
IN RE: ESTATE OF JOSEPH MICHAEL WIPPEL A/K/A JOSEPH M. WIPPEL Deceased.

The administration of the estate of JOSEPH MICHAEL WIPPEL a/k/a JOSEPH M. WIPPEL, deceased, whose date of death was November 20, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010894-ES
IN RE: ESTATE OF MARKIESE R. SANDERS, Deceased.

The administration of the estate of Markiese R. Sanders, deceased, whose date of death was February 24, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas County Clerk of Court, 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

Delores Wesley

1753 66th Ave S.

St. Petersburg, FL 33712

Attorney for Personal Representative:

Victoria Jones Waller

E-Mail Addresses:

vwaller@generationsoftrust.com

eservice@generationsoftrust.com

Florida Bar No. 0052252

Generations of Trust

433 76th Avenue

St. Pete Beach, FL 33706

Telephone: 727-367-1976

February 6, 13, 2026

26-00532N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000892-ES
Division 3
IN RE: ESTATE OF RICHARD THOMAS BULOVA Deceased.

The administration of the estate of Richard Thomas Bulova, deceased, whose date of death was December 29, 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:

Karin Johansson

5224 50th Avenue South

Seattle, Washington 98118

Attorney for Personal Representative:

G. Michael Mackenzie Attorney

Florida Bar Number: 151881

2032 Bayshore Blvd.

Dunedin, FL 34698

Telephone: (727) 733-1722

Fax: (727) 733-1717

E-Mail: mike@mike-mackenzie.com

Secondary E-Mail:

gmikegt3@gmail.com

February 6, 13, 2026

26-00539N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-011722-ES
IN RE: Estate of PATRICIA ANN GEIGER, a/k/a PATRICIA A. GEIGER, a/k/a PATRICIA GEIGER, Deceased.

The administration of the estate of PATRICIA ANN GEIGER, a/k/a PATRICIA A. GEIGER, a/k/a PATRICIA GEIGER, deceased, whose date of death was AUGUST 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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA, PROBATE DIVISION
REF: 26-000483-ES
IN RE: ESTATE OF MARGARET M. McLANE a/k/a MARGARET MacDOUGALL McLANE Deceased.

The administration of the estate of MARGARET M. McLANE a/k/a MARGARET MacDOUGALL McLANE, deceased, whose date of death was on November 28, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Department, 315 Court Street, Clearwater, FL 33756. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS' DEATH SI BARRED.

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

Personal Representative:

Sara Evelyn McLane

c/o McLane McLane & McLane

275 N Clearwater-Largo Road

Largo, FL 33770

Attorney for Personal Representative:

D. Scott McLane

275 N. Clearwater-Largo Road

Largo, FL 33770-2300

(727) 584-2110

Fla Bar #0607551

mclane@mcclane-law.com

February 6, 13, 2026

26-00590N

NOTICE.

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

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

NOTWITHSTANDING THE TIME 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:

JAMES ECKART, JR.

10288 Beggs Lane

Brooksville, FL 34601

Attorney for Personal Representative:

R. SETH MANN, ESQUIRE

R. SETH MANN, P.A.

E-mail Address:

seth@sethmannlaw.com

Florida Bar Number 0990434

38109 Pasco Avenue

Dade City, FL 33525

Telephone: (352) 567-5010

Facsimile: (352) 567-1877

February 6, 13, 2026

26-00607N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010843-ES sec 003
Division Probate
IN RE: ESTATE OF VITO A CALZONE JR, Deceased.

The administration of the estate of VITO A CALZONE JR, deceased, whose date of death was July 26, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 COURT ST CLEARWATER, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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. 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 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:
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: bking@dhclaw.com
February 6, 13, 2026 26-00540N

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN:522026CP000302XXESXX
File No. 26-000302-ES
IN RE: ESTATE OF
JOSEPH ANTONIO SEQUEIRA,
aka
JOSEPH A. SEQUEIRA
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of JOSEPH ANTONIO SEQUEIRA, also known as JOSEPH A. SEQUEIRA, deceased, File Number UCN:522026CP000302XXESXX; 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 November 15, 2025; that the total value of the estate is Non-exempt asset in the approximate amount of \$4,342.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Creditors:	
Rosalind Giovagnoli	212 Palmetto Lane Largo, FL 33770
Beneficiaries:	
ROSALIND GIOVAGNOLI	212 Palmetto Lane Largo, FL 33770

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 FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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:
/s/Rosalind Giovagnoli
ROSALIND GIOVAGNOLI
212 Palmetto Lane
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.
79 Overbrook Blvd.
Largo, Florida 33770-2899
Telephone: (727) 584-2128
Fax: (727) 586-2324
Email: danielle@mcmanusstateplanning.com
Secondary Email: lawoffice@mcmanusstateplanning.com
February 6, 13, 2026 26-00557N

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 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 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 FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-011886-ES
Section 003
IN RE: ESTATE OF
EYVIND RODRIGUEZ,
Deceased.

The administration of the estate of Eyvind Rodriguez, deceased, whose date of death was September 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.

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

acreditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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:
Moises Rodriguez
330 Ramada Way
Shingle Springs, CA 95682
Dated this 28th day of January, 2026
Attorney for Personal Representative:
Sabrina Casagrande
Sabrina L. Casagrande, Esq.
Attorney for Personal Representative
Florida Bar Number: 107163
Stross Law Firm, P.A.
1801 Pepper Tree Drive
Oldsmar, FL 34677
Telephone: (813) 852-6500
Fax: (813) 852-6450
E-Mail: scasagrande@strosslaw.com
Secondary E-Mail:
vadams@strosslaw.com
February 6, 13, 2026 26-00544N

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 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:
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: bking@dhclaw.com
February 6, 13, 2026 26-00622N

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

ALL CLAIMS NOT SO FILED 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:
Joanne Aliferakis
c/o George G. Pappas, Esq.
Attorney for Personal Representative:
GEORGE G. PAPPAS, ESQ.
1822 North Belcher Road, Suite 200
Clearwater, Florida 33765
Telephone: 727-447-4999
Facsimile: 727-447-4989
george@pappaspa.com
paralegal@pappaspa.com
admin@pappaspa.com
February 6, 13, 2026 26-00526N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH
JUDICIAL CIRCUIT,
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
REF: 26-000846 ES
UCN: 522026CP000846XXESPR
IN RE: ESTATE OF
JANE THORNTON BACKUS
Deceased

The administration of the estate of JANE THORNTON BACKUS, deceased, whose date of death was July 14, 2025, is pending in the Circuit Court for Pinellas County, Florida Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED

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

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

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

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

Personal Representative:
CHRISTOPHER W. BACKUS
80 Woodgen Court
Oldsmar, Florida 34677
Attorney for Personal Representative:
MICHAEL W. PORTER, Esquire
Law Firm of Michael W. Porter
Attorney for Personal Representative
Florida Bar Number: 607770
535 49th Street North,
St. Petersburg, FL 33710
Telephone (727) 327-7600
Primary Email:
Mike@mwplawfirm.com
February 6, 13, 2026 26-00621N

ESTATE

ACTIONS / SALES

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 Administra-
tion 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.
Personal 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; Fx #727/381-1155
E-Mail: servicekat@deebelderlaw.com
E-Mail: servicedck@deebelderlaw.com
E-Mail: servicecjc@deebelderlaw.com
Florida Bar Number: #997791
February 6, 13, 2026 26-00538N

PUBLISH YOUR

LEGAL NOTICE

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

• We offer an online payment portal for
easy credit card payment

• Service includes us e-filing your affidavit
to the Clerk's office on your behalf

and select the appropriate County
name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business
Observer**

ISSUES 35

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 de-
mands 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 FOREV-
ER 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 FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000571-ES
IN RE: ESTATE OF
SANDRA B. KOSLOWSKI a/k/a
SANDRA T. KOSLOWSKI,
Deceased.
The administration of the estate of
Sandra B. Koslowski a/k/a Sandra T.
Koslowski, deceased, whose date of
death was September 17, 2025, is pend-
ing in the Circuit Court for PINELLAS
County, Florida, Probate Division, the
address of which is 545 1st Ave. N., St.
Petersburg, Florida 33701. The names
and addresses of the personal represen-
tative 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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.
A personal representative or curator
has no duty to discover whether any
property held at the time of the deced-
ent's death by the decedent or the dec-
edent's surviving spouse is property to
which the Florida Uniform Disposition
of Community Property Rights at Death
Act as described in sections 732.216-
732.228, applies, or may apply, unless a
written demand is made by a creditor as
specified under section 732.2211.
The date of first publication of this
notice is February 6, 2026.
Personal Representatives:
STEPHANIE A. CARTIER
9 Chestnut Hill Lane
Lincroft, New Jersey 07738

Attorney for Personal Representative:
JOSEPH T. WAECHTER
Florida Bar Number: 0092593
SPOOR LAW, P.A.
877 Executive Center Dr. W.,
Suite 100
St. Petersburg, FL 33702
Telephone: (727) 822-4355
February 6, 13, 2026 26-00565N

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 Ancil-
lary Letters of Administration were
entered on August 25, 2025, in the
Estate of James R. Dwyer, Jr., de-
ceased, 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 representa-
tive is Loretta Dwyer-McQuade, of 31
High Street, Stoneham, Massachusetts
02180.
ALL INTERESTED PERSONS ARE
NOTIFIED THAT:
All creditors of the estate of the de-
cedent and persons having claims or
demands against the estate of the de-
cedent other than those for who provision
for full payment was made in the Order
must file their claims with this court
WITHIN THE TIME PROVIDED BY
LAW, under F.S. 733.702 and 733.710.
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.
Attorney for Person Giving Notice:
Bryan K. McLachlan,
Attorney for Petitioner
10823 70th Avenue North
P. O. Box 7427
Seminole, Florida 33775
Telephone: (727) 398-0086
SPN #: 1565188,
Fla Bar #: 967841
February 6, 13, 2026 26-00537N

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. 26-000165-CI
IN RE: FORFEITURE OF
2022 FORD BRONCO
VIN: 1FMDE5AP3NLB04107
BOB GUALTIERI, in his Official
Capacity as Sheriff of Pinellas
County, Florida, Petitioner,
vs.
Nicholas A. Pappaspanos and
Carvana, LLC, Claimants.
TO: NICHOLAS A. PAPPASPANOS,
and all others who may claim an
interest in the above-described
2022 FORD BRONCO, VIN:
1FMDE5AP3NLB04107 (hereinafter
the "Property"). Petitioner, BOB
GUALTIERI, in his Official Capacity
as Sheriff of Pinellas County, Florida,
seized the Property on or about January
4, 2026, at or near the area of near 220
Calibre Downs Lane, Palm Harbor, FL
34684, 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).
Emily K. VanOosting,
General Counsel, FBN: 1000063
Pinellas County Sheriff's Office,
10750 Ulmerton Road,
Largo, FL 33778;
Phone: (727) 582-6274
evanoosting@pcsonet.com;
slockheart@pcsonet.com;
Attorney for Petitioner
February 6, 13, 2026 26-00588N

FIRST INSERTION

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 25-007170-CI
CITIBANK, N.A.,
Plaintiff, vs.
LEWIS D. THIBEAULT AND
LINDA THIBEAULT, et al.
Defendant(s),
TO: LEWIS D. THIBEAULT, LINDA
THIBEAULT,
Whose Residence Is: 14450 RED BIRD
COURT, SEMINOLE, FL 33776
and who is evading service of pro-
cess and all parties claiming an inter-
est by, through, under or against the
Defendant(s), who are not known to be
dead or alive, and all parties having or
claiming to have any right, title or in-
terest 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:

A PARCEL OF LAND LOCAT-
ED IN THE COUNTY OF PI-
NELLAS, STATE OF FLORIDA,
AND KNOWN AS: BEING LOT
NUMBER 15 IN SEA PINES
SUBDIVISION AS SHOWN IN
THE RECORDED PLAT/MAP
THEREOF IN PLAT BOOK 125
PAGES 10 AND 11 OF PINEL-
LAS COUNTY RECORDS.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,

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, Clearwa-
ter, Florida 33756. The names and ad-
dresses of the personal representative
and the personal representative's attor-
ney 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 other creditors of the decedent
and other persons having claims or
demands against decedent's estate, in-
cluding unmatured, contingent or un-
liquidated 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:
Jefferey B. Parker
Co-Personal Representative:
Sean P. Cordner-James

Attorney for Personal Representative:
Jawdet I. Rubaii
Attorney for Petitioners, J. Parker;
S. Cordner-James
1358 South Missouri Avenue
Clearwater, FL 33756
(727) 442-3800/Fax (727) 442-0504
SPN - 116744/FBN - 276601
rubailaw@gmail.com
February 6, 13, 2026 26-00525N

FIRST INSERTION

as Sheriff of Pinellas County, Florida,
seized the Property on or about January
4, 2026, at or near the area of near 220
Calibre Downs Lane, Palm Harbor, FL
34684, 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).
Emily K. VanOosting,
General Counsel, FBN: 1000063
Pinellas County Sheriff's Office,
10750 Ulmerton Road,
Largo, FL 33778;
Phone: (727) 582-6274
evanoosting@pcsonet.com;
slockheart@pcsonet.com;
Attorney for Petitioner
February 6, 13, 2026 26-00588N

FIRST INSERTION

Florida 33487 on or before /(30 days
from Date of First Publication of this
Notice) and file the original with the
clerk of this court either before service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the complaint or petition
filed herein.
"If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Human Rights Office, 400
S. Ft. Harrison Ave., Ste. 300, Clearwa-
ter, FL 33756, (727) 464-4062 (V/TDD)
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711."
THIS NOTICE SHALL BE PUB-
LISHED ONCE A WEEK FOR TWO
(2) CONSECUTIVE WEEKS.
WITNESS my hand and the seal of
this Court at Pinellas County, Florida,
this day of FEB 03 2026.

KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
BY: STEVIE AYARS
DEPUTY CLERK

ROBERTSON, ANSCHUTZ,
AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 CONGRESS AVENUE,
SUITE 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-239077
February 6, 13, 2026 26-00594N

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

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 Ham-
ilton Superior Court, Room No. 5, One
Hamilton County Square, Noblesville,
Indiana 46060. The petition for adop-
tion 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 adop-
tion within fifteen (15) days after the
service of this notice, the above named

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 Ham-
ilton Superior Court, Room No. 5, One
Hamilton County Square, Noblesville,
Indiana 46060. The petition for adop-
tion 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 adop-
tion within fifteen (15) days after the
service of this notice, the above named

Filed: 10/29/2025 1:47 PM
Clerk
Hamilton County, Indiana
NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-005523-CI
KIABI FUNDING, INC.,
Plaintiff, v.
OMY'S COUTURE HAIR DESIGN
LLC, a Florida Limited Liability
Company; OMAYRA CRUZ, an
Individual; SMART CHOICE
ROOFING, LLC; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2,
Defendant.
NOTICE IS HEREBY GIVEN pursuant
to an dated January 27, 2026 entered
in Civil Case No. 24-005523-CI in the
Circuit Court of the 6th Judicial
Circuit in and for Pinellas County,
Florida, wherein KIABI FUNDING,
INC., Plaintiff and OMY'S COUTURE
HAIR DESIGN LLC, a Florida Limited
Liability Company; OMAYRA CRUZ,
an Individual; SMART CHOICE
ROOFING, LLC; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2 are defendants, Ken Burke, Clerk
of Court, will sell the property at www.
pinellas.realforeclose.com beginning
at 10:00 AM on February 26, 2026
the following described property as set
forth in said Final Judgment, to-wit:
LOT 24 AND THE NORTH 10
FEET OF LOT 23, RICHLAND
SUBDIVISION, UNIT 'B', AC-
CORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 11, PAGE 19, OF
THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORI-
DA.

Property Address: 1312 RICH-
LAND AVE, DUNEDIN, FL
34698
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 PUB-
LISHED AS PROVIDED HEREIN.
"If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Human Rights Office, 400
S. Ft. Harrison Ave., Ste. 300, Clearwa-
ter, FL 33756, (727) 464-4062 (V/TDD)
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711."
Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
flrealprop@kelleykronenberg.com
File No: 3843.000121
February 6, 13, 2026 26-00598N

FIRST INSERTION

the area of S Belcher Rd and Belleair
Road, Clearwater, FL, Pinellas County,
and will file or has filed with the Pinel-
las County Circuit Court a verified Com-
plaint 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@pcsonet.com;
rreuss@pcsonet.com
Attorney for Petitioner
February 6, 13, 2026 26-00505N

FIRST INSERTION

court will hear and determine the peti-
tion 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 Jose-
ph Steinbrunner relieves him of his
obligations under this notice.
This notice complies with Indiana
Code § 31-19-4.5-3 but does not ex-
haustively set forth a person's legal ob-
ligations under the Indiana adoption
statutes. A person being served with
this notice should consult the Indiana
adoption statutes.

(SEAL)
HAMILTON CIRCUIT COURT
INDIANA
Kathy Kream 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

court will hear and determine the peti-
tion 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 Jose-
ph Steinbrunner relieves him of his
obligations under this notice.
This notice complies with Indiana
Code § 31-19-4.5-3 but does not ex-
haustively set forth a person's legal ob-
ligations under the Indiana adoption
statutes. A person being served with
this notice should consult the Indiana
adoption statutes.

(SEAL)
HAMILTON CIRCUIT COURT
INDIANA
Kathy Kream 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 26-00602N

FIRST INSERTION

Property Address: 1312 RICH-
LAND AVE, DUNEDIN, FL
34698
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 PUB-
LISHED AS PROVIDED HEREIN.
"If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Human Rights Office, 400
S. Ft. Harrison Ave., Ste. 300, Clearwa-
ter, FL 33756, (727) 464-4062 (V/TDD)
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711."
Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
flrealprop@kelleykronenberg.com
File No: 3843.000121
February 6, 13, 2026 26-00598N

ACTIONS / SALES

FIRST INSERTION			FIRST INSERTION		
<p>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</p>			<p>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:</p> <p>The property that is the subject matter of this action is located in Pinellas County, Florida, consist-</p>		
<p>FIRST INSERTION</p>			<p>FIRST INSERTION</p>		
<p>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, Devises, Beneficiaries, Grantees, Assignees, Lienors, 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, DEVISES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, 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:</p>			<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 25-006887-CI UNITED STATES OF AMERICA, ON BEHALF OF ITS AGENCY THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RUSSELL DOUTON, DECEASED; PINELLAS COUNTY, FLORIDA; ROBERT KLASE; ELIZABETH MEYER; 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). TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RUSSELL DOUTON, DECEASED RESIDENCES UNKNOWN YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pinellas County, Florida:</p>		
<p>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</p>			<p>LOT 49, LESS THE EAST 25 FEET THEREOF, AND EAST 35 FEET OF LOT 50, BLOCK 1, OF ORANGE LAKE VIL-LAGE, ACCORDING TO PLAT</p>		
<p>FIRST INSERTION</p>			<p>FIRST INSERTION</p>		
<p>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 June 18, 2025 and an Order Rescheduling Foreclosure Sale 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:</p>			<p>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 the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek èd. Tanpri kontakte the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; 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</p>		
<p>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</p>			<p>AMENDMENTS THERETO; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THOSE COMMON ELEMENTS APPURTENANT 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. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 24-51315 February 6, 13, 2026 26-00548N</p>		
<p>FIRST INSERTION</p>			<p>FIRST INSERTION</p>		
<p>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, v. 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 YOU ARE NOTIFIED that an action to recover your payment obligations for failure to pay amounts due under an agreement with Plaintiff has been filed against you in Pinellas County, Florida Court and you are required to serve a copy of your written defenses, if any, to it on Miles A. Archabal, Esq., the Plaintiff's attorney, whose address is 200 S. Biscayne Blvd., Suite 1650, Miami, Florida 33131, on or before 30 DAYS FROM FIRST PUBLICATION, 2026, and file the original with the</p>			<p>NOTICE OF ACTION IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-008187-CO STRATHMORE GATE-EAST AT LAKE ST. GEORGE HOMEOWNERS' ASSOCIATION, INC., Plaintiff, vs. SARA NEALE, Defendant. Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 25-008187-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as: Lot 127, STRATHMORE GATE-EAST-UNIT THREE, a subdivision according to the plat thereof recorded in Plat Book 86, Page 99 of the Public Records of Pinellas County, Florida. PARCEL ID NO.: 08-28-16-85563-000-1270 (“Property”) Property Address: 4020 Corkwood Court, Palm Harbor, Florida 34684 at public sale, to the highest and best bidder for cash at 10:00 a.m. on February 26, 2026. The sale shall be conducted online at http://www.Pinellas.realforeclose.com. Any person claiming an interest in the surplus</p>		
<p>FIRST INSERTION</p>			<p>FIRST INSERTION</p>		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-007136-CI BANK OF AMERICA, N.A.; Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF TERRY LYNNE SMITH; BARBARA GENELLE SMITH GEBHARDT; KATHERINE C. TESSLER; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s). To the following Defendant(s): UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, TRUSTEE, LIENORS, CREDITORS AND ANY AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TERRY LYNNE SMITH Last Known Address UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p>			<p>Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. IN ACCORDANCE WITH THE 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. 300 Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. for Electronic ADA Accommodation Request; go to: http://www.pinellascounty.org/forms/ada-courts.htm. WITNESS my hand and the seal of this Court this day of 01/30/2026. KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 Ken Burke As Clerk of the Court by: By: STEVIE AYARS As Deputy Clerk Submitted by: Marinosci Law Group, P.C. 100 W. Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Telephone: (954) 644-8704 Facsimile: (754) 206-1971 February 6, 13, 2026 26-00546N</p>		
<p>THE FOLLOWING DESCRIBED LANDS, SITUATE, LYING AND BEING IN THE COUNTY OF PINELLAS, STATE OF FLORIDA, TO-WIT: LOT 1, BLOCK 9, OAKDALE MANOR ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGES 82 AND 83, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. a/k/a 833 TALLOWOOD DR, LARGO, FL 33770 has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek</p>			<p>proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated this 2nd day of February 2026. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholaos T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857 10310-056 February 6, 13, 2026 26-00579N</p>		

--- ACTIONS / SALES ---

FIRST INSERTION		
<p>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</p>		

FIRST INSERTION		
<p>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,</p>		
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: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-139024 - ErS February 6, 13, 2026	26-00617N

FIRST INSERTION		
<p>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 CONDOMINIUM 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: CONDOMINIUM 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 The action was instituted in the Circuit</p>		
	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

FIRST INSERTION		
<p>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. LOEFGREN, 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. Loefgren, Defendant, the Clerk of Pinellas County Florida, will sell to the highest and best bidder for cash, to be held online at www.pinellas.realforeclose.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. Loefgren 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. 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." 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</p>		
		26-00623N

FIRST INSERTION		
<p>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:</p>		
PARCEL I:	<p>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.</p>	
And Less and Except the following described parcel:		
PARCEL II:	<p>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 plt 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.</p>	
Property Address: 6400 53rd Street N., Pinellas Park, FL 33781		
Together with that certain collateral described as:		
All Inventory, Chattel Paper, Accounts, Equipment, and General Intangibles of J.T. V. Incorporated, including, without limitation:		
A. UCC Record No.: 201402519093	All inventory equipment, accounts (including but not limited to all health-care insurance receivables), chattel paper, instruments (including but not limited to all promissory notes), letters-of-credit rights, letters of credit, documents, deposit accounts, investment property, money, other rights to payment and performance, and general intangibles (including but not limited to all software and all payment intangibles); all oil, gas and other minerals before extraction all oil, gas, other minerals and accounts constituting as-extracted collateral; all fixtures, all timber to be cut; all attachments, accessions, accessories, fittings, increases, tools, parts, repairs, supplies, and commingled goods relating to the foregoing property, and all additions, replacements of and substitutions for all or any part of the foregoing property; all insurance refunds relating to the foregoing property; all good will relating to the foregoing property; all records and data and embedded software relating to the foregoing property, and all equipment, inventory, and software to utilize, create, maintain and process any such data on electronic media; and all supporting obligations relating to the foregoing property; all whether now existing or hereafter arising, whether now owned or hereafter acquired or whether now or hereafter subject to any rights in the foregoing property; and all products and proceeds (including but not limited to all insurance payments) of or relating to the foregoing property.	

FIRST INSERTION		
<p>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 trustee 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: Legal Description: UNIT 302, THE VILLAS OF FOREST PARK, PHASE III, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK</p>		
5885, PAGE 800, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 86, PAGE 25 AND PLAT BOOK 89, PAGE 50, AS AMENDED, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Commonly known as: 2317 BEVERLY DR 302, DUNEDIN, FL 34698 The sale will be held at: Outside the main entrance of the Pinellas County Courthouse located at 315 Court Street, Clearwater, Florida Per the Secretary of Housing and Urban Development, the estimated opening bid will be \$231,638.07. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, the winning bidders with the exception of the Secretary must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to the undersigned Foreclosure Commissioner. Ten percent of the estimated bid amount for this sale is \$23,163.81. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$23,163.81 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is 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 cashiers 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 ALLDRIDGE 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
<p>B. UCC Record No.: 201402397664 – All equipment as more fully described on attached Exhibit "A": whether any is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing; all proceeds relating to any of the foregoing (including insurance, general intangibles and accounts proceeds).</p>		
<p>2005 KW JET/VAC TRUCK – 1NKDLB0X25JOT5252 2004 F550 – 1FDAW56P04EC85579 2002 KW JET/VAC TRUCK – 1NKDXBEX62J885041 1992 JET/VAC TRUCK – 1FDYR82A1NVA32121 2002 INVERSION TRUCK – 1NKDLU0X02J892551 1990 KW REEFER TRUCK – 2XKWDR9X1LM545932_ 2002 STERLING TV/GROUT TRUCK – 2FZAASAK52AJ83290 2001 STERLING UTILITY TRUCK – 2FZAASAK14AH80612 2000 CCTV STERLING TRUCK – 2FZHAJBAXYAG96299 2003 F550 – 1FDAW56F73EA38100 2002 F550 1FTSW30F22EC79678 2001 F350 3FTSW30F51MA15007 WET- OUT TABLE 1993 EXTEND-A-JET 06300JTV1 V5181Q 2002 24' GOOSE NECK TRAILER 4DYGNS242521072542 I099HY 1999 BLUE TRAILER (TANDEM) NOVINO2000050737 684JCT 2002 AIR TRAILER NOVINO20023807 X147XJ 1998 ARROW BOARD NOVINO200240534 X148XJ 2003 LITTLE PULL ALONG 2SWUW11A53G112428 432KQR 2004 HERTZ PUMP 351577 P2591Z 2005 INGERSOL AIR COMPRESSOR 4FVC88AA3U376241 G715LQ</p>		
<p>C. UCC Record No.: 201402651781 – All equipment as more fully described on attached Exhibit "A" therein: whether any is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing; all proceeds relating to any of the foregoing (including insurance, general intangibles and account proceeds).</p>		
<p>1- TRAKSTAR ZOOM CAMERA, w/DIAGNOSTICS, NTSC, 6PIN 4 – THERMO KING MODEL SB330-30 MIRCOPROCESSOR-CONTROLLED, HIGH CAPACITY, FRONT MOUNT, DIESEL-POWERED TEMPERATURE CONTROL UNIT WITH DIRECTIONAL AIR DELIVERY, UNIT FEATURES SR-3 CONTROLLER AND OPTISET WITH FRESH ET.</p>		
<p>D. UCC Record No.: 20150505022655</p>		
<p>1- CIPP SERVICES CATALYST BLENDING UNIT MODEL ACBU-215</p>		
<p>at public sale on <u>March 25, 2026 at 10:00 A.M.</u> , to the highest and best bidder for cash on the Clerk's website, www.pinellas.realforeclose.com, for online auctions. 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 withing 60 days after 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." ELLISON LAZENBY /s/ Jason M. Ellison Jason M. Ellison FBN: 0040963 jellison@elattorneys.com 9800 4TH Street North Suite 206 St. Petersburg, FL 33702 admin2@elattorneys.com T: (727) 362-6151 Attorney for Plaintiff February 6, 13, 2026</p>		
		26-00597N

ACTIONS / SALES

FIRST INSERTION
<p>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 Current 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:</p> <p>MANUFACTURED HOME described as: DUTC 1979, Serial No. D3644808AB, located at the address 7501 142nd Ave., Lot 573, Largo, FL 33771.</p> <p>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-</p>
<p>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.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>WITNESS my hand and the seal of said Court this day of JAN 30 2026.</p> <p>(Court Seal)</p> <p>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</p>

FIRST INSERTION
<p>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. 522025CA00475XXCICI 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:</p> <p>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.</p>
<p>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.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>DATED ON 1/29/2026.</p> <p>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</p> <p>Julie York, Esquire Brock & Scott, PLLC., 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F01536 February 6, 13, 2026 26-00552N</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-007144-CI CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MORGAN STANLEY RESIDENTIAL MORTGAGE LOAN TRUST 2023-1, Plaintiff, vs. JEFFREY GERSHOWITZ A/K/A JEFFREY D GERSHOWITZ, AS TRUSTEE OF THE GERSHOWITZ FAMILY REVOCABLE TRUST DATED MARCH 6, 2015, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE GERSHOWITZ FAMILY REVOCABLE TRUST DATED MARCH 6, 2015, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 2, ISLAND ESTATES, UNIT ONE, SECTION A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE(S) 16, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer</p>
<p>Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before , a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>WITNESS my hand and seal of this Court this 29th day of January, 2026.</p> <p>KEN BURKE, CPA CLERK OF COURT OF PINELLAS COUNTY As Clerk of the Court BY: STEVIE AYARS Deputy Clerk KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165</p> <p>Bill To: MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 25-15194FL February 6, 13, 2026 26-00534N</p>

FIRST INSERTION
<p>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:</p> <p>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</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN</p>
<p>THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED</p> <p>AMERICANS WITH DISABILITIES ACT</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</p> <p>Dated: 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: servicescopies@qpwbllaw.com E-mail: kchurch@qpwbllaw.com Attorney for Plaintiff Matter No.: FL-004491-23 February 6, 13, 2026 26-00620N</p>

FIRST INSERTION
<p>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:</p> <p>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</p>
<p>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.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>WITNESS my hand and the seal of this Court on FEB 02 2026</p> <p>Business Observer</p> <p>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</p>

FIRST INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION Case #: 23-007648-CI DIVISION: 15 Wells Fargo Bank, N.A. Plaintiff, vs.- Donald T. Combs a/k/a Donald Combs; Nancy T. Combs; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-007648-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Donald T. Combs a/k/a Donald Combs are defendant(s), I, Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 A.M. on February 19, 2026, the following described property as set forth in said Final Judgment, to-wit:</p> <p>LOT 17, BLOCK 5, WESTGATE MANOR FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 14, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN</p>
<p>THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.</p> <p>*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com*</p> <p>Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:</p> <p>Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLEService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Michael L. Tebbi Michael L. Tebbi, Esq. FL Bar # 70856 23-328994 FC01 WNI February 6, 13, 2026 26-00578N</p>

FIRST INSERTION
<p>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:</p> <p>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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim</p>
<p>before the clerk reports the surplus as unclaimed.</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</p> <p>SUBMITTED on this 4th day of February, 2026.</p> <p>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</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 25-007151-CI INSOURCE EAST PROPERTIES, INC., Plaintiff, vs. UNKNOWN HEIRS OF CLARA MARIE WORSHAM F/K/A CLARA MARIE MULLER, ET AL. Defendants To the following Defendant(s): UNKNOWN HEIRS OF CLARA MARIE WORSHAM F/K/A CLARA MARIE MULLER (CURRENT RESIDENCE UNKNOWN) Last Known Address: UNKNOWN YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 24, BLOCK 6, EUCLID MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 123, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. A/K/A 721 44TH AVENUE NORTH, ST. PETERSBURG FL 33703</p>
<p>has been filed against you and you are required to serve a copy of your written defenses, if any, 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</p>

FIRST INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 22-000511-CI U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-CABANA SERIES IV TRUST, Plaintiff, v. TOM PAUL TROMBLEY AKA TOM PAUL TROMBLEY AKA TOM P. TROMBLEY AKA TOM TROMBLEY, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on March 27, 2024 and entered in Case No. 22-000511-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein HEIDI ELIZABETH GOLDEN AND TOM PAUL TROMBLEY AKA AKA TOM PAUL TROMBLEY AKA TOM P. TROMBLEY AKA TOM TROMBLEY, are the Defendants. The Clerk of the Court, KEN BURKE, CPA, will sell to the highest bidder for cash at https://www.pinellas.realforeclose.com on March 16, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:</p> <p>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.</p> <p>and commonly known as: 8528 92ND TERRACE N, LARGO, FL 33777 (the "Property").</p> <p>ANY PERSON CLAIMING AN</p>
<p>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.</p> <p>IMPORTANT</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Rebecca E. Smith Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 fcpleadings@ghidottiberger.com February 6, 13, 2026 26-00580N</p>

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
Linsay Franks – hshld items

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

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

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

Extra Space Storage 10833 Seminole Blvd, Seminole, FL 33778 on 2/19/2026 @ 12:30 PM:
Clayton Beck – two chairs, bag
Garrett Gibson – hshlds 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.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase, up until the winning bidder takes possession of the personal property.
Jan. 30; Feb. 6, 202626-00380N

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, 202626-00372N

SECOND INSERTION	SECOND INSERTION
NOTICE	NOTICE

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

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

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

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

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, 202626-00428N

Jan. 30; Feb. 6, 13, 20, 202626-00427N

THIRD INSERTION

NOTICE OF ACTION33714

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

CASE NO.: 25-008014-CO
SILVER LAKE MHC, LLC and LSC
MOBILE SALES, INC.,
Plaintiffs, vs.
THE ESTATE OF MICHEL JOTHAM GOULD; ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF MICHEL JOTHAM GOULD; CHRISTOPHER BRUNK a/k/a Christy Brunk, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.

TO: The Estate of Michel Jotham Gould
4000 24th Street North
Lot No. 422
Saint Petersburg, Florida 33714
Christopher Brunk a/k/a Christy Brunk
4000 24th Street North
Lot No. 422
Saint Petersburg, Florida 33714
All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Michel Jotham Gould
4000 24th Street North
Lot No. 422
Saint Petersburg, Florida 33714

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

4000 24th Street North, Lot No. 422, Saint Petersburg, Florida

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the Complaint or petition.

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

WITNESS, Ken Burke, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Pinellas County, Florida.

Dated: January 20, 2026

KEN BURKE
CLERK OF THE CIRCUIT COURT
By: /s/ Thomas Smith
As Deputy Clerk

Jan. 23, 30; Feb. 6, 13, 202626-00360N

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 llc. /Lien Holder Servisfirst vessel(1) 2020 53ft VHS (Hydrasports)VIN: VHS53A0EH920 DO# 1305832 Including 4 (HCB) Motors Yamaha Motors XZ425NSA7 serial #s 1001755-1001572-1000761-1002258 vessel (2) 2024 25ft BDF (BARLETTA BOAT COMPANY LLC)VIN: BDF19752A424 Title: 0155361433 Tag: FL7533TV Including Yamaha Motor F300XSB Serial 1018891 Tenant(s) Rhodes George Stathas III./ Elissa Stathas registered owner JEAN MARIE STATHAS lien holder TRUIST BANK .Sale Held at Michael J Moses II Revocable Trust 482 Hermosita Dr St Pete Beach Fl 33706 vessels may be released prior to the Sale. Michael J Moses II Revocable Trust reserves the right to accept /reject any or all bids lien-or/landlord Michael J Moses II Revocable Trust 7525 Blind Pass Road St Pete Beach Fl 33706
Jan. 30; Feb. 6, 202626-00454N

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 Records of Pinellas County, Florida. Parcel Identification Number: 10-31-15-04500-001-0210
Physical Address: 811 Bay Pointe Dr., Madeira Beach, FL 33708
and on the 23rd day of February A.D., 2026, at 14500 49th St. N., Suite 106, in the City of Clearwater, Pinellas County, Florida, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer for sale all of the said defendant's, right, title and interest in the aforesaid real property at public outcry and will sell the same, subject to all taxes, prior liens, encumbrances and judgments, if any, as provided by law, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the described Execution.
Bob Gualtieri, Sheriff
Pinellas County, Florida
By: Marvin Mitchell, Sergeant D.S. 57848
Court Processing
Shumaker Loop & Kendrick LLP
1000 Jackson Street
Toledo, OH 43604
Jan. 23, 30; Feb. 6, 13, 202626-00368N



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,
Deceased.

The administration of the Estate of Mary S. Sweeney, deceased, whose date of death was January 23, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas County Court, 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property

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

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

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

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

Personal Representative:
Elizabeth A. Moss
4331 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,
Deceased.

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

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

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

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

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

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

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

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

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

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-

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011586-ES
IN RE: ESTATE OF
JULIO COBAICH,
Deceased.

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

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

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

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

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@hnh-law.com
Secondary Email:
jriviera@hnh-law.com
Jan. 30; Feb. 6, 2026 26-00451N

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

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

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

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

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010866-ES
IN RE: ESTATE OF
MICHAEL LULEWICZ, A/K/A
MICHAEL J. LULEWICZ,
Deceased

The administration of the estate of Michael Lulewicz, a/k/a Michael J. Lulewicz, deceased, whose date of death was October 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is: Clerk: Ken Burke, CPA, 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Alice Copeland
6330 3rd Palm Point
St. Pete Beach, Florida 33706
Attorney for Personal Representative
CATHERINE E. BLACKBURN
Florida Bar Number: 940569
BLACKBURN LAW FIRM, PLLC
5230 Central Avenue
St. Petersburg, FL 33707
Telephone: (727) 826-0923
E-Mail: Cathy@lifeplanlaw.com
Jan. 30; Feb. 6, 2026 26-00404N

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 ON THEM.

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

SECOND INSERTION

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

The administration of the estate of JOHN BERNARD STANOJEVIC, deceased, whose date of death was September 6, 2025, File Number 26-000416-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Mary Anne Stanojevic
Personal Representative
42 Palma Terrace, Garage Apt
East Hampton, NY 11937
ROBERT C. THOMPSON, JR.,
Esquire
FBN #390089 SPN #02528094
rt@thompsonfernald.com
THOMPSON & FERNALD, P.A.
611 Druid Road East,
Suite 705
Clearwater, Florida 33756
Tel: (727) 447-2290
Fax: (727) 443-1424
Attorney for Personal Representative
Jan. 30; Feb. 6, 2026 26-00460N

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

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

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

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

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

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 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

Personal Representative:
FRANCIS M. LEE
2398 PARKSTREAM AVE
CLEARWATER, Florida 33759
Attorney for Personal Representative:
FRANCIS M. LEE, Attorney
Florida Bar Number: 0642215
4551 MAINLANDS BLVD W, STE F
PINELLAS PARK, FL 33782
Telephone: (727) 576-1203
Fax: (727) 576-2161
E-Mail: patricia@frankleelaw.com
Secondary E-Mail:
frank@frankleelaw.com
Jan. 30; Feb. 6, 2026 26-00458N

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

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NOTICE TO CREDITORS

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NOTICE TO CREDITOR

rt@thompsonfernald.com
THOMPSON & FERNALD, P.A.
611 Druid Road East,
Suite 705
Clearwater, Florida 33756
Tel: (727) 447-2290
Fax: (727) 443-1424
Attorney for Personal Representative
Jan. 30; Feb. 6, 2026 26-00385N

or email **legal@businessobserverfl.com**



--- ACTIONS / SALES ---

SECOND INSERTION		
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No.: 25-010370-CO OASIS HOME OWNERS', INC., a Florida profit corporation, Plaintiff, v. LORRAINE M. LASHER; AND ANY UNKNOWN PARTY OR PARTIES IN POSSESSION OF THE PROPERTY, Defendants. TO: LORRAINE M. LASHER 12766 Seminole Boulevard Lot #57, Largo Florida 33778 YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of foreclosing any interest that you have in the real property and the establishment of a lien against the property as well as damages. The property to be foreclosed upon is currently located in Oasis Mobile Home Park, which is located in Pinellas County, Florida and which is more fully described as: Unit Number 57, of OASIS MOBILE PARK, A COOPERATIVE, according to Exhibit "C-2," (plot plan) of the Master Occupancy Agreement as recorded in Official Records Book 8941, Pages 2076-2133, and as amended in Official Records Book 14994, Pages 1144-1145, of the Public Records of Pinellas County, Florida, together with the appurtenant Membership Certificate #170 of Oasis Home Owners Inc. Parcel Identification # 10-30-15-63710-000-0570 Also known as 12766 Seminole Boulevard, Lot #57, Largo, Florida 33778. together with an equity owned in said unit or any assets of the As-</p>	<p>sociation, including a Membership Certificate representing one (1) share in the Association, and any other incident of ownership arising therefrom, together with all rights and privileges appurtenant to. This action has been filed against you as the Defendant, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff attorney, whose address is: Karen E. Maller, Esq., Johnson Pope Bokor Ruppel & Burns, LLP, 360 Central Avenue, Suite 500, St. Petersburg, FL 33701 on or before the 30th day after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." DATED this 21st day of January, 2026. <div>Clerk of Court, Ken Burke, CPA By: /s/ Thomas Smith Deputy Clerk</div></p>	<div>Karen E. Maller, Esq. Johnson Pope Bokor Ruppel & Burns, LLP 360 Central Avenue, Suite 500 St. Petersburg, Florida 33701 Jan. 30; Feb. 6, 13, 20, 2026 26-00397N</div>
SECOND INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 22-004331-CI NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. KIMBERLY GOETZ; UNKNOWN SPOUSE OF KIMBERLY GOETZ; NORTHFIELD AT LANSBROOK HOMEOWNERS ASSOCIATION, INC.; LANSBROOK MASTER ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. NOTICE IS HEREBY GIVEN pursuant to an Order dated January 15, 2026 entered in Civil Case No. 22-004331-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and KIMBERLY GOETZ; UNKNOWN SPOUSE OF KIMBERLY GOETZ N/K/A LAURENCE GOETZ; NORTHFIELD AT LANSBROOK HOMEOWNERS ASSOCIATION, INC.; LANSBROOK MASTER ASSOCIATION, INC. are defendants, Ken Burke, Clerk of Court, will sell the property at www.pinellas.realforeclose.com beginning at 10:00 AM on February 19, 2026 the following described property as set forth in said Final Judgment, to-wit:.. LOT 34, NORTHFIELD, ACCORDING TO THE MAP</p>	<p>OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 30 THROUGH 33, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 3028 Northfield Dr, Tarpon Springs, Florida 34688 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 /s/ Jordan Wainstein Jordan Wainstein FBN: 1039538 Service E-mail: flrealprop@kelleykronenberg.com File No: M22317-JMV Jan. 30; Feb. 6, 2026</p>	<div>26-00429N</div>
SECOND INSERTION		
<p>NOTICE OF PUBLIC MEETING BY THE SCHOOL BOARD OF PINELLAS COUNTY, FLORIDA Pursuant to Section 1006.283, a public meeting is being scheduled to approve the purchase of recommended English Language Arts (ELA) instructional materials for Grades K-5. The public meeting will be held on February 10, 2026, during a meeting of the School Board in Conference Hall at the School Board of Pinellas County, 301 4th St. SW, Largo, Florida, which begins at 10:00 am. Drafts of the above instructional materials are available for review at the following website: https://www.pcsb.org/departments/facilities-and-operations/instructional-materials/k-12-english-language-arts-ela-adoption-personal-financial-literacy-money-management-adoption Jan. 30; Feb. 6, 2026</p>		
<div>26-00441N</div>		
SECOND INSERTION		
<p>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Notice is hereby given that US Storage Centers - Clearwater, phone (727) 605-5905, located at 1000 South Myrtle Avenue , Clearwater, FL, 33756 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasuries.com. Auction will close on Thursday February 19, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold: 1181 - Kimberly Johnson 1301 - Samantha Leggett 1312 - Walter Robertson 1300 - Walter Robertson 1205 - Shayne Armstrong Jan. 30; Feb. 6, 2026</p>		
<div>26-00407N</div>		

SECOND INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-006065-CI FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. DANIAH M ALMAHBOOBI A/K/A DANIAH ALMAHBOOBI, et al., Defendant. To: DANIAH M ALMAHBOOBI A/K/A DANIAH ALMAHBOOBI, 3373 FOX HUNT DR, PALM HARBOR, FL 34683 UNKNOWN SPOUSE OF DANIAH M ALMAHBOOBI A/K/A DANIAH ALMAHBOOBI, 3373 FOX HUNT DR, PALM HARBOR, FL 34683 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 2, BLOCK E, FOX CHASE TOWNHOMES UNIT B, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 16, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP,</p>	<p>225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>WITNESS my hand and seal of said Court on the 21st day of January, 2026.</p> <p>KEN BURKE, CPA CLERK OF COURT OF PINELLAS COUNTY As Clerk of the Court BY: /s/ Thomas Smith Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 25-14555FL Jan. 30; Feb. 6, 2026 26-00395N</p>	
SECOND INSERTION		
<p>NOTICE OF ACTION IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-11079-CO ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. GORDON DESPOT, and UNKNOWN TENANT(S), Defendants. TO: GORDON DESPOT YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida:</p> <p>Unit 9, Building B10, WIND F-NORTHEAST ON TOP OF THE WORLD UNIT NINE, a Condominium according to the Declaration of Condominium recorded in Official Record Book 3271, page 98, and as amended, and as per Plat thereof recorded in Condominium Book 5, Page 39, Public Records of PINELLAS County, Florida. PARCEL ID NO.: 06-29-16-64005-010-0090 ("Property") Property Address: 2431 Canadian Way, Unit 9, Clearwater, Florida 33763</p> <p>A Lawsuit has been filed against you in Pinellas County Court, ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC. v. GORDON DESPOT and UNKNOWN TENANT(S), and you are required to serve a copy of your written defenses, if any, on or be-</p>	<p>fore 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>This notice shall be published once each week for two consecutive weeks in The Business Observer.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days</p> <p>WITNESS my hand and the seal of this Court on this 21st day of January, 2026.</p> <p>Ken Burke, Clerk of Court BY: /s/ Thomas Smith DEPUTY CLERK RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Counsel for Plaintiff For Electronic Service: Pleadings@RPLaw.com 10569-075 Jan. 30; Feb. 6, 2026 26-00396N</p>	
SECOND INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 25-001286-CI MEB LOAN TRUST VI, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE Plaintiff(s), vs. ALFONSO FERNANDEZ, JR.; LINDA FERNANDEZ Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on January 16, 2026 in the above-captioned action, the Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 25th day of February, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:</p> <p>LOT 59, BLOCK F, LAKE ST GEORGE - UNIT VIII -A, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGES 10- 11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property address: 3832 Pebble Court, Palm Harbor, FL 34684 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above</p>	<p>styled matter, of all pleadings and documents required to be served on the parties.</p> <p>AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE HUMAN RIGHTS OFFICE. 400 S. FT. HARRISON AVE., STE. 500 CLEARWATER, FL 33756, (727) 464-4062 V/TDD; OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE. OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES.</p> <p>Respectfully submitted, /s/ PADGETT LAW GROUP STEVEN G. HURLEY, ESQ. Florida Bar # 99802 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 25-001238-1 Jan. 30; Feb. 6, 2026 26-00411N</p>	

SECOND INSERTION		
<p>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA FAMILY LAW DIVISION Case No.: 25-DR-006210 Division: FAMILY IN RE: THE MARRIAGE OF LATONJA MICHELE DAVIS, Petitioner/Wife, and ANDRE MARCUS DAVIS, Respondent/Husband. TO: ANDRE MARCUS DAVIS YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you. You are required to serve a copy of your written defenses, if any, to: Karmika V. Rubin, Esq. The Law Offices of K. V. Rubin, P.A. 111 Second Avenue NE, Suite 330 St. Petersburg, Florida 33701 on or before 28 days after the first date of publication, and file the original with the Clerk of this Court at: Clerk of the Circuit Court Pinellas County Justice Center 14250 49th Street North Clearwater, Florida 33762 either before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the Verified Petition for Dissolution of Marriage. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.</p>	<p>You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or default. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." DATED: 1-20-2026 KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT By: /s/ Thomas Smith Deputy Clerk Jan. 30; Feb. 6, 13, 20, 2026 26-00393N</p>	
SECOND INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-001105-CI U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. SHALIMAR ALEXANDREA ELLIS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 30, 2025, and entered in 24-001105-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and SHALIMAR ALEXANDREA ELLIS are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on February 18, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 70, ERLE RENWICK SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 54, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 2346 GROVE ST S, ST PETERSBURG, FL 33705</p>	<p>the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 27 day of January, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-182680 - MaM Jan. 30; Feb. 6, 2026 26-00457N</p>	
SECOND INSERTION		
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case: 25-12378-ES MICHAEL S. STEFFEN, TRUSTEE OF THE DEBORA A. MOSLEY FAMILY IRREVOCABLE TRUST, Plaintiff v. HEATHER S. EFSTATHION; and CONSTANTINA M. EFSTATHION, Defendants STATE OF FLORIDA COUNTY OF PINELLAS TO: HEATHER S. EFSTATHION The last known address for the above named Defendant is unknown, if living, and if deceased, the unknown heirs, devisees, beneficiaries, creditors, trustees, and all parties claiming an interest by, through, under, or against the Defendant, who are not known to be dead or alive, and all parties having or claiming to have any right, title, interest, or beneficial interest in or under the Debora A. Mosley Family Irrevocable Trust. A Petition for Judicial Modification of the Debora A. Mosley Family Irrevocable Trust, pursuant to section 736.04113, Florida Statutes, seeking court authorization to modify certain terms of the trust affecting beneficiaries' interests with respect to the properties commonly known as: 509 Dodecanese Blvd, Tarpon Springs, FL 34689, 511 Dodecanese Blvd, Tarpon Springs, FL 34689, and 513 Dodecanese Blvd, Tarpon Springs, FL 34689, has been filed against you and you are required to file a copy of your written defenses, if any, to it on NATALIA OUELLETTE-GRICE, Plaintiff's attorney, whose address is LCO Law LLC, 2901 W. Busch Blvd., Suite 805, Tampa, Florida 33618, on or</p>	<p>before February 27th, 2026 (which date shall be not less than 28 days after the first publication, Fla. Stat. § 49.09), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition filed herein. Done on this 23rd day of January, 2026. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. By, /s/ Natalia Ouellette-Grice Natalia Ouellette-Grice, Esq Florida Bar Number: 68905 2901 W. Busch Blvd. Ste 805 Tampa, FL 33618 Phone: (813) 480-2106 E-service: natalia@lcolawfl.com Secondary E-service: alexander.maldonado@lcolawfl.com L-3202 First date of Publication: January 30th, 2026 <div>(Seal) CIRCUIT COURT PINELLAS COUNTY, FLORIDA Sema T. Clerk of Court, Pinellas County Jan. 30; Feb. 6, 13, 20, 2026 26-00433N</div></p>	

ACTIONS / SALES

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT IN AND FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION</p> <p>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</p> <p>YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of foreclosing any interest that you have in the real property and the establishment of a lien against the property as well as damages. The property to be foreclosed upon is currently in the City of Seminole, which is located in Pinellas County, Florida, and which is more fully described as:</p> <p>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</p>	<p>commonly known as Lot #316, MAJESTIC PARK HOMES, INC., 8300 Seminole Boulevard, Seminole, Florida 33772, Parcel ID #27-30-15-54579-000-3160.</p> <p>This action has been filed against you as the Defendants, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff's attorney, whose address is 10823 70th Avenue North, Seminole, FL 33772, and to file the original with the Clerk of this Court at 315 Court Street, Clearwater, Florida 33756, on or before 30 Days after 1st Publication, otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated this 22nd day of January, 2026.</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT By: /s/ Thomas Smith Deputy Clerk</p> <p>Bryan K. McLachlan, Esq. P. O. Box 7427 Seminole, FL 33775 Jan. 30; Feb. 6, 13, 20, 2026</p> <p>26-00405N</p>

SECOND INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION</p> <p>CASE NO. 24-000132-CI HARVEY SCHONBRUN, AS TRUSTEE, Plaintiff, vs. RENA BAILEY and RANDY OATMAN, wife and husband, Defendants.</p> <p>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:</p> <p>Lot 14, Block A, PAINE'S SUB-DIVISION, according to the map or plat thereof as recorded in</p>	<p>Plat Book 8, Page 24, of the Public Records of Pinellas County, Florida.</p> <p>in an online sale, to the highest and best bidder, for cash, on March 24, 2026 beginning at 10:00 a.m. at www.pinellas.realforeclose.com, in accordance with Chapter 45 Florida Statutes.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two 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).</p> <p>Dated January 22, 2026.</p> <p>/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</p> <p>26-00409N</p>

SECOND INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION</p> <p>Case No. 25-002486-CI Division 11 NATIONSTAR MORTGAGE LLC Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ROSEMARIE R VIRGIL, DECEASED, BETH ANDREA VIRGIL, KNOWN HEIR OF ROSEMARIE R VIRGIL, DECEASED, CHRISTOPHER ARDEN VIRGIL, KNOWN HEIR OF ROSEMARIE R VIRGIL, DECEASED, ALEXANDER JUDE VIRGIL, KNOWN HEIR OF ROSEMARIE R VIRGIL, DECEASED, UNKNOWN SPOUSE OF BETH ANDREA VIRGIL, UNKNOWN SPOUSE OF CHRISTOPHER ARDEN VIRGIL, UNKNOWN SPOUSE OF ALEXANDER JUDE VIRGIL, TWIN OAKS APARTMENTS CONDOMINIUM ASSOCIATION, INC., AND UNKNOWN TENANTS/ OWNERS, Defendants.</p> <p>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:</p> <p>CONDOMINIUM 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</p>	<p>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.</p> <p>and commonly known as: 11200 102ND AVE NO APT# 49, LARGO, FL 33778; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at the Pinellas County auction website at www.pinellas.realforeclose.com, on MARCH 4, 2026 at 10:00 A.M..</p> <p>Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated: January 22, 2026</p> <p>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</p> <p>26-00391N</p>

SECOND INSERTION	
<p>NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No. 52-2025-CA-002939-CICI Honorable Judge: WILLIAMS, AMY M. PLANET HOME LENDING, LLC Plaintiff, vs. KEVIN CONZONE; UNKNOWN SPOUSE OF KEVIN CONZONE; BAYWAY ISLES-POINT BRITTANY SIX CONDOMINIUM, INC. UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendants, NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated January 13, 2026, in the above-styled cause, Ken Burke, CPA, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.pinellas.realforeclose.com at 11:00 AM on March 18, 2026, the following described property:</p> <p>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:</p>	<p>4900 Brittany Dr. S, Condo 201, Saint Petersburg, FL 33715</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>ADA</p> <p>IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT:</p> <p>HUMAN RIGHTS OFFICE 400 S. FT. HARRISON AVE., STE. 500 CLEARWATER, FL 33756 PHONE: 727.464.4062 V/TDD OR 711 FOR THE HEARING IMPAIRED</p> <p>CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS.</p> <p>Dated this January 23, 2026.</p> <p>/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</p> <p>26-00413N</p>

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>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</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PINELLAS County, Florida:</p> <p>LOT 37, SUNSHINE HEIGHTS MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE(S) 39, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 Days after 1st Publication, and file the original with the clerk of this court either</p>	<p>before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated on Jan. 21st, 2026.</p> <p>As Clerk of the Court By: /s/ Thomas Smith As Deputy Clerk KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1012-4260B Ref# 14551 Jan. 30; Feb. 6, 2026</p> <p>26-00400N</p>

SECOND INSERTION	
<p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIRCUIT CIVIL DIVISION</p> <p>CASE NO.: 19-003105-CI THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-0A19, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-0A19 Plaintiff(s), vs. TERENCE D KELLY A/K/A TERENCE KELLY; et al., Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on January 15, 2026 in the above-captioned action, the Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 25th day of February, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:</p> <p>Lot 14, Block 17, Westlake Village Replat of Tracts 5 and 6, according to the map or plat thereof as recorded in Plat Book 76, Page(s) 78, Public Records of Pinellas County, Florida.</p> <p>Property address: 70 Citrus Court, Palm Harbor, FL 34683</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@</p>	<p>padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.</p> <p>AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE HUMAN RIGHTS OFFICE, 400 S. FT. HARRISON AVE., STE. 500 CLEARWATER, FL 33756, (727) 464-4062 V/TDD; OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES.</p> <p>Respectfully submitted,</p> <p>/s/ PADGETT LAW GROUP STEVEN G. HURLEY, ESQ. Florida Bar # 99802 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 20-028829-1 Jan. 30; Feb. 6, 2026</p> <p>26-00410N</p>

SECOND INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>CASE NO.: 22-000511-CI U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-CABANA SERIES IV TRUST, Plaintiff, v. TOM PAUL TROMBLEY AKA TOM PAUL TROMBLEY AKA TOM P. TROMBLEY AKA TOM TROMBLEY, et al, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on March 27, 2024 and entered in Case No. 22-000511-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein HEIDI ELIZABETH GOLDEN AND TOM PAUL TROMBLEY AKA AKA TOM PAUL TROMBLEY AKA TOM P. TROMBLEY AKA TOM TROMBLEY, are the Defendants. The Clerk of the Court, KEN BURKE, CPA, will sell to the highest bidder for cash at https://www.pinellas.realforeclose.com on March 11, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:</p> <p>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.</p> <p>and commonly known as: 8528 92ND TERRACE N, LARGO, FL 33777 (the "Property").</p> <p>ANY PERSON CLAIMING AN</p>	<p>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.</p> <p>IMPORTANT</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727-464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Rebecca E. Smith Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 fcpleadings@ghidottiberger.com Jan. 30; Feb. 6, 2026</p> <p>26-00392N</p>

SECOND INSERTION	
<p>NOTICE OF SALE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION</p> <p>Case No. 25-004343-CO HOMEOWNERS' ASSOCIATION OF MIDDLECREEK, INC., Plaintiff, vs. RICKIE ROSS, and NEVA ROSS, Defendants.</p> <p>Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 25-004343-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:</p> <p>Lot 34, Middlecreek, according to the map or plat thereof, as recorded in Plat Book 104, Page(s) 44, of the Public Records of Pinellas County, Florida.</p> <p>PARCEL ID NO.: 28-29-16-57686-000-0340 ("Property")</p> <p>Property Address: 1988 Georgia Circle South, Clearwater, Florida 33760</p> <p>at public sale, to the highest and best bidder for cash at 10:00 a.m. on February 19, 2026. The sale shall be conducted online at http://www.pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other</p>	<p>than the property owner as of the date of the notice, must file a claim within 60 days after the sale.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>Dated this 26th of January 2026.</p> <p>RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholasos T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857 10232-026 Jan. 30; Feb. 6, 2026</p> <p>26-00434N</p>

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIRCUIT CIVIL DIVISION</p> <p>CASE NO.: 25-005143-CI WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2024-INV1 Plaintiff(s), vs. ROSE ANN REALTY LLC; BRUCE SPATH; ROSE ANN GUIDI; VINCENT GUIDI; JONATHAN MARSHALL; THE UNKNOWN TENANT IN POSSESSION Defendant(s).</p> <p>TO: ROSE ANN GUIDI LAST KNOWN ADDRESS: 1884 PINE STREET, LARGO, FL 33774 CURRENT ADDRESS: UNKNOWN TO: VINCENT GUIDI LAST KNOWN ADDRESS: 3699 BROADBRIDGE AVE, UNIT 219, STRADFORD, CT 06614 CURRENT ADDRESS: UNKNOWN</p> <p>YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pinellas County, Florida, to foreclose certain real property described as follows:</p> <p>THE SOUTH 67.5 FEET OF LOT 13 AND THE SOUTH 67.5 FEET OF THE EAST 40 FEET OF LOT 14, BLOCK B, UNIT D BIG ACRES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE(S) 40, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>Property address: 1884 Pine</p>	<p>Street, Largo, FL 33774</p> <p>You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first 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.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>DATED this the 21st day of Jan, 2026.</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: /s/ Thomas Smith Deputy Clerk</p> <p>Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 25-007505-2 Jan. 30; Feb. 6, 2026</p> <p>26-00399N</p>

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 UN-
KNOWN SPOUSE, HEIRS, DEVI-
SEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
AND ALL OTHER PARTIES CLAIM-
ING AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE ESTATE
OF ROBERT LAWRENCE JOHN-
SON; ANY AND ALL UNKNOWN
PERSONS IN POSSESSION
12766 Seminole Boulevard
Lot #73, Largo
Florida 33778

YOU ARE NOTIFIED that the Plain-
tiff has filed a Complaint for the purposes
of foreclosing any interest that you have
in the real property and the establish-
ment of a lien against the property as
well as damages. The property to be fore-
closed 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 MO-
BILE PARK, a Cooperative, ac-
cording to Exhibit "C-2" (the
"Plot Plan") of the Master Occu-
pancy Agreement as recorded in
Official Records Book 8941, Page
2076, and as amended in Official
Records Book 14994, Page 1144,
Public Records of Pinellas Coun-
ty, Florida, together with 1958
Tamp mobile home, vehicle iden-
tification number(s) 583610332,
title number(s) 8578686, com-
monly 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 in-
corporated herein by reference,
the originals of which are main-
tained in the office of the Asso-
ciation at 12766 Seminole Blvd.,
Largo, FL 33778. The Unit Own-
er 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, Flor-
ida 33778.

together with an equity owned in
said unit or any assets of the As-
sociation, including a Member-
ship Certificate representing one
(1) share in the Association, and
any other incident of ownership
arising therefrom, together with
all rights and privileges appurte-
nant to.

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

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

DATED this 13th day of January,

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

Open Meetings

FOIA

Public Notice

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

1

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

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

for Pinellas County, Florida in which
THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK AS
TRUSTEE FOR THE CERTIFICATE
HOLDERS OF THE CWABS, INC.,
ASSET-BACKED CERTIFICATES,
SERIES 2005-10 , is the Plaintiff and
Andrew Hitchcock aka Andrew D.
Hitchcock,, are defendants, the Pinellas
County Clerk of the Circuit Court will
sell to the highest and best bidder for
cash in/on online at www.pinellas.
realforeclose.com, Pinellas County,
Florida at 10:00 am on the February 24,
2026 the following described property
as set forth in said Final Judgment of
Foreclosure:
LOT THIRTY-THREE (33),
GROVE HEIGHTS REVISED,
ACCORDING TO THE MAP
OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 5,
PAGE 64, PUBLIC RECORDS

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, BEN-
EFICIARIES, DEVISEES, GRANT-
EES, 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, grant-
ees, assignees, lienors, creditors, trust-
ees, and all parties claiming an interest
by, through, under or against the Defen-
dants, 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 be-
ing 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 RE-
CORDED IN PLAT BOOK 57,
PAGE 26, OF THE PUBLIC RE-
CORDS OF PINELLAS COUN-

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

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

THIS NOTICE SHALL BE PUB-
LISHED ONCE A WEEK FOR TWO
(2) CONSECUTIVE WEEKS.

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

KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
BY: /s/ Thomas Smith
DEPUTY CLERK
ROBERTSON, ANSCHUTZ,
AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-374249
Jan. 30; Feb. 6, 2026 26-00398N

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.realforeclose.com, at
10:00 a.m., on FEBRUARY 26, 2026,
the following described real property as
set forth in said Final Judgment, to wit:
Lot 26, of SUNSET HIGHLANDS
UNIT 2, according to the Map or
Plat thereof recorded in Plat Book
41, Page 70, of the Public Records
of Pinellas County, Florida.
With a street address of: 1913
Kings Hwy, Clearwater, FL 33755
Any person or entity claiming an in-
terest 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 pro-
vide transportation and cannot accom-
modate such requests. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion 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 sev-
en days before the scheduled court ap-

pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
seven days.
The court does not provide trans-
portation 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-6575-CI
GARY S. SMITH
Plaintiff, vs.
STUART SALTZMAN, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN pursu-
ant to an Stipulated Final Judgment
Of Foreclosure dated January 21, 2026,
entered in Civil Case No. 2023-CA-
6575-CI of the Circuit Court of the
Sixth Judicial Circuit in and for Pinel-
las County, Florida, wherein STUART
SALTZMAN, IF LIVING AND IF
DEAD, THE UNKNOWN SPOUSES,
HEIRS, DEVISEES, GRANTEES, AS-
SIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHER PART-
IES CLAIMING AN INTEREST BY,
THROUGH, UNDER OR AGAINST
STUART SALTZMAN, GEORGE
ALEXIOU, CHARLES POPA, JAMIE
POPA, JOHN DOE AS UNKNOWN
TENANT IN POSSESSION, AND
JANE DOE AS UNKNOWN TENANT
IN POSSESSION, are defendants, the
Clerk shall sell the property at public
sale to the highest bidder for cash, at
www.pinellas.realforeclose.com, be-
ginning at 10 a.m. on March 18, 2026,
the following described property as set
forth in said Final Judgment, to-wit:
Property Address: 240 Wind-
ward Passage #403, Clearwater,
FL 33767
Unit 403, The Village on Island
Estates, a Condominium Phase
IV, according to the plat thereof
as recorded in Condominium
Plat Book 42, Pages 28 through
33, inclusive, Public Records
of Pinellas County, Florida, to-
gether with an undivided share
in the common elements appur-
tenant thereto, all in accordance
with the Declaration of Con-
dominium recorded in Official

Records Book 4878, Pages 1988
through 2046, inclusive, and
amendment thereto recorded
in Official Records Book 5028,
Pages 9 through 18, inclusive, all
in the Public Records of Pinellas
County, Florida, said Amend-
ment adding Phase III, IV, and V,
and other amendments thereto
adding additional Phases as pro-
vided for in the said Declaration
of Condominium.
Parcel ID#: 08-29-15-94114-
004-4030
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
Lis Pendens, must file a claim within 60
days after the sale.
IF YOU ARE A PERSON WITH
A DISABILITY WHO NEEDS ANY
ACCOMMODATION IN ORDER TO
PARTICIPATE IN THIS PROCEED-
ING, YOU ARE ENTITLED, AT NO
COST TO YOU, TO THE PROVISION
OF CERTAIN ASSISTANCE. PLEASE
CONTACT THE HUMAN RIGHTS
OFFICE, 400 S. FT. HARRISON
AVE., STE. 300 CLEARWATER, FL
33756, (727) 464-4880(V) AT LEAST 7
DAYS BEFORE YOUR SCHEDULED
COURT APPEARANCE, OR IMME-
DIATELY UPON RECEIVING THIS
NOTIFICATION IF THE TIME BE-
FORE THE SCHEDULED APPEAR-
ANCE IS LESS THAN 7 DAYS; IF YOU
ARE HEARING IMPAIRED CALL 711.
DATED at New Port Richey, Florida,
this day of, 2026.
LAW OFFICES OF
STEVEN K. JONAS, P.A.
Attorney for Plaintiff
4914 State Road 54
New Port Richey, Florida 34652
(727) 846-6945; Fax (727) 846-6953
Email:
sjonas@gulfcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
Jan. 30; Feb. 6, 2026 26-00390N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CIVIL ACTION
CIVIL DIVISION
Case No. 25-006551-CI
**PAMELA STEELE and ALAN E.
STEELE, JR.,**
Plaintiff, v.
**GERALD R. NORECK and HAZEL
R. NORECK, and any UNKNOWN
PARTIES, including if defendants**
are deceased, any unknown heirs,
devisees, grantees, creditors, and all
other parties claiming by, through,
under or against that defendant, and
the several and respective unknown
assigns, successors in interest,
trustees or other persons claiming
by, through, under or against any
corporation or other legal entity
named as a defendant and all
claimants, persons or parties,
natural or corporate, or whose exact
legal status is unknown, claiming
under any of the above-named or
described defendants,
Defendants.
To: Gerald R. Noreck, Hazel R. Noreck
and any Unknown Parties, including if
defendants are deceased, any unknown
heirs, devisees, grantees, creditors, and
all other parties claiming by, through,
under or against that defendant, and
the several and respective unknown as-
signs, successors in interest, trustees or
other persons claiming by, through, un-
der or against any corporation or other
legal entity named as a defendant and
all claimants, persons or parties, natu-
ral or corporate, or whose exact legal
status is unknown, claiming under any
of the above-named or described defen-
dants, (Unknown Whereabouts)
YOU ARE HEREBY NOTIFIED that
an action for quiet title relating to the
following property in Pinellas County,
Florida:
A certain lot, piece or parcel of
land, situate, lying and being in
the County of Pinellas, State of
Florida, to wit:
Beginning at the southwest cor-
ner of Lot 32, Block B, TREE
LAND PARK, as recorded in
Plat Book 30, Page 6, Public Re-
cords of Pinellas County, Florida;

thence Running north 73’ along
the east line of Tree Street to a
point on the west boundary of
Lot 33, said point being the point
of beginning; thence
Continuing north 1.42’ along the
east line of Tree Street and west
boundary of Lot 33 to a point;
thence
Turning and running east 75’ to a
point at the east boundary of Lot
33 and the west boundary of Lot
30; thence
Turning and running south 1.42’
along the east boundary of Lot
33 and the west boundary of Lot
30 to a point; thence
Turning and running west 75’ to
the east line of Tree Street and
west boundary of Lot 33 and the
point of beginning.
Parcel ID: 07-30-16-91962-002-
0331
has been filed against you, and you are
required to serve a copy of your written
defenses, if any to it, on Plaintiff's attor-
ney, whose name is Jennifer Codd-
ing, of Alexander S. Buchanan, PLLC, 30
Temple Street, Suite 201, Nashua, NH
03030 jen@attorneybuchanan.com
and file the original with the Pinellas
County Clerk of Court in the case Steel
v. Noreck within thirty (30) days from
the first publication, or you will be de-
faulted and a judgment may be entered
against you for the relief demanded in
the Amended Complaint.
"If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Human Rights Office, 400
S. Ft. Harrison Ave., Ste. 300, Clearwa-
ter, FL 33756, (727) 464-4062 (V/TDD)
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711."
DATED: Jan 21st, 2026.
Ken Burke
Pinellas County Clerk of Courts
By: /s/ Thomas Smith
Deputy Clerk
Jan. 30; Feb. 6, 13, 20, 2026
26-00394N

--- ESTATE ---

SECOND INSERTION

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

The administration of the estate of NANCY J SIKES, Deceased, whose date of death was April 17, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 501 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CAROL HUBER,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, FL 33020
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
Jan. 30; Feb. 6, 2026 26-00403N

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

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

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

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

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

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

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

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

SECOND INSERTION

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

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

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

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

SECOND INSERTION

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

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-

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

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

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

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

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

SECOND INSERTION

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

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

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

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

Colette Bogart,
Co-Personal Representative
1380 Cottonwood Terrace
Dunedin, Florida 34698
Celeste Strazzere,
Co-Personal Representative
1381 Overcash Drive
Dunedin, Florida 34698

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

--- ACTIONS ---

FOURTH INSERTION

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

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

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

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

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 8 day of January, 2026.

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

BRUCE BARTLETT,
State Attorney Sixth Judicial Circuit
of Florida
P.O. Box 17500
Clearwater, FL 33762-0500
(727) 464-6221
January 16, 23, 30; Feb. 6, 2026
26-00209N

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TIME

Email your Legal Notice
legal@businessobserverfl.com
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Friday Publication

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