

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that AIB Seller Newco, Inc., 3564 Shoreline Cir., Palm Harbor, FL 34684, desiring to engage in business under the fictitious name of Gans Global Advisors, with its principal place of business in the State of Florida in the County of Pinellas, has filed an Application for Registration of Fictitious Name with the Florida Department of State.
February 13, 2026 26-00646N

FICTITIOUS NAME NOTICE

Notice is hereby given that Illuminated Life, LLC, desiring to engage in business under the fictitious name Illuminated Life Publishing and Productions located at 10338 Imperial Pt Dr E Largo, FL 33774, intends to register said name in Pinellas County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
February 13, 2026 26-00634N

FICTITIOUS NAME NOTICE

Notice is hereby given that Pazific Technologies LLC, desiring to engage in business under the fictitious name of BellaVita AI located at 7901 4th St N STE 300, St. Petersburg, FL 33702 intends to register the said name in Pinellas county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
February 13, 2026 26-00664N

FIRST INSERTION

NOTICE OF PUBLIC SALE

TROPICANA STORAGE - CLEARWATER, located at 29712 US HWY 19 N, Clearwater, FL 33761, gives notice that the following units will be advertised and sold by competitive bidding on www.storage-treasures.com to satisfy the owner's lien. #848, #851, & #1011 - Jeff Currence
The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on **Tuesday March 3rd, 2026 @ 11:00am** Purchases must be made with cash only and paid at the storage facility to finalize the transaction. Tropicana Storage - CLW may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 13, 20, 2026 26-00703N

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that Brava Clara Digital LLC, desiring to engage in business under the fictitious name Brava IT Services, located in Pinellas County, Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
February 13, 2026 26-00678N

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 Cedar Branch Consulting located at 5200 28th St N Lot 181 in the City of Saint Petersburg, Pinellas, FL 33714 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of February, 2026
Nahla M. Khoury
February 13, 2026 26-00632N

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 Wright Lending Team located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of February, 2026
Wesam Hijazin
February 13, 2026 26-00631N

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 Red Tree Mortgage located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of February, 2026
RTM Home Finance LLC
February 13, 2026 26-00630N

FIRST INSERTION

NOTICE OF PUBLIC SALE

TROPICANA MINI STORAGE - LARGO, located at 220 Belcher Rd., Largo, FL 33771, gives notice that the following units will be advertised and sold by competitive bidding on www.storage-treasures.com to satisfy the owner's lien. B033 and G045 - Cynthia Johansmeyer, D228 Jonathon Foston, D302 - Laura Jarrett, E045 Billy Clark, H238 Julie Jones
The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on **Tuesday, March 3rd, 2026 @ 11AM**. Purchases must be made with cash only and paid at the above referenced facility to finalize the transaction. Tropicana Mini Storage - Largo may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 13, 20, 2026 26-00724N

FIRST INSERTION

PUBLIC AUCTION

On February 26, 2010, Largo 4th St. storage, 690 4th, St. NW, Largo, FL 33770, a storage facility, hereby gives public notice of disposal of property for the default of lease agreement, pursuant to the Florida statute 83.801-83.809 on the following unit:
UNIT NAME CONTENTS PRESUMED TO BE
23 Michael Ketterer HOUSEHOLD GOODS, a Canoe, A Motor cycle
Mfg. by: Taizhou Qianxin vehicle Co. Ltd
Vin # HODTAE11MX060277 License FL. SBYDO8
The contents of this unit shall be disbursed of on March 2, 2026 at 10.00 a.m. by Public auction conducted by owner: Richard Pilant.
LARGO 4th St Storage
690 4 th. St. NW Largo, FL 33770
Phone: (727) 515-6530
February 13, 20, 2026 26-00713N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that First Florida Management Services, LLLP, intends to sell the contents of the property located at 4751 Park St. Saint Petersburg, FL listed below to enforce a lien imposed on said property pursuant to Sections 83.801 through 83.809 of the Florida Statutes. The property to be sold is described as miscellaneous personal property. The sale will take place in person at 4751 Park St. St. Petersburg, FL 33709 on February 24th, 2026.

When you vacated the Premises, the following personal property remained:
10 outside sheds of various colors, tan, red, green, grey, orange, all with windows and doors bigger in various sizes from 2ftx 2xt to 10 ft by 24 ft, clothes, computers, office supplies (paper, pens, printer, stapler), building materials including wood pallets of 2x2, 4x4, 2x6 and other miscellaneous cut pieces, shingles approximately two pallets of different colors, window accessories and windows approximately 20, paneling, a white truck Ford F-350 labeled Florida Shed Inc. with company information on it with a flatbed Labeled cbc1252671, garage overhand big enough for two vehicles, table saw, measuring tools, 3 cutting tools not sure of condition, ladder, aluminum sheets, black metal 4 wheel trailer with wooden bed tag BBCX66, dumpster, tools, appliances including fridge, washer and dryer, one bed frame, one closets, one office desk and 4 filing cabinets, 1 Yale Yellow and black forklift,

You may claim this property at 4751 Park Street St. Petersburg, FL 33709.
Unless you pay the reasonable cost of storage and advertising, if any, for all of the above-described property and take possession of the property which you claim, not later than February 7, 2026, this property may be disposed of pursuant to s. 715.109, Florida Statutes. If you fail to reclaim the property, it will be sold at a public sale after notice of the sale has been given by publication. You have the right to bid on the property at this sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within 1 year after the county receives the money.
February 13, 20, 2026 26-00636N

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 Martexh located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of February, 2026
MatsuCo Ventures, LLC
February 13, 2026 26-00629N

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 Rose Lane Transport 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 10th day of February, 2026
S. R. Diaz Enterprises, LLC
February 13, 2026 26-00736N

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 22 EON STAGE 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 6th day of February, 2026
22 EON Services LLC
February 13, 2026 26-00685N

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 SEV SEASON 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 9th day of February, 2026
SEV SEASON LLC
February 13, 2026 26-00706N

INVITATION TO BID

TO: ALL INTERESTED BIDDERS

The following construction projects will be solicited within the next 30 days:

26-0256-ITB-C South Cross Bayou Replacement of Generator Controls and Switchgear (GEN2)
26-0306-ITB-C STAR Center AHU -104, -161, -162 Replacement

Plans, specifications, bid forms and information will be available at <https://procurement.opengov.com/signup>

Information, also may be obtained by visiting the Pinellas County Purchasing & Risk Management web site, www.pinellascounty.org/purchase. Any bids received after the specified time and date posted in OpenGov will not be considered.

Merry Celeste, CPPB
Division Director,
Purchasing and Risk Management Division
February 13, 2026 26-00637N

FIRST INSERTION

Notice Of Public Sale Multiple Facilities - Multiple Units

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

Extra Space Storage 10501 Belcher Rd S, Largo, FL 33777 on 3/4/2026 @ 10:30AM
Kathleen McClure - Household, Car Parts
Allison Conner - Household
Quentin Duberry - Household

Extra Space Storage 18524 US Hwy 19 N, Clearwater, FL 33764 on 3/4/2026 @ 11:00AM
Terry Cihak - Personal items, tools

Extra Space Storage 14433 62nd St N, Clearwater, FL 33760 on 3/4/2026 @ 12:00PM
Taylor Andre - Household Goods Belongings (Totes, clothing)

Extra Space Storage 1225 Missouri Ave N, Largo, FL 33770 on 3/4/2026 @ 1:00PM
Bre a Dixon - Household goods
David Snell - Household goods

Extra Space Storage 10700 US Hwy 19 N, Pinellas Park, FL 33782 on 3/5/2026 @ 11:00AM
Danielle Spencer - Extra stuff from our apartment
Key'andre Sumler - 2 beds, dresser, couple of boxes
John Dominguez - Boxes
Star Hoel - Boxes, Dressers

Extra Space Storage 1844 N Belcher Rd, Clearwater, FL 33765 on 3/5/2026 @ 11:30AM
Robert Burke - Clothing and personal belongings

Extra Space Storage 10833 Seminole Blvd, Seminole, FL 33778 on 3/5/2026 @ 12:30PM
Chris McArdle - Furniture, Sports Equipment

Extra Space Storage 1426 N McMullen Booth Rd, Clearwater, FL 33759 on 3/6/2026 @ 10:30AM
Crystye Grant - HH goods, Furniture, clothes, office supplies
Debroah Peterson - totes, boxes

Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 3/6/2026 @ 11:00AM
Victoria Campos - clothes, portrait, 2 bins
Melissa Newell - household items
Ricardo Toro - 2 full mattress, boxes-7, 2 chairs

Extra Space Storage 111 N Myrtle Ave, Clearwater, FL 33755 on 3/6/2026 @ 12:00PM
Kathleen Ann James-boxes, household goods, scooter, totes, bags
Peter Vo- Appliances, Children's toys/items, boxes, clothing/shoes
Shawn Kjetland- furniture, electronics, clothing, tools

Extra Space Storage 1675 Starkey Rd, Largo, FL 33771 on 3/6/2026 @ 1:00PM
Michael Beheler - Bags, Dog Kennel, Batteries, Microwave, Croc Pot
Brandon Fletcher - Shop Vac, Shelves, Kayak, Totes, Bike, Ladder, Fishing Rods

Extra Space Storage 1016 Belcher Rd, Clearwater, FL on 3/6/2026 @ 1:30PM
Tamika Jones - 3 bedroom furniture and household items
Jaleel Mohammed - white, mercedes benz, van 2015 wd3pe8db4fp128617

Extra Space Storage 1660 Gulf to Bay Blvd, Clearwater, FL on 3/6/2026 @ 2:00PM
Paula Bailey - Sofa, Chair, 100 Boxes, 5 Mirrors, 2 Armoires, 2 Book cases, 3 Night Stands, Table, 4 chairs, 3 Lamp

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.
February 13, 20, 2026 26-00682N

HOW TO
PUBLISH
YOUR

LEGAL NOTICE
IN THE BUSINESS OBSERVER

17/02/26

CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com

Business
Observer

--- PUBLIC SALES ---

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Plank's End located at 4735 22nd Ave N in the City of Saint Petersburg, Pinellas, FL 33713 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
End of the Alphabet, LLC
February 13, 2026 26-00663N

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 FJ Solar Products 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 6th day of February, 2026
Faithful Journey Solar Solutions, LLC
February 13, 2026 26-00684N

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 StudiosTech 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 9th day of February, 2026
Studios Technologies LLC
February 13, 2026 26-00698N

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 Belle Strong Fitness located at 7490 43rd Street in the City of Pinellas Park, Pinellas, FL 33781 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
Iron Belle Studios, LLC
Michelle Boler
February 13, 2026 26-00649N

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 Ohun.AI located at 336 Mariner Dr. in the City of Tarpon Springs, Pinellas, FL 34689 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of February, 2026
DSIMSG, LLC
Jan E Hale
February 13, 2026 26-00688N

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that the below named owner, desiring to engage in business under the fictitious name of: Subprimebuyer.com located at P.O. Box 8429 in the City of Seminole, State of Florida 33775 intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Chapter 865.09, Florida Statutes, Fictitious name registration.

Dated this 13 day of February, 2026.
Owner's Name: Peak Media Marketing, Inc.
February 13, 2026 26-00719N

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@businessobserver.com

Business Observer

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 Red Roof Plus Gainesville, FL located at 3500 Sw 42nd St in the City of Gainesville, Pinellas, FL 32608-2393 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of February, 2026
Gainesville Lodging LLC
February 13, 2026 26-00735N

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 Assisted Stretching 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 10th day of February, 2026
Exclusively By Anno LLC
February 13, 2026 26-00723N

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 Koko and Niko Playworld 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 9th day of February, 2026
Koko and Niko LLC
February 13, 2026 26-00694N

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 Data Print Technologies located at 725 Stevens Ave in the City of Oldsmar, Pinellas, FL 34677 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of February, 2026
Leonard Connelly Enterprises, Inc.
Frank Gonzalez, CEO
February 13, 2026 26-00740N

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 JOTO PR, located at 4830 West Kennedy Blvd., Suite 600, in the County of Hillsborough, in the City of Tampa, Florida 33609, intends to register the said name with the Division of Corporations, Department of State, Tallahassee, Florida.

Dated at Hillsborough County, Florida, this 5th day of February 2026.
By: JOTO VENTURES, LLC, Owner
February 13, 2026 26-00689N

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that the below named owner, desiring to engage in business under the fictitious name of: Subprimebuyers.com located at P.O. Box 8429 in the City of Seminole, State of Florida 33775 intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Chapter 865.09, Florida Statutes, Fictitious name registration.

Dated this 13 day of February, 2026.
Owner's Name: Peak Media Marketing, Inc.
February 13, 2026 26-00718N

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 VITAL SIGNS & PRINTING located at 7901 4th St N, in the County of Pinellas, in the City of Saint Petersburg, Florida 33702 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Saint Petersburg, Florida, this 5th day of February, 2026.
YAAKOV YONATY
February 13, 2026 26-00662N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Windswept Daisy Press, located at 2448 57th Street North, in the City of St. Petersburg, County of Pinellas, State of FL, 33710, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 10 of February, 2026.
Lisa Ann O'Kane
2448 57th Street North
St. Petersburg, FL 33710
February 13, 2026 26-00712N

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 Billy Rx 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 6th day of February, 2026
Billy Health Solutions
February 13, 2026 26-00683N

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 APOSTOLIC FAITH located at 7901 4th St N #25095 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 10th day of February, 2026
PNEUMA, INC.
February 13, 2026 26-00733N

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 BASE Assurance located at 7901 4TH ST N STE 31801 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 9th day of February, 2026
BASE Calyx LLC
February 13, 2026 26-00702N

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 Southern Imaging Business Equipment located at 725 Stevens Ave in the City of Oldsmar, Pinellas, FL 34677 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of February, 2026
Leonard Connelly Enterprises, Inc.
Frank Gonzalez, CEO
February 13, 2026 26-00741N

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 JOTO PR DISRUPTORS, located at 4830 West Kennedy Blvd., Suite 600, in the County of Hillsborough, in the City of Tampa, Florida 33609, intends to register the said name with the Division of Corporations, Department of State, Tallahassee, Florida.

Dated at Hillsborough County, Florida, this 5th day of February 2026.
By: JOTO VENTURES, LLC, Owner
February 13, 2026 26-00690N

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that the below named owner, desiring to engage in business under the fictitious name of: Knowwhenyougo.com located at P.O. Box 8429 in the City of Seminole, State of Florida 33775 intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Chapter 865.09, Florida Statutes, Fictitious name registration.

Dated this 13 day of February, 2026.
Owner's Name: Peak Media Marketing, Inc.
February 13, 2026 26-00720N

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 Rose Lane Transport 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 10th day of February, 2026
S. R. Diaz Enterprises, LLC
February 13, 2026 26-00737N

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

NOTICE IS HEREBY GIVEN that Charles Stamey will engage in business under the fictitious name STAMEY VENTURES, with a physical address 126 4th Avenue NE, Unit 1701 St. Petersburg, FL 33701, with a mailing address 126 4th Avenue NE, Unit 1701 St. Petersburg, FL 33701, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

February 13, 2026 26-00708N

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 Common Ground Financial Planning located at 5031 Degrove Rd in the City of Jacksonville, Pinellas, FL 32207 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
Pipers Lane LLC
February 13, 2026 26-00647N

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 CLAYS GUITAR SHOP located at 38882 US HIGHWAY 19 NORTH in the City of TARPON SPRINGS, Pinellas, FL 34689 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of February, 2026
SAMUEL C. CLYATT SR.
February 13, 2026 26-00732N

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 ValueForge CFO Services 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 5th day of February, 2026
IVAN DARIO CORTES GOMEZ
February 13, 2026 26-00648N

FIRST INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/27/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 MERC Mobile Home bearing vehicle identification number MF2241D, and all personal items located inside the mobile home. Last Tenant: Joanne Drescher. Sale to be held at: Sunshine MHC, 7403 46th Avenue North, St. Petersburg, Florida 33709 (727) 541-1079.

February 13, 20, 2026 26-00747N

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	CHRYSLER	1C3CCAB9FN634820
15	CHRYSLER	1C3CCBB3FN74936
14	DODGE	2C3CDXBG3EH146985
16	HYUNDAI	KMHCT5AE4GU262310
13	HYUNDAI	5NPECA4C7DH583141
08	SATURN	1G8ZS57B18F232891

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 3-13-26 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.

6670 114TH AVENUE
LARGO, FL. 33773
PHONE # 727-541-2695
February 13, 2026 26-00749N

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 Mission Ledger 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 5th day of February, 2026
Vibrant Ledger, PLLC
February 13, 2026 26-00659N

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

NOTICE IS HEREBY GIVEN that Brandon Thibodeau will engage in business under the fictitious name THIBS THE KNIFE GUY, with a physical address 606 woodlawn st Clearwater, FL 33756, with a mailing address 606 woodlawn st Clearwater, FL 33756, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

February 13, 2026 26-00709N

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 Wit or Witout Cheesesteaks 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 5th day of February, 2026
Wit or Witout Cheesesteaks LLC
February 13, 2026 26-00633N

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

NOTICE IS HEREBY GIVEN that Michelle Irizarry will engage in business under the fictitious name MIRZBOOKKEEPING, with a physical address 1001 N Martin Luther King Jr Ave, Apt 506 Clearwater, Florida 33755, with a mailing address 1001 N Martin Luther King Jr Ave, Apt 506 Clearwater, Florida 33755, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

February 13, 2026 26-00734N

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 02/27/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1974 IMPE mobile home bearing vehicle identification number 313328, and all personal items located inside the mobile home. Last Tenant: Christopher Thomas Rhodes, William Hubbard and Charles Richard Connor Hubbard. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

February 13, 20, 2026 26-00748N

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 Compass Senior Living Solutions located at 13449 Periwinkle Ave in the City of Seminole, Pinellas, FL 33776 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
S&S BEBELL LLC.
Sherrielynn Bebell
February 13, 2026 26-00653N

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	CHRYSLER	1C3CCAB9FN634820
15	CHRYSLER	1C3CCBB3FN74936
14	DODGE	2C3CDXBG3EH146985
16	HYUNDAI	KMHCT5AE4GU262310
13	HYUNDAI	5NPECA4C7DH583141
08	SATURN	1G8ZS57B18F232891

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 3-13-26 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.

6670 114TH AVENUE
LARGO, FL. 33773
PHONE # 727-541-2695
February 13, 2026 26-00749N

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 Discovering Self Group 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 10th day of February, 2026
Mark Muse Counseling, LLC
February 13, 2026 26-00739N

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 Restoration Mate 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 5th day of February, 2026
Restoration Mate LLC
February 13, 2026 26-00660N

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 Mission Ledger 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 5th day of February, 2026
Vibrant Ledger, PLLC
February 13, 2026 26-00658N

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

NOTICE IS HEREBY GIVEN that Damarious Johnson / NINSOFT LLC will engage in business under the fictitious name NINSOFT GAMES, with a physical address 6465 142nd Avenue North, V105 Clearwater, FL 33760, with a mailing address 19046 Bruce B. Downs Blvd, #1317 Tampa, FL 33647, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

February 13, 2026 26-00707N

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 3-13-2026 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.

5J8TC1H38LL021062	2020 ACUR
3GYFNAEY5BS621806	2011 CADILLAC
KL7CJKB5LB353750	2020 CHEVROLET
1GB3WRE74NF344784	2022 CHEVROLET
1GNEC13V34R129997	2004 CHEVROLET
2C3CDXBG2NH231137	2022 DODGE
1C3CDFB5FD212210	2015 DODGE
SBW20120076	2007 E BIKE
FLZ628370774	1974 FLZ
1FTRX17WXXNA05268	1999 FORD
19XFC2F62LE013322	2020 HONDA
5FPYK3F73MB01124	2021 HONDA
5NPEJ4J26MH117875	2021 HYUNDAI
1C4HJXDN2JW189974	2018 JEEP
1J4GL38KX5W526731	2005 JEEP
KNDJT2A20B7335941	2011 KIA
5XXGM4A70CG055413	2012 KIA
JA4A5AA9JZ043212	2018 MITSUBISHI
JN1BJ1AV0MW321564	2021 NISSAN
5N1AR2MN8EC639305	2014 NISSAN
1N4AL3AP9EC421588	2014 NISSAN
5N1AR2MM0FC653692	2015 NISSAN
5YJ3E1EC2PF420300	2023 TESLA
5TFEY5F10JX235325	2018 TOYOTA
4T1BE46K07U671242	2007 TOYOTA
2T1KR32E35C377248	2005 TOYOTA
NOVIN 2000	TRAILER
3VW5M7BU3PM061351	2023 VOLKSWAGEN
YV4BR00KXLL1599288	2020 VOLKSWAGEN

February 13, 2026 26-00745N

Pinellas County

P: (727) 447-7784

F: (727) 447-3944

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011632-ES
IN RE: ESTATE OF
MARIA MALOK
Deceased.

The administration of the estate of MARIA MALOK, deceased, whose date of death was October 12, 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 by the decedent or the decedent's sur-

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

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

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

The date of first publication of this notice is February 13, 2026.

Personal Representative:

Edward Malok
66 Mountain Avenue
North Plainfield, New Jersey 07060
Attorney for Personal Representative:
JOSHUA P. PEREZ, ESQ.
Florida Bar No. 1032209
Berlin Patten Ebling, PLLC
201 Center Road, Suite 210
Venice, Florida 34285
Telephone: (941) 955-9991
Fax: (941) 484-9992
Primary Email:
jperez@berlinpatten.com
Secondary Email:
tkelley@berlinpatten.com
Secondary Email:
probate@berlinpatten.com
February 13, 20, 2026 26-00711N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-8790
IN RE: ESTATE OF
LESLIE PAM SIMON
A/K/A
LESLIE PAM LURIE
Deceased.

The administration of the estate of LESLIE PAM SIMON A/K/A LESLIE PAM LURIE, deceased, whose date of death was May 30, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is February 13, 2026.

Personal Representative:

Buster Simon
Attorney for Personal Representative:
/s/ Bogdan Jovic, Esq
Bogdan Jovic, Esq.
Attorney for Petitioner
Florida Bar Number: 1000365
2965 ALT 19
Palm Harbor, FL 34683
Telephone: 277-937-1669
Fax: 727-279-4625
E-Mail: dan@joviclaw.com
Secondary E-Mail:
transcribe123@gmail.com
February 13, 20, 2026 26-00701N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-012223-ES
Division Probate
IN RE: ESTATE OF
STEWART FRANK BOTTORF,
Deceased.

The administration of the estate of STEWART FRANK BOTTORF, deceased, whose date of death was October 11, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216- 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.221.

The date of first publication of this notice is: February 13, 2026.

Signed on this 4 day of Feb. 2026.

VILIA J. LIPMAN

Personal Representative
2710 53rd Street
Sarasota, FL 34234
/s/ Travis D. Finchum
TRAVIS D. FINCHUM
Attorney for Personal Representative
Florida Bar No. 75442
Special Needs Lawyers, PA
901 Chestnut Street, Ste C
Clearwater, FL 33756
Telephone: (727) 443-7898
Email:
Travis@specialneedslawyers.com
Secondary Email:
Liz@specialneedslawyers.com
February 13, 20, 2026 26-00677N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000560-ES
IN RE: ESTATE OF
MICHAEL HENRY FRIDOVICH
Deceased.

The administration of the estate of MICHAEL HENRY FRIDOVICH, deceased, whose date of death was December 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

The date of first publication of this notice is [*February 13, 2026*].

Personal Representative:

ANTHONY STEVEN FRIDOVICH
1785 Highlands in the Woods Drive
Lakeland, FL 33813
Attorney for Personal Representative:
BENJAMIN F. DIAMOND
Attorney
Florida Bar Number: 899291
THE DIAMOND LAW FIRM, P.A.
150 2nd Avenue North,
Suite 570
St. Petersburg, FL 33701
Telephone: (727) 823-1400
Fax: (727) 999-5111
E-Mail: ben@diamonddlawflorida.com
E-Mail2:
nina@diamonddlawflorida.com
February 13, 20, 2026 26-00673N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000919-ES
IN RE: ESTATE OF
KAREN M. STUBBENDICK A/K/A
KAREN MARIE STUBBENDICK
Deceased.

The administration of the estate of Karen M. Stubbendick a/k/a Karen Marie Stubbendick, deceased, whose date of death was July 16, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is February 13, 2026.

Personal Representative:

JOHN STUBBENDICK
661 Cypress Drive
D'Iberville, Mississippi 39540
Attorney for Personal Representative:
MICHAEL D. CAVONIS
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavonis, P.A.
8640 Seminole Blvd.,
Seminole, FL 33772
Tel: (727) 397-5571
Fax: (727) 393-5418
E-Mail: mcavonis@dhclaw.com
Secondary E-Mail:
mhinton@dhclaw.com
February 13, 20, 2026 26-00661N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000419-ES
IN RE: ESTATE OF
JUDITH A. TERWILLIGER,
Deceased.

The administration of the Estate of JUDITH A. TERWILLIGER, Deceased, whose date of death was November 1, 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 SEC-

TION 733.702 WILL BE FOREVER BARRED.

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

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 732.221.

The date of first publication of this notice is February 13, 2026

Personal Representative:

MISA A. EVERIST
4000 14TH STREET NE
St. Petersburg, FL 33703
Attorney for Personal Representative:
/s/ Jeffrey Eisel
JEFFREY EISEL, ESQUIRE
FBN 92365
14020 Roosevelt Boulevard, Suite 808
Clearwater, FL 33762
Telephone: 727-572-4545
Facsimile: 727-572-4646
Primary Email:
jeisel@baskineisel.com
Secondary Email:
brittany@baskineisel.com
Secondary Email:
eservice@baskineisel.com
Attorneys for Petitioner
February 13, 20, 2026 26-00744N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-011769-ES
Section: 3
IN RE: ESTATE OF
DIANE RENEE CERRONE
a/k/a DIANE R. CERRONE
a/k/a DIANE CERRONE
Deceased.

The administration of the estate of Diane Renee Cerrone a/k/a Diane R. Cerrone a/k/a Diane Cerrone, 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, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is February 13, 2026.

Personal Representative:

Louis J. Cerrone
3928 West 6½ Mile Road
Caledonia, Wisconsin 53108
Attorney for Personal Representative:
Ryan A. Doddridge, Esq.
Attorney for Louis J. Cerrone
Florida Bar Number: 74728
STEARNES, WILLIAMS &
DODDRIDGE, PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatestrustlaw.com
Secondary E-Mail:
stacey@flprobatestrustlaw.com
February 13, 20, 2026 26-00665N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT
COURT FOR PINELLAS COUNTY,
FLORIDA PROBATE DIVISION
Ref. No.: 25-012013-ES
Section: 003
IN RE: ESTATE OF
BONNIE D. POKORNY A/K/A
BONNIE POKORNY,
Deceased.

The administration of the estate of Bonnie D. Pokorny, a/k/a Bonnie Pokorny, deceased, whose date of death was November 7, 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

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

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

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

The date of first publication of this notice is February 13, 2026.

Personal Representative:

Patrick R. Monegan
831 Maple Court
Dunedin, Florida 34698
Attorney for Personal Representative:
/s/ Spiro J. Verras
Spiro J. Verras, Esq.
Attorney for Personal Representative
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
February 13, 20, 2026 26-00656N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
UCN: 522026CP000932XXESPR
REF #: 26-000932-ES
IN RE: ESTATE OF
THOMAS F. BELL
A/K/A
THOMAS FILCHER BELL III,
Deceased.

The administration of the estate of THOMAS F. BELL A/K/A THOMAS FILCHER BELL III, deceased, whose date of death was December 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.

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. 732.221, Florida Statutes.

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

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

The date of first publication of this Notice is: February 13, 2026

Personal Representative:

THOMAS FISCHER BELL
c/o Rooth and Rooth P.A.
7600 Seminole Blvd.,
Suite 102
Seminole, Florida 33772
Attorney for Personal Representative:
GILBERT J. ROOTH, Attorney
ROOTH & ROOTH P.A.
7600 Seminole Blvd
Suite 102
Seminole, FL 33772
Telephone: (727) 397-4768
Florida Bar No. 0175729
E-Mail: grooth@roothlaw.com
E-Mail: marie@roothlaw.com
February 13, 20, 2026 26-00710N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000717-ES
Division 4
IN RE: ESTATE OF
RONDUAL EUGENE TICE
Deceased.

The administration of the estate of RONDUAL EUGENE TICE, deceased, whose date of death was April 5, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, 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 February 13, 2026.

Personal Representative:
RHONAL S. TICE

19640 SW 127 CT
MIAMI, Florida 33177
Attorney for Personal Representative:
FRANCIS M. LEE, Attorney
Florida Bar Number: 0642215
4551 MAINLANDS BLVD W, STE F
PINELLAS PARK, FL 33782
Telephone: (727) 576-1203
Fax: (727) 576-2161
E-Mail: patricia@franklelaw.com
Secondary E-Mail:
frank@franklelaw.com
February 13, 20, 2026 26-00717N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011826-ES
Division Probate
IN RE: ESTATE OF
FRANK JOSEPH NOVAK
Deceased.

The administration of the estate of Frank Joseph Novak, deceased, whose date of death was August 30, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 13, 2026.

Attorney for Personal Representative:
Samantha Chechele

Attorney
Florida Bar Number: 0775592
7127 First Avenue South
SAINT PETERSBURG, FL 33707
Telephone: (727) 381-6001
Fax: (727) 381-7900
E-Mail: samantha@chechelelaw.com
February 13, 20, 2026 26-00657N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-000431-ES
IN RE: THE ESTATE OF
WILLIAM O. NUNAMAKER,
Deceased.

The administration of the estate of WILLIAM O. NUNAMAKER, deceased, whose date of death was 12/5/2025, File Number 26-000431-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this Notice is February 13, 2026.

Susan Nunamker Corey
Personal Representative

486 Harbor Drive N
Indian Rocks Beach, FL 33785
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
February 13, 20, 2026 26-00731N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009702-ES
Division Probate
IN RE: ESTATE OF
WAYNE EUGENE JOHNSON
Deceased.

The administration of the estate of Wayne Eugene Johnson, deceased, whose date of death was March 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.

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 13, 2026.

Attorney for Personal Representative:
Samantha Chechele

Attorney
Florida Bar Number: 0775592
7127 First Avenue South
SAINT PETERSBURG, FL 33707
Telephone: (727) 381-6001
Fax: (727) 381-7900
E-Mail: samantha@chechelelaw.com
February 13, 20, 2026 26-00672N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011511-ES
Division 03
IN RE: ESTATE OF
MICHAEL LUDWIG HOMA
Deceased.

The administration of the estate of Michael Ludwig Homa, deceased, whose date of death was September 28, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 13, 2026.

Personal Representative:
Cynthia Simms

2120 Woods Court
Palm Harbor, Florida 34683
Attorney for Personal Representative:
Nancy J. Oset
Attorney
Florida Bar Number: 402516
2706 Alternate 19 North
Suite 219
Palm Harbor, FL 34683
Telephone: (727) 510-4686
Fax: (727) 510-4686
E-Mail: attorney@osetlaw.com
February 13, 20, 2026 26-00716N

FIRST INSERTION

NOTICE OF TRUST
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY, FLORIDA
Probate Division
File No. 26-000955-ES
IN RE: ESTATE OF
LORENE M. WOXMAN
DECEASED

LORENE M. WOXMAN, a resident of Pinellas County, Florida, who died on December 24, 2025, was the grantor of a trust entitled:

The Lorene M. Woxman Trust U/A/D February 13, 2014, as amended which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them,

as provided in Section 733.607(2) of the Florida Probate Code.

The name and address of the Trustee is set forth below.

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

Signed on this 28th day of January, 2026.

DEBRA J. SCHWEITZER

7068 122nd Way
Seminole, FL 33772
Copy mailed to Cynthia E. Orozco,
Attorney for the Trustee on
CLERK OF THE CIRCUIT COURT
February 13, 20, 2026 26-00676N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-11922-ES Division 04
IN RE: ESTATE OF
PHILIPPE SPITERI,
Deceased.

The administration of the estate of PHILIPPE SPITERI, 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.

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 13, 2026.

TROY KIMBROUGH

Personal Representative
1207 14th Avenue North
St. Petersburg, FL 33705
DAVID F. WILSEY
Attorney for Personal Representative
Florida Bar No. 0652026
Fisher and Wilsey, P.A.
1000 16th Street North
St. Petersburg, Florida 33705
Telephone: (727) 898-1181
Email: dwilsey@fisher-wilsey-law.com
Secondary Email:
beisencoff@fisher-wilsey-law.com
February 13, 20, 2026 26-00639N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-000010-ES
IN RE: THE ESTATE OF
LEROY JENSEN,
Deceased

The administration of the estate of LEROY JENSEN, deceased, whose date of death was November 25, 2025, File Number 26-000010-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this Notice is February 13, 2026.

Linda Terraciano

Personal Representative
10529 Central Park Avenue
New Port Richey, FL 34665
SYDNEE P. CORAGGIO, Esquire
FBN: 1048836
sc@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
February 13, 20, 2026 26-00697N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File 26-000924-ES
IN RE: ESTATE OF
MARY ELIZABETH MALONEY
Deceased.

The administration of the estate of MARY ELIZABETH MALONEY, deceased, whose date of death was November 28, 2025; File Number 26-000924-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 13, 2026.

COLLEEN GHOZALI

Personal Representative
1249 Eniswood Pkwy
Palm Harbor, FL 34683
WILLIAM K. LOVELACE,
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Avenue
Clearwater, Florida 33756
(727) 446-1036
SPN 01823633
FBN 0016578
Attorney for Personal Representative
February 13, 20, 2026 26-00687N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011687-ES
IN RE: ESTATE OF
NANCY JEAN WELKER,
Deceased.

The administration of the estate of Nancy Jean Welker, deceased, whose date of death was September 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 February 13, 2026.

Personal Representative:
John Harry Mihaly Jr.

128 119th Ave.
Treasure Island, FL 33706
Attorney for Personal Representative:
David A. Peek
david@theseminolelegalcenter.com
info@theseminolelegalcenter.com
Florida Bar No. 0044660
The Legal Center
10700 Johnson Blvd., Suite 1
Seminole, FL 33772
Telephone: (727) 393-8822
February 13, 20, 2026 26-00699N

**PUBLISH YOUR
LEGAL NOTICE**

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

• We offer an online payment portal for
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and select the appropriate County
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or email legal@businessobserververfi.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No. 26-000815-ES
IN RE: ESTATE OF FREDRIKA ANN DOMSKE
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 Fredrika Ann Domske, deceased, File Number 26-000815-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St Ste 300, Clearwater, FL, FL 33756; that the decedent's date of death was January 3, 2026; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
James M. Domske
7490 46th Ave North
Lot 123
St. Petersburg, FL 33709

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 13, 2026.

Personal Representative:

James M. Domske
7490 46th Ave North
Lot 123
St. Petersburg, Florida 33709

Attorney for Personal Representative:
Michael J. Heath, Esquire
Attorney
Florida Bar Number: 0010419
167 108th Ave
Treasure Island, FL 33706
Telephone: (727) 360-2771
Fax: (727) 475-5323
Mike@attorneymichaelheath.com
Jennifer@attorneymichaelheath.com
February 13, 20, 2026 26-00640N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No. 26-000959-ES
Division PROBATE
IN RE: ESTATE OF EILEEN R. WEEKS
Deceased.

The administration of the estate of EILEEN R. WEEKS, deceased, whose date of death was December 10, 2025; File Number 26-000959-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 13, 2026.

KATHLEEN A. VALENTINO

Personal Representative
3331 Briarwood Lane
Safety Harbor, FL 34695
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 13, 20, 2026 26-00704N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
UCN #: 522026CP000356XXESPR
Ref. No.: 26-000356-ES
IN RE: ESTATE OF MICHAEL G. SCHRATT, a/k/a MICHAEL GEORGE SCHRATT,
Deceased.

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

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

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

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

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

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

The date of death of the Decedent is October 5, 2025.

The date of first publication of this NOTICE is February 13, 2026.

Cynthia I. Rice, Esq.
CYNTHIA I. RICE, P.A.
1744 N. Belcher Rd.,
Ste. 200
Clearwater, FL 33765
Tel.: (727) 799-1277
Fax: (727) 799-1276
crice@crichelaw.com
FBN0603783/SPN648738
Attorneys for Personal Representative
February 13, 20, 2026 26-00638N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
Case No.: 25-012194-ES
IN RE: ESTATE OF DAMIAN ALEXANDER CRUZ-SEGUNDO
Deceased.

The administration of the Estate of DAMIAN ALEXANDER CRUZ-SEGUNDO, deceased, who died on October 29, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is the Honorable Cynthia Joan Newton, 545 1st Avenue North, #402, St. Petersburg, Florida, 33701. The names and addresses of the petitioner and the petitioner'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 February 13, 2026.

Personal Representative

Gerardo Cruz Sanchez
8120 49th Avenue North
St. Petersburg, Florida 33709
Attorney for the
Personal Representative
Aaron J. Bedy, Esq.
Bedy Law, PLLC
13043 West Linebaugh Avenue
Tampa, Florida 33626
727-308-0529
Florida Bar No.: 99293
aaron@bedylaw.com
February 13, 20, 2026 26-00729N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
UCN 522026CP000491XXESXX
Ref No. 26-000491ES4
IN RE: ESTATE OF BRENDA F. TWYMAN,
Deceased.

The administration of the estate of Brenda F. Twyman, deceased, whose date of death was November 22, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Ref No. 26-000491-ES4, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this Notice is February 13, 2026.

Personal Representative:

MARION KNOTT
37 George Henry Blvd.
Toronto, Canada M2J 1E4

Attorney for Personal Representative:
THOMAS G. TRIPP
4930 Park Boulevard,
Suite 12
Pinellas Park, FL 33781
Phone (727) 544-8819
Facsimile (727) 546-0529
Email: tom@tomtriplaw.com
FL Bar No. 0377597
February 13, 20, 2026 26-00671N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No. 25-011299-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 February 13, 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
February 13, 20, 2026 26-00681N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No.: 25-011133-ES
Division: 003
IN RE: ESTATE OF LACY HOLLINGS,
Deceased.

The administration of the estate of LACY HOLLINGS, deceased, whose date of death was April 1, 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 13, 2026.

Personal Representative:

KRISTI ZOBEL
1015 Forest Ct.
Dunedin, FL 34698

Attorney for Personal Representative:
THEODORE R. SCHOFNER,
ESQUIRE
Attorney for Personal Representative
Florida Bar No. 381357 /
SPN: 01243397
2117 Indian Rocks Road
Largo, Florida 33774
Telephone: (727) 588-0290
Fax: (727) 584-0932
E-Mail: info@elderlawattorney.com
February 13, 20, 2026 26-00753N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No. 25-010443-ES
IN RE: The Estate of KEITH J. BLANCK,
Deceased.

The administration of the estate of KEITH J. BLANCK, deceased, whose date of death was January 28, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF 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 13, 2026.

Personal Representative:

Kevin J. Blanck
5680 Dunfries Street North
St. Petersburg, Florida 33709
Phone: (727) 823-4191
Attorneys for Personal Representative: /s/ George A.D. Thurlow
George A.D. Thurlow, Esquire
FBN 1019960
Rahdert, Mortimer & Thurlow
535 Central Avenue
St. Petersburg, Florida 33701
Telephone: (727) 823-4191
Fax: (727) 823-6189
Primary E-mail:
gthurlow@rahdertlaw.com
tmccreary@rahdertlaw.com
February 13, 20, 2026 26-00691N

FIRST INSERTION

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

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

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

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

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

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

The date of first publication of this notice is: February 13, 2026.

SHARON CARDIFF

Personal Representative
12123 Walstone Court
Trinity, FL 34685

WILLIAM K. LOVELACE
Attorney for Personal Representative
Email: fordlove@tampabay.rr.com
Florida Bar No. 0016578
SPN# 01823633
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Ave.
Clearwater, Florida 33756
Telephone: 727-446-1036
February 13, 20, 2026 26-00728N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No. 25-011185-ES
IN RE: The Estate of BETTY J. HURLEY,
Deceased.

The administration of the estate of BETTY J. HURLEY, deceased, whose date of death was February 23, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF 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 13, 2026.

Personal Representative:

CHARLES GUISSINGER
1200 Palm Ridge Trace
Canton, GA 30115
(727) 823-4191
Attorneys for Personal Representative: /s/ George A.D. Thurlow
George A.D. Thurlow, Esquire
Rahdert, Mortimer & Thurlow
The Alexander Building
535 Central Avenue
St. Petersburg, Florida 33701
Telephone: (727) 823-4191
Fax: (727) 823-6189
Primary E-mail:
gthurlow@rahdertlaw.com
tmccreary@rahdertlaw.com
February 13, 20, 2026 26-00692N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No.: 24-010975-ES
Division: 003
IN RE: ESTATE OF GARY L. OSTERMAN, JR.,
Deceased.

The administration of the estate of GARY L. OSTERMAN, JR., deceased, whose date of death was July 17, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court 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 13, 2026.

Personal Representative:

GARY L. OSTERMAN, SR.
1101 Anthony Beach Rd.
Penn Yan, NY 14527

Attorney for Personal Representative:
THEODORE R. SCHOFNER,
ESQUIRE
Attorney for Personal Representative
Florida Bar No. 381357 /
SPN: 01243397
2117 Indian Rocks Road
Largo, Florida 33774
Telephone: (727) 588-0290
Fax: (727) 584-0932
E-Mail: info@elderlawattorney.com
February 13, 20, 2026 26-00754N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL DISTRICT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NUMBER 25-009658-ES
SECTION 004
IN RE: ESTATE OF KEVIN J. BALARDINI

The administration of the Estate of Kevin J. Balardini, deceased, whose date of death was September 2, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is 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 §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 death is barred.

The date of first publication of this notice is: February 13, 2026.

CHRISTEL L. PRESTON

Personal Representative
1868 Almeria Way South
St. Petersburg, FL 33712
WALTER E. SMITH
Florida Bar No. 139209
WALTER E. SMITH, P.A.
5922 9th Avenue North
St. Petersburg, FL 33710
Telephone: 656-230-5919
Email: wsmith@clarielaw.com
Secondary Email:
jessica@clarielaw.com
Counsel for Personal Representative
February 13, 20, 2026 26-00670N

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

CREDITORS NOTICE
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
UCN: 522025CP010854XXES
File No. 25-10854-ES
In Re: The Estate of
BARBARA JEAN SCHLIPF,
DECEASED

The administration of the estate of BARBARA JEAN SCHLIPF, deceased, File Number 25-10854-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 INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections 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 creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of first publica-

tion of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS 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 February 13, 2026.

Personal Representative:

Patricia Goembel

415 W. 14th Street

Gibson City, IL 60936

Attorney for Personal Representative:

Paul J. Burns, Esq.

12525 Walsingham Road

Largo, FL 33774

(727) 595-4540

Florida Bar No. 968201

SPN 1517068

Pburns20@tampabay.rr.com

February 13, 20, 2026 26-00752N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT
FOR PINELLAS COUNTY,
FLORIDA
CIVIL DIVISION
Case No. 25-010155-CO
UCN: 522025CC010155XXCOCO
MELODY GARDENS RESIDENT
OWNED COMMUNITY, INC., a
Florida Not-for-Profit Corporation,
Plaintiff, v.
KEVIN TOUEY, and all those
claiming by, through, under or
against him, including any and
all UNKNOWN PERSON(S) IN
POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure dated February 5, 2026, and entered in Case No. 25-010155-CO of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Melody Gardens Resident Owned Community, Inc., a Florida not-for-profit corporation, is the Plaintiff and Kevin Touey and any and all Unknown Person(s) in Possession are the Defendants, the Clerk of said Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 a.m., on March 4, 2026, the following described property as set forth in said Final Judgment, to wit:

Unit 114, Melody Gardens Resident Owned Community, Inc., a residential cooperative, according to Exhibit "B" (Plot Plan) of the Declaration of Master Form Proprietary Lease recorded in O.R. Book 7804, Page 774, and that certain Memorandum of Proprietary Lease recorded in O.R. Book 12948, Page 2304, as assigned to Kevin Touey by that certain Certificate of Title issued by the Pinellas County Clerk of the Circuit Court recorded in O.R. Book 22836, Page 1742, all of the Public Records of Pinellas County, Florida.

commonly known as 7803 - 46th Ave. N., Lot 114, St. Petersburg, FL 33709

Parcel Identification #06-31-16-57130-000-1140

TOGETHER WITH any equity owned in said unit or any assets of MELODY GARDENS RESIDENT OWNED COMMUNITY, INC., including any

interest in any Membership Certificate in MELODY GARDENS RESIDENT OWNED COMMUNITY, INC., and any other incident of ownership arising therefrom, and including one (1) 1971 mobile home, VIN 441373, Title number 4571340, and Real Property Decal number 12159016, with all attachments, additions, furniture, fixtures, air conditioning/heating units attached to or made a part of the mobile home now owned or hereafter at any time made or acquired, together with all rights and privileges appurtenant thereto.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; 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 February 9, 2026
/s/ Jonathan James Damonte
Jonathan James Damonte, Chartered
12110 Seminole Boulevard
Largo, FL 33778
(727) 586-2889 (Office)
(727) 581-0922 (Fax)
Jonathan James Damonte, B.C.S.
Florida Bar Board Certified
Condominium and Planned
Development Lawyer
TFB#299758
jdamonte@damontelaw.com
William G. Damonte, Esq.
TFB#1069737
wdamonte@damontelaw.com
Attorneys for the Plaintiff
February 13, 20, 2026 26-00751N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-006717-CI
KIAVI FUNDING, INC.,
Plaintiff, v.
NEPTUNE PROPERTY GROUP
LLC, a Florida Limited Liability
Company; NICHOLAS SALTZMAN,
an Individual; UNKNOWN
TENANT #1; UNKNOWN
TENANT #2,
Defendant.

To the following Defendant(s):
NEPTUNE PROPERTY GROUP
LLC, a Florida Limited Liability Com-
pany c/o Registered Agent, Nicholas
Saltzman
2630 52ND ST N
ST PETERSBURG FL 33710

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

LOT 20, BLOCK 5, GARDEN
MANOR SECTION TWO, AC-
CORDING TO PLAT THERE-
OF AS RECORDED IN PLAT
BOOK 34, PAGE 45, OF THE
PUBLIC RECORDS OF PINEL-
LAS COUNTY, FLORIDA.

a/k/a 6359 13th Avenue North,
St Petersburg, FL 33710

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before , a date which is within thirty (30) days after the first publication of this Notice in 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.

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 AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT:

HUMAN RIGHTS OFFICE
400 S. FT. HARRISON AVE.,
STE. 500
CLEARWATER, FL 33756
PHONE: 727.464.4062 V/TDD
OR 711 FOR THE HEARING
IMPAIRED

CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS.

WITNESS my hand and the seal of this Court this day of FEB 04 2026.

As Clerk of the Court
By STEVIE AYARS
As Deputy Clerk

KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
February 13, 20, 2026 26-00643N

FIRST 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.: 09-018851-CI
DIVISION: 21

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-6, Plaintiff, vs. GARRISON SMITH AKA GARRISON S. SMITH, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 26, 2026, and entered in Case No. 09-018851-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which U.S. Bank National Association, As Trustee on behalf of Citigroup Mortgage Loan Trust Inc., Mortgage Pass-through Certificates, Series 2007-6, is the Plaintiff and Garrison Smith AKA Garrison S. Smith, Ruth K. Smith AKA Ruth Ann Smith AKA Ruth Kelley Smith, Unknown Tenants nka Laurel Smith, 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 March 3, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

THE NORTH 62.50 FEET OF LOTS 11 AND 12 TOGETHER WITH THE NORTH 62.50 FEET OF THE WEST 10.00 FEET OF LOT 10 BLOCK E PLAT OF GRAND BAY ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4 PAGE 13 PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA TOGETHER WITH THE NORTH

ONE HALF OF A VACATED ALLEY TO THE SOUTH PLAT OF GRAND BAY AS RECORDED IN PLAT BOOK 4 PAGE 13 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA

A/K/A 470 N CAROLINA AVE,
PALM HARBOR, FL 34683

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

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

Human Rights Office
400 S. Ft. Harrison Ave.,
Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired

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

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

Dated this 10 day of February, 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/15-206745
February 13, 20, 2026 26-00750N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT
FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-008518-CO
PW., LLC, A FLORIDA LIMITED
LIABILITY COMPANY, D/B/A
COACH MOBILE HOME PARK,
Plaintiff, vs.
KAREN SUE SHEPARD,
individually, and ANY AND
ALL UNKNOWN PERSONS IN
POSSESSION,
Defendants.

To: Karen Sue Shepard
YOU ARE NOTIFIED that an action for enforcement of landlord's lien on the following described property in Pinellas County, Florida:

1970 mobile home, Title No. 4062691, VIN No. SF2229D,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jonathan James Damonte, B.C.S., the Plaintiff's attorney, whose address is 12110 Seminole Blvd., Largo, FL 33778, on or before 30 DAYS FROM FIRST PUBLICATION, 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.

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

Dated On FEB 09 2026

Pinellas County Clerk of Court
315 Court Street Clearwater,
Pinellas County, Florida 33756
(727) 464-3267
By: STEVIE AYARS
Deputy Clerk

Jonathan James Damonte, B.C.S.
the Plaintiff's attorney,
12110 Seminole Blvd.,
Largo, FL 33778
Feb. 13, 20, 27; Mar. 6, 2026
26-00695N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-0100058-ES
Section 004
IN RE: ESTATE OF
TULLIE HOYT CARLTON JR.
Deceased.

The administration of the estate of Tullie Hoyt Carlton Jr, deceased, whose date of death was September 15, 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 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 and 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 732.221, Florida Statutes.

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

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

The date of first publication of this notice is February 13, 2026.

Personal Representative

Teresa Carlton

dms.teresa@gmail.com

644 Broad Street

Ozark, AL 36360

Attorney for Personal Representative

James A. Sheehan

Jsheehan2@hotmail.com

Fla. Bar No. 0246026

1898 Shore Drive So.,

Unit 106

South Pasadena, FL 33707

Telephone: (727) 417-5781

February 13, 20, 2026 26-00746N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000172-ES
IN RE: ESTATE OF
LOUIS K. KUBLER
Deceased.

The administration of the Estate of Louis K. Kubler, deceased, whose date of death was October 23, 2025 is pending in the Circuit Court for Pinellas County, Florida Probate Division, the address of which is 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 February 13, 2026.

Personal Representative:

Kenneth S. Kubler

1615 Fieldfare Court

Dunedin, FL 34698

Attorney for Personal Representative:
John M. Sakellarides
Attorney for Personal Representative
Florida Bar No. 935107
John M. Sakellarides, P.A.
29605 U.S. Hwy 19 North,
Suite 110
Clearwater, FL 33761
Telephone: (727) 785-1228
E-mail: john@jsaklaw.com
February 13, 20, 2026 26-00730N

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-003931-CI
BEATUS OPERATIONS, LLC,
Plaintiff, vs.
JOHN PROCTOR DANT, III, and
KATHLEEN ELIZABETH DANT,
husband and wife, and CYNTHIA A.
CUTHBERTSON,
Defendants.

Notice is given that pursuant to Final Judgment dated January 30th, 2026, in Case No.: 25- 003931-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida in which Beatus Operations, LLC is the Plaintiff and John Proctor Dant, III and Kathleen Elizabeth are the Defendants, I will sell to the highest and best bidder in an online sale at www.pinellas.realforeclose.com on March 12, 2026, the following described property set forth in the Final Judgment:

Unit B, Building 9, of THE LAKES VILLAS CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 4455, Page(s) 2000, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida.

Parcel Identification Number:
16-30-16-48774-009-0020

A/K/A: 4774 Lake Blvd., 9B,
Clearwater, FL 33762

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

Dated February 6, 2026.
February 13, 20, 2026 26-00693N



How much do legal notices cost?

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

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

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

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 25-006972-CI
THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, AS TRUSTEE FOR CERTIFICATEHOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2004-HS1 ASSET BACKED PASS-THROUGH CERTIFICATES, Plaintiff, vs.
ANN MARIE HARRIS, ET AL. Defendants

To the following Defendant(s):
ANN MARIE HARRIS (CURRENT RESIDENCE UNKNOWN)
Last Known Address: 7650 13TH AVENUE NORTH, SAINT PETERSBURG, FL 33710

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

LOT 1, BLOCK 8, JUNGLE

COUNTRY CLUB THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. A/K/A 7650 13TH AVENUE N, SAINT PETERSBURG FLORIDA 33710

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 after 1st Publication and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400

S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court this 10th day of February, 2026.

Ken Burke
PINELLAS COUNTY
CLERK OF COURT
By /s/ Thomas Smith
As Deputy Clerk

J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE,
SUITE #110,
DEERFIELD BEACH, FL 33442
PHH21339-25/cam
February 13, 20, 2026 26-00727N

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

CIVIL DIVISION
Case #: 25-003378-CI
DIVISION: 13
Lakeview Loan Servicing, LLC Plaintiff, vs.-
Anthony G. Lewis; Vinette Elaine Lewis; 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. 25-003378-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein Lakeview Loan Servicing, LLC, Plaintiff and Anthony G. Lewis are defendant(s), I, Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash

FIRST INSERTION

at www.pinellas.realforeclose.com, at 10:00 A.M. on March 17, 2026, the following described property as set forth in said Final Judgment, to-wit:
LOT 8, BLOCK 9, BELLECREST HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 86, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

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.

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.
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/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
25-332821 FCO1 CXE
February 13, 20, 2026 26-00651N

FIRST INSERTION

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

CASE NO: 26-660-CO
MAGNOLIA MANOR HOME OWNERS ASSOCIATION, INC., Plaintiff, vs.
ESTATE OF RONALD CONKRIGHT, ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

TO: ESTATE OF RONALD CONKRIGHT, ANY AND ALL UNKNOWN HEIRS

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, MAGNOLIA MANOR HOME OWNERS ASSOCIATION, INC., herein in the following described property:

UNIT #25, of MAGNOLIA MANOR MOBILE HOME PARK, A COOPERATIVE, according to Master Form Proprietary Lease as recorded in Official Records Book 8520 at pages 595 through 645 of the Public Records of Pinellas County, Florida. With the following street address: 4073 72nd Street N., #25, St. Petersburg, Florida, 33709 has been filed against you and you are

required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and the seal of this Court on 6th day of Feb, 2026.

Business Observer
KEN BURKE
CLERK AND COMPTROLLER
By: /s/ Thomas Smith
Deputy Clerk

Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
February 13, 20, 2026 26-00669N

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

GENERAL JURISDICTION DIVISION
CASE NO. 25-001578-CI
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.
CARMELIA YVONNE PAYNE, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 03, 2025 in Civil Case No. 25-001578-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Carmelia Yvonne Payne, et al., are Defendants, the Clerk of Court, KEN BURKE, CPA, will sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of March, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Unit No. 99, of Springwood Villas II, Inc., No. 4, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 3862, Page 128, and any and all amendments attaching thereto,

all in the Public Records of Pinellas County, Florida, together with an undivided interest in and to the common elements appurtenant thereto.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-11516FL
February 13, 20, 2026 26-00650N

FIRST INSERTION

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

CASE NO.: 24-000680-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A, Plaintiff, vs.
ADILE TROKA, ET AL., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated January 21, 2026, entered in Civil Case No. 24-000680-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A, is Plaintiff and ADILE TROKA is Defendant.

The Clerk, KEN BURKE, CPA will sell to the highest bidder for cash online at www.pinellas.realforeclose.com at 10:00 o'clock a.m. on March 11, 2026, on the following described property as set forth in the Final Judgment, to wit:

LOT 4, BLOCK 7, SHERYL MANOR-UNIT THREE-THIRD ADD., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 8, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property address: 5919 33rd Ave N, Saint Petersburg, FL 33710
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."

DATED this 4th day of February, 2026.
LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 200W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Facsimile: (561) 826-1741
Email: service@mlls-pa.com
BY: /s/ Matthew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424
February 13, 20, 2026 26-00645N

FIRST INSERTION

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

CIVIL DIVISION
UNC:522025CA005119XXCICI
CASE NO.: 25-005119-CI
SKYWAY CAPITAL MANAGEMENT, LLC. a Florida limited liability company Plaintiff, vs.
9700 STARKEY RD, LLC, SEBASTIAN BERDYCHOWSKI, ANY KNOWN AND UNKNOWN TENANTS, Defendants.

NOTICE IS GIVEN that, pursuant to a Uniform Final Judgment of Foreclosure dated the 28th day of April, 2026 in CASE NO.: 25-005119-CI of the Circuit Court of Pinellas County, Florida, in which SKYWAY CAPITAL MANAGEMENT, LLC. is the Plaintiff and 9700 STARKEY RD, LLC, SEBASTIAN BERDYCHOWSKI, ANY KNOWN AND UNKNOWN TENANTS, are the Defendants. KEN BURKE, Pinellas County Clerk of Court, will sell to the highest and best bidder for cash online at www.pinellas.realforeclose.com on April 28, 2026 at 10:00 a.m. or as soon possible thereafter, the following described property set forth in the Order of Final Judgment:

Unit 322 of ANTIGUA, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4608, Page(s) 259, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Commonly known as: 9700 Starkey Rd, #322, Seminole, FL 33777
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.

AMERICAN WITH DISABILITIES ACCOMMODATION NOTICE

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally.

Requests may be submitted by using the form available; via email to ada@circuits8.org; by mail to ADA Coordinator, Alachua County Courthouse, 201 East University Avenue, Room 410, Gainesville, Florida 32601; or orally by phone at 352-337-6237. Please make request as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. If you are hearing or voice impaired please call 711.

Dated this the 6 day of February, 2026

KEN BURKE
CLERK OF COURT
PINELLAS COUNTY, FLORIDA
Steven W. Moore, Esquire
8240 118th Avenue North,
Suite 300
Largo, Florida 33773
(727) 395-9300
FBN:0982660
steven@stevenmoorepa.com
kathy@stevenmoorepa.com
February 13, 20, 2026 26-00686N

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA

COUNTY CIVIL DIVISION
CASE NO.: 24-001182-CO
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-DWELLING SERIES V TRUST, Plaintiff, v.
BETTY J. COBB, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure and for Assignment of Leases and Rents dated January 29, 2026, issued in and for Pinellas County, Florida, in Case No. 24-001182-CO, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-DWELLING SERIES V TRUST is the Plaintiff, and BETTY J. COBB and UNKNOWN TENANT #1 N/K/A TREZ JOHNSON are the Defendants.

The Clerk of the Court, KEN BURKE, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on March 26, 2026, at electronic sale beginning at 10:00 AM, at www.pinellas.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure and for Assignment of Leases and Rents, to wit:

LOT 5, BLOCK A, BLACKBURN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 44-U, PUBLIC RECORDS OF PINEL-

FIRST INSERTION

LAS COUNTY, FLORIDA.
Property Address: 2533 Queensboro Ave S, Saint Petersburg, FL 33712

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

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

Dated: This 6th day of February, 2026.
Respectfully submitted,
HOWARD LAW
902 Clint Moore Road,
Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
February 13, 20, 2026 26-00674N

FIRST INSERTION

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

NOTICE OF TRUSTEE'S SALE

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

PAMELA DENISE LYNCH, ALEXIS NICOLE MCDANIEL, TIMOTHY P LYNCH and BRYAN MCDANIEL, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 35922 WILLOW WAY, EUSTIS, FL 32736; Mortgage recorded on July 13, 2022; O.R. Book 22133 at Page 2271 Public Records of Pinellas County, FL. Total Due: \$157517.69 as of August 25, 2025, interest \$46,383 per diem; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 1,350,000/158,536,000 undivided tenant-in-common fee simple interest in real property commonly known as

Units Numbered S1571, S1574, S1576, S1577, S1580, S1582, S1583 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM"); a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 1,350,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s), as further described in the mortgage referenced above.

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

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

Dated: 2/4/26
By: /s/ Tara C. Early,
Authorized Agent
STATE OF FLORIDA
COUNTY OF ORANGE
The foregoing instrument was acknowledged before me by means of [X] physical presence, this 4TH day of FEB, 2026, by **Tara C. Early**, the Authorized Agent of Early Law, P.A., who is personally known to me. (SEAL) NOTARY PUBLIC STATE OF FLORIDA LORI ALISON RAFFE MY COMMISSION # HH 406668 EXPIRES: June 19, 2027 /s/ Print Name: Lori Alison Raffe NOTARY PUBLIC Serial number, if any: HH406668 1347.CBRNJUNOS0326 February 13, 20, 2026 26-00644N

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 26-000138-CI

GUILD MORTGAGE COMPANY LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RUBY B. ENNIS, DECEASED, et al.

Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RUBY B. ENNIS, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and

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

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 54, WHISPERING PINES ESTATES FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 34, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the

provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

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

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 10th day of February, 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 25-369403 February 13, 20, 2026 26-00742N

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

Case No: 25-006599-CI DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-M2, Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST TIMOTHY M. LOWERY A/K/A TIMOTHY MATTHEW LOWERY; et al., Defendants.

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST TIMOTHY M. LOWERY A/K/A TIMOTHY MATTHEW LOWERY 332 S Glenwood Ave Clearwater, FL 33755 THE UNKNOWN HEIRS, DEVISEES,

FIRST INSERTION

GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST MARIE J. LOWERY

332 S Glenwood Ave Clearwater, FL 33755 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

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

LOT 21 AND THE NORTH 1/2 OF LOT 20, BLOCK B, CREST LAKE PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 9, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Alexandra Kallman, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando,

Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of the said Court on the 10th day of February, 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 (COURT SEAL) February 13, 20, 2026 26-00743N

FIRST INSERTION

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

Case No. 25-003739-CI Division 11 LAKEVIEW LOAN SERVICING, LLC

Plaintiff, vs. SOUTH FLORIDA HOMEOWNER SOLUTIONS LLC, VALENCIA PARK HOMEOWNERS' ASSOCIATION, INC., LOUIS R. ZAVALA A/K/A LOUIS ZAVALA, LISA R. ZAVALA A/K/A LISA NAPIER, FIGURE LINE OF CREDIT TRUST 2020-1, UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 4, 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:

LOT 199, VALENCIA PARK UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 82, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

and commonly known as: 2048 LOMA LINDA WAY SOUTH, CLEARWATER, FL 33763; 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 18, 2026 at 10:00 A.M..

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

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

Dated: February 5, 2026 By: /s/ David R. Byars David R. Byars Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com February 13, 20, 2026 26-00652N

FIRST INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY CASE NO. 17-00201dp5

IN THE INTEREST OF: J.S. DOB: 3/17/2017, MINOR CHILD TO: Jennifer McGlothlin 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: J. S. born on March 17, 2017. You are hereby commanded to appear on March 16, 2026, at 9:30 a.m. before the Honorable Patrice 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 Human Rights Office 400 S. Ft. Harrison Ave., Clearwater, FL 33756 (727) 464-4062 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 day of FEB 10 2026.

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

BRUCE BARTLETT, State Attorney Sixth Judicial Circuit of Florida P.O. Box 17500 Clearwater, FL 33762-0500 (727) 464-6221 Feb. 13, 20, 27; Mar. 6, 2026 26-00726N

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO:25-006035-CI

MARC STROJNOWSKI, Plaintiff, vs.

IVAN RANFURLY BROWN, ENAD DOROTHY BROWN, plus "all unknown parties claiming by, through, under, or against...," Defendants, TO: IVAN RANFURLY BROWN, ENAD DOROTHY BROWN, plus "all unknown parties claiming by, through, under, or against..."

YOU ARE NOTIFIED that an action to quiet the title on the following real property in Pinellas County, Florida:

Book 23036, Page 1355, of the Public Records of Pinellas County, Florida. TOBY'S ACRES BLK 3, LOT 1, Parcel ID :18-27-16-91080-003-0010, a/k/a NORTH AVE TARPON SPRINGS, FL 34689

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Plaintiff, Marc Strojnowski whose address is 1543 12th St S, Saint Petersburg, FL 33705. Phone number (302)729-8291, on or before

30 Days from first publication, and file the original with the Clerk of this Court either before service on Plaintiff or immediately thereafter; otherwise a default Will be entered against you for the relief demanded in the Complaint or petition.

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

DATED this FEB 04 2026 KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 Clerk of the Circuit Court By: STEVIE AYARS As Deputy Clerk Feb. 13, 20, 27; Mar. 6, 2026 26-00642N

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 25-005815-CI

BANK OF AMERICA, N.A. Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, TRUSTEE, LIENORS, CREDITORS AND ANY AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL R. SPIERS A/K/A MICHAEL ROBERT SPIERS A/K/A MICHAEL SPIERS; ET AL 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 MICHAEL R. SPIERS A/K/A MICHAEL ROBERT SPIERS A/K/A MICHAEL SPIERS, DECEASED

Last Known Address UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

ALL THAT CERTAIN LAND IN PINELLAS COUNTY, FLORIDA, TO-WIT: LOT(S) 46, OF AUTUMN RUN, UNIT 1 AS RECORDED IN PLAT BOOK 78, PAGE 35, ET SEQ., OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

a/k/a 6341 ELMHURST DRIVE N, PINELLAS PARK, FL 33782 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale,

dale, Florida 33309, within 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 demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.0665.

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 FEB 06 2026.

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

Ken Burke As Clerk of the Court by: STEVIE AYARS As Deputy Clerk

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 13, 20, 2026 26-00666N

FIRST INSERTION

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

Case No. 25-006415-CI FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1 Plaintiff, vs.

PHYLLIS PENNINGTON, JOHN PENNINGTON, TIFFANY PENNINGTON, et al. Defendants.

TO: JOHN PENNINGTON CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 9960 5TH ST N UNIT 5-203 SAINT PETERSBURG, FL 33702-2200 and 9960 5TH ST N #203 SAINT PETERSBURG, FL 33702

UNKNOWN SPOUSE OF JOHN PENNINGTON CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 9960 5TH ST N #203 SAINT PETERSBURG, FL 33702 and 9960 5TH ST N #5-203 SAINT PETERSBURG, FL 33702

UNKNOWN SPOUSE OF PHYLLIS PENNINGTON CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 9960 5TH ST N UNIT 5-203 SAINT PETERSBURG, FL 33702-2200 and 9960 5TH ST N #5-203 SAINT PETERSBURG, FL 33702

UNKNOWN SPOUSE OF PHYLLIS PENNINGTON CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 9960 5TH ST N UNIT 5-203 SAINT PETERSBURG, FL 33702-2200

You are notified that an action to foreclose a mortgage on the following property in Pinellas County, Florida: UNIT NO. 203, BUILDING 5, OF PINE RUSH VILLAS CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 5605, PAGE 344, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RE-

CORDED IN CONDOMINIUM PLAT BOOK 71, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

commonly known as 9960 5TH ST N #5-203, SAINT PETERSBURG, FL 33702 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before (or 30 days from the first date of publication, whichever is later) 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.

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: FEB 09 2026

CLERK OF THE COURT Honorable Ken Burke 315 Court Street Clearwater, Florida 33756 (COURT SEAL) By: STEVIE AYARS Deputy Clerk

David R. Byars Kass Shuler, P.A. plaintiff's attorney P.O. Box 800, Tampa, Florida 33601 (813) 229-0900 February 13, 20, 2026 26-00705N

FIRST INSERTION

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

Case No. 25-005291-CI SELECT PORTFOLIO SERVICING, INC. Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF WALLACE W HARRIS AKA WALLACE E HARRIS, DECEASED, WALLACE HARRIS, JR. AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WALLACE E. HARRIS, WALLACE HARRIS, JR., AS KNOWN HEIR OF WALLACE W HARRIS AKA WALLACE E HARRIS, MARKEZ HARRIS, AS KNOWN HEIR OF WALLACE W HARRIS AKA WALLACE E HARRIS, et al. Defendants.

TO: WALLACE HARRIS, JR. AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WALLACE E. HARRIS LAST KNOWN ADDRESS 2510 CENTRAL AVE ST. PETERSBURG, FL 33712 and 3631 4TH AVE SAINT PETERSBURG, FL 33711 1705 WALLACE HARRIS, JR., AS KNOWN HEIR OF WALLACE W HARRIS AKA WALLACE E HARRIS LAST KNOWN ADDRESS 3631 4TH AVENUE SOUTH ST. PETERSBURG, FL 33711 and 2510 CENTRAL AVE ST. PETERSBURG, FL 33712

UNKNOWN SPOUSE OF WALLACE HARRIS, JR. LAST KNOWN ADDRESS 2510 CENTRAL ACE ST. PETERSBURG, FL 33712 and 3631 4TH AVENUE SOUTH ST. PETERSBURG, FL 33711

MARKEZ HARRIS, AS KNOWN HEIR OF WALLACE W HARRIS AKA WALLACE E HARRIS LAST KNOWN ADDRESS 3631 4TH AVENUE SOUTH ST. PETERSBURG, FL 33711 UNKNOWN SPOUSE OF MARKEZ HARRIS LAST KNOWN ADDRESS 3631 4TH AVE S ST. PETERSBURG, FL 33711

UNKNOWN HEIRS, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF WALLACE W HARRIS AKA WALLACE E HARRIS, DECEASED CURRENT RESIDENCE UNKNOWN

You are notified that an action to foreclose a mortgage on the following property in Pinellas County, Florida: LOT 13, BLOCK 9, WEST CENTRAL AVE. SUB. ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

commonly known as 3631 4TH AVE S, SAINT PETERSBURG, FL 33711 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before , (or 30 days from the first date of publication, whichever is later) 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.

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: FEB 09 2026

CLERK OF THE COURT Honorable Ken Burke 315 Court Street Clearwater, Florida 33756 (COURT SEAL) By: STEVIE AYARS Deputy Clerk

246300/2530018/and February 13, 20, 2026 26-00714N

--- ACTIONS / SALES ---

FIRST INSERTION

PLAINTIFF'S NOTICE OF ACTION IN THIS CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA

CIVIL DIVISION
Case No.: 25-002729-CI
RPM CONCRETE & MASONRY, INC.
Plaintiff, v.
GMD CONCRETE & MASONRY, LLC, And GASTON M. DAGUERRE, individually, And HERNAN A. DAGUERRE, individually,
Defendants.

To: GASTON M. DAGUERRE
 HERNAN A. DAGUERRE
 6309 Lantern View Place
 Apollo Beach, FL 33572
 GMD CONCRETE & MASONRY, LLC
 1528 S. Myrtle Ave.
 Clearwater, FL 33757

You are hereby notified that an action for promissory note and breach of contract has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on RPM CONCRETE & MASONRY, INC, whose attorney's address is Castagna Law Firm, 611 Druid Rd., Suite 717, Clearwater FL 33756 on or before 30 Days after 1st Publication, and file the original with the Clerk of this Court at 315 Court Street, Clearwater, Florida 33756 before service on Plaintiff or immediately thereafter. If you fail to do so,

a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed or emailed to the addresses on record at the clerk's office.

"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: 2/5/2026

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]
 Feb. 13, 20, 27; Mar. 6, 2026
 26-00654N

FIRST INSERTION

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

CIVIL DIVISION
Case No.: 25-002489-CI
DIXIE DOODLE, LLC,
Plaintiff(s), v.
JUAN CLARK,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure of Agreement for Deed dated February 3, 2026 and entered in Case No. 25-002489-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida where Dixie Doodle, LLC, is the Plaintiff and Juan Clark is/are the Defendant(s). Ken Burke will sell to the highest bidder for cash at www.pinellas.realforeclose.com at 10:00 a.m. on March 12, 2026 the following described equitable interest and equitable title of Juan Clark properties set forth in said Final Judgment of Foreclosure of Agreement for Deed to wit:

Lot 36, Grove Heights Revised, according to the plat thereof recorded in Plat Book 5, Page 64, of the Public Records of Pinellas County, Florida.
 Property No. 25-31-16-33804-000-0360
 Commonly referred to as 978 9th Ave. S., St. Petersburg, FL 33705

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner and equitable interest and equitable title of the Defendant as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.

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

Dated in Pinellas County, Florida, on February 10, 2026.

Weidner Law, P.A.
 Counsel for the Plaintiff
 856 2nd Ave. N.,
 St. Petersburg, FL 33701
 Telephone: (727) 954-8752
 Designated Email for Service:
 Service@MattWeidnerLaw.com
 By: /s/ Matthew D. Weidner
 Matthew D. Weidner, Esq.
 Florida Bar No. 185957
 February 13, 20, 2026 26-00725N

FIRST INSERTION

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

Case No: 26-791-CO
CASA PRIMA APARTMENTS ASSOCIATION, INC. a Florida not-for-profit corporation,
Plaintiff, vs.
KELLI FAVILLE, CAROL FAVILLE and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

TO: KELLI FAVILLE
 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, CASA PRIMA APARTMENTS ASSOCIATION, INC., herein in the following described property:

Unit 202 of Casa Prima Apartments, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4597, Page(s) 1045, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements. With the following street address: 1859 Shore Dr. S., #202, South Pasadena, Florida, 33707
 has been filed against you and you are required to serve a copy of your written

defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and the seal of this Court on 6th day of Feb, 2026.

KEN BURKE
 CLERK AND COMPTROLLER
 By: /s/ Thomas Smith
 Deputy Clerk
 Greenberg Nikoloff, P.A.
 1964 Bayshore Blvd., Suite A
 Dunedin, FL 34698
 (727) 738-1100
 February 13, 20, 2026 26-00668N

FIRST INSERTION

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

Case No: 25-004462-CI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, -vs-
JAMES R NELSON, UNKNOWN OCCUPANT 1, UNKNOWN OCCUPANT 2, JENIFER A NELSON, IVORY HALL AND UNKNOWN SPOUSE OF IVORY HALL,
Defendant(s)

TO: UNKNOWN SPOUSE OF IVORY HALL, IVORY HALL, and JENIFER A NELSON
 Last Known Address:
 12940 116th Street, Largo, FL 33778

You are notified of an action to foreclose a mortgage on the following property in Pinellas County:
 LOT 14, BLOCK D, HEATHER HILLS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 21 AND 22, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
 12940 116th Street, Largo, FL 33778

The action was instituted in the Circuit Court, Sixth Judicial Circuit in and for Pinellas County, Florida; Case No. 25-004462-CI; and is styled LAKEVIEW LOAN SERVICING, LLC vs. JAMES R NELSON, UNKNOWN OCCUPANT 1, UNKNOWN OCCUPANT 2, JENIFER A NELSON, IVORY HALL AND UNKNOWN SPOUSE OF IVORY HALL.

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 04 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 13, 20, 2026 26-00655N

FIRST INSERTION

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

Case No: 25-12069-CO
THE PLACIDO GARDENS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
THE SAVON FAMILY TRUST
DATED APRIL 5, 2022 and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

TO: THE SAVON FAMILY TRUST
 DATED APRIL 5, 2022

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, THE PLACIDO GARDENS CONDOMINIUM ASSOCIATION, INC., herein in the following described property:

Unit 204 of The Placido Gardens, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4844, Page(s) 828 through 875, inclusive, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements. With the following street address: 4435 1st Street Northeast, #204, St. Petersburg, Florida 33703

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and the seal of this Court on 6th day of Feb, 2026.

KEN BURKE
 CLERK AND COMPTROLLER
 By: /s/ Thomas Smith
 Deputy Clerk
 Greenberg Nikoloff, P.A.
 1964 Bayshore Blvd.,
 Suite A
 Dunedin, FL 34698
 (727) 738-1100
 February 13, 20, 2026 26-00667N

FIRST INSERTION

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

CIVIL DIVISION
Case No.: 25006236CI
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
CHAD C. ROSS, et al.,
Defendants.

TO: CHAD C. ROSS
 902 N PALM DR, LARGO, FL 33770
 UNKNOWN SPOUSE OF CHAD C. ROSS
 902 N PALM DR, LARGO, FL 33770

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

LOT 3, BLOCK 1, PALM RIDGE MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 75, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court this day of FEB 09 2026.

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

De Cubas & Lewis, P.A.,
 Attorney for Plaintiff,
 PO BOX 5026,
 FORT LAUDERDALE, FL 33310
 25-04721
 February 13, 20, 2026 26-00696N

FIRST INSERTION

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

Case No.: 24-005367-CI
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL4, MORTGAGE-BACKED NOTES, SERIES 2023-RTL4,
Plaintiff, v.

OMY'S COUTURE HAIR DESIGN LLC, a Florida Limited Liability Company; OMAYRA CRUZ, an Individual; UNKNOWN SPOUSE OF Omayra Cruz; WASHINGTON ELECTRICAL SERVICE INC.; ENFIN CORP.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order dated January 28, 2026 entered in Civil Case No. 24-005367-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL4, MORTGAGE-BACKED NOTES, SERIES 2023-RTL4, Plaintiff and OMY'S COUTURE HAIR DESIGN LLC, a Florida Limited Liability Company; OMAYRA CRUZ, an Individual; UNKNOWN SPOUSE OF Omayra Cruz; WASHINGTON ELECTRICAL SERVICE INC.; ENFIN CORP.; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Ken Burke, Clerk of Court, will sell the property www.pinellas.realforeclose.com beginning at 10:00 AM on Mraeh 18, 2026 the following described property as set forth in said Final Judgment, to-wit:

THE EAST 68 FEET OF THE WEST 121 FEET OF LOT 1, A. H. DUNCANS SUBDIVISION OF CLARA E. DUNCAN'S

SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTH-WEST QUARTER OF SECTION 22, TOWNSHIP 29 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 26, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 1169 Kingsley St, Clearwater, FL 33756

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
 Service E-mail:
 flrealprop@kelleykronenberg.com
 /s/ Jordan Wainstein
 Jordan Wainstein, Esq.
 FBN: 1039538
 File No: 3843.000120
 February 13, 20, 2026 26-00675N

FIRST INSERTION

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

CIVIL DIVISION
Case No. 25-005290-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CSMC 2022-RPL4 TRUST
Plaintiff, vs.
GREGORY A. GARDNER, TRACEY RAST, et al.
Defendants.

TO: GREGORY A. GARDNER
 BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 2748 ADRIAN AVE LARGO, FL 33774 and 551 LOST TREE LN KNOXVILLE, TN 37934 2528 UNKNOWN SPOUSE OF GREGORY A. GARDNER

BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 2748 ADRIAN AVE LARGO, FL 33774 and 551 LOST TREE LN KNOXVILLE, TN 37934 2528 IRIS INGRID GARDNER-WAART A/K/A IRIS INGRID GARDNER A/K/A IRIS I GARDNER BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 712 E REEHILL ST LECANTO, FL 34461 and 7360 ULMERTON RD LARGO, FL 33771 UNKNOWN TENANTS/OWNERS 1 BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 2748 ADRIAN AVE LARGO, FL 33774

You are notified that an action to foreclose a mortgage on the following property in Pinellas County, Florida:
 LOT 2, LESS THE WEST 36 FEET THEREOF, BLOCK B, UNIT E, BIG ACRES SUB-

DIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

commonly known as 2748 ADRIAN AVE, LARGO, FL 33774 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before , (or 30 days from the first date of publication, whichever is later) 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.

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: FEB 09 2026.
CLERK OF THE COURT
 Honorable Ken Burke
 315 Court Street
 Clearwater, Florida 33756
 (COURT SEAL) By: STEVIE AYARS
 Deputy Clerk
 February 13, 20, 2026 26-00721N

FIRST INSERTION

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

CIVIL DIVISION
Case No. 25-005622-CO
WEST SHORE VILLAGE MASTER CORPORATION, INC.,
Plaintiff, vs.
SONDRA WETZ,
and UNKNOWN TENANT(S),
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. 25-005622-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

CONDOMINIUM UNIT B, BUILDING 3386 of the Second Addition to West Shore Village Five, a Condominium, according to the Amended and Restated Declaration of Condominium of West Shore Village Five and all exhibits thereto, recorded in O.R. Book 5066, Page 966 of the Public Records of Pinellas County, Florida, as amended by the First Amendment to said Amended and Restated Declaration recorded in O.R. Book 5159, Page 1409 of the same public records and as shown on Condominium Plat of the First Addition to West Shore Village Five, recorded in Condominium Plat Book 44, Pages 23 through 37 inclusive, as amended by the plat of said Second Addition recorded in Plat Book 48, Pages 71 through 87 inclusive, of the same public records; together with the undivided share in the common elements appurtenant thereto.

PARCEL ID NO.: 34-31-16-96722-386-0020 ("Property")
 Property Address: 3386 39th Street South, Unit B, St. Petersburg, Florida 33711

at public sale, to the highest and best bidder for cash at 10:00 a.m. on March 12, 2026. The sale shall be conducted online at http://www.pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 5th 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/ Nicholas T. Pizanias
 Monique E. Parker,
 Florida Bar No. 0669210
 Bennett L. Rabin,
 Florida Bar No. 0394580
 Adam C. Gurley,
 Florida Bar No. 0112519
 Nicholas T. Pizanias,
 Florida Bar No. 118857
 10046-094
 February 13, 20, 2026 26-00715N

SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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:</p> <p>Certificate Number: 10190 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>SCHOOLEY'S HOMEVILLE NO. 2 BLK 1, LOT 7 PARCEL: 30-31-17-79038-001-0070</p> <p>Name in which assessed: CHANTAY BURGESS EST ELIZA BURGESS</p> <p>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).</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida February 6, 13, 20, 27, 2026 26-00503N</p>	<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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:</p> <p>Certificate Number: 08529 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>RIDGEWOOD TERRACE LOT 170 PARCEL: 27-31-16-75402-000-1700</p> <p>Name in which assessed: CAPRICE INC</p> <p>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).</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida February 6, 13, 20, 27, 2026 26-00501N</p>	<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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:</p> <p>Certificate Number: 08525 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>RIDGEWOOD TERRACE LOT 139 PARCEL: 27-31-16-75402-000-1390</p> <p>Name in which assessed: JABAAR J EDMOND</p> <p>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).</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida February 6, 13, 20, 27, 2026 26-00500N</p>	<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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:</p> <p>Certificate Number: 08372 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>TANGERINE TERRACE NO. 2 BLK B, LOTS 25 AND 26 PARCEL: 26-31-16-89712-002-0250</p> <p>Name in which assessed: ADRANA BULLOCK EST</p> <p>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).</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida February 6, 13, 20, 27, 2026 26-00498N</p>	<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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:</p> <p>Certificate Number: 07785 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>WEST CENTRAL AVENUE BLK 14, LOT 7 PARCEL: 22-31-16-96174-014-0070</p> <p>Name in which assessed: WILLIE EDMONDS</p> <p>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).</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida February 6, 13, 20, 27, 2026 26-00497N</p>	<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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:</p> <p>Certificate Number: 07597 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>PASADENA ESTATES SEC E BLKS 75,77,78 & 118 TO 125 BLK 118, LOT 6 PARCEL: 20-31-16-67104-118-0060</p> <p>Name in which assessed: JAMES D KOWALSKI</p> <p>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).</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida February 6, 13, 20, 27, 2026 26-00496N</p>
<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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:</p> <p>Certificate Number: 00189 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>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</p> <p>Name in which assessed: ANTHONY ESPOSITO DEENA ESPOSITO</p> <p>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).</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida February 6, 13, 20, 27, 2026 26-00475N</p>	<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>NOTICE IS HEREBY GIVEN that SOLERA NATIONAL BANK, CUST FBO JING JIE ROTH IRA JIE 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:</p> <p>Certificate Number: 00019 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>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</p> <p>Name in which assessed: STEVE HUTCHINGS</p> <p>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).</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida February 6, 13, 20, 27, 2026 26-00473N</p>	<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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:</p> <p>Certificate Number: 02857 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>MIDWAY MOBILE HOME PARK (UNRECORDED) LOT C-8 PARCEL: 10-30-15-57790-003-0080</p> <p>Name in which assessed: DEAN ALLEN PRUITT MARIA LUISA PRUITT Ron Pruitt</p> <p>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).</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida February 6, 13, 20, 27, 2026 26-00491N</p>	<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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:</p> <p>Certificate Number: 00577 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>INNISBROOK NO. 13 CONDO BLDG 13, APT 219 PARCEL: 25-27-15-43094-013-2190</p> <p>Name in which assessed: ERIC MIXON KNELLINGER REV LIV TRUST ERIC MIXON KNELLINGER TRUSTEE</p> <p>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).</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida February 6, 13, 20, 27, 2026 26-00478N</p>	<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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:</p> <p>Certificate Number: 02758 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>DANSVILLE - PHASE 4 AND 5A LOT 418 PARCEL: 08-30-15-20346-000-4180</p> <p>Name in which assessed: JARED DRIVER MARTHA LYNETTE WRIGHT LINDA HAYNES MICHAEL HAYNES PERCELL HAYNES</p> <p>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).</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida February 6, 13, 20, 27, 2026 26-00490N</p>	<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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:</p> <p>Certificate Number: 00134 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>FOREST RIDGE PHASE TWO LOT 140 PARCEL: 01-27-15-29057-000-1400</p> <p>Name in which assessed: SOUTH MERIDIAN HOMES LLC</p> <p>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).</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida February 6, 13, 20, 27, 2026 26-00474N</p>



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

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

Rarely do consumers specifically search online for public notices.

Q How much do legal notices cost?

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

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

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

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND INSERTION

NOTICE OF PUBLIC SALE: THE LOCK UP SELF STORAGE at 1700 1st Ave S. St Petersburg, Fl 33712 will sell the contents of the following units to satisfy a lien to the highest bidder on February 25, 2026 by 11:00AM at www.storagetreasures.com. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

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

THIRD INSERTION

NOTICE

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

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

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

Jan. 30; Feb. 6, 13, 20, 2026

26-00428N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase, up until the winning bidder takes possession of the personal property.
February 6, 13, 2026 26-00520N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Jillian Goles - Household items/ personal items
Rodney Myrick- Household items/ personal items
Precious Mccollum- Household items/personal items
Shanika Roach- Household items/personal items
David Beckett- Household items/personal items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 6, 13, 2026 26-00522N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

- **Sarith Sam:** Coffee Table, Measuring Tape, Vent Hose
- **Ebony Fezell:** 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

SECOND 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, 2026 26-00628N

SECOND INSERTION

NOTICE

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

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

Patients can obtain copies of their medical records at:
Optum – Tyrone
7655 38th Ave N., Suite 101
Saint Petersburg, FL 33710
Phone: 1-727-345-3200
Fax: 1-817-514-7879

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

THIRD INSERTION

NOTICE

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

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

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

Jan. 30; Feb. 6, 13, 20, 2026

26-00427N

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE

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

Physical Address: 811 Bay Pointe Dr., Madeira Beach, FL 33708
Legal description: Lot 21, Block 1, Second Addition to Bay Point Estates, according to the plat thereof as recorded in Plat Book 27, pages 72 and 73, of Public Records of Pinellas County, Florida.

Parcel Identification Number:
10-31-15-04500-001-0210

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

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

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

SECOND INSERTION

NOTICE 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

Ericka Daxon - Totes-10

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Jamee 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

SECOND INSERTION

Pinellas County Sheriff's Office Property & Evidence
Unclaimed Abandoned or Lost Property, Unclaimed Evidence

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

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

BB GUN, BICYCLE, BRACELET, Camp/Hunt/Fish Equip, CELLULAR PHONE, CLOTHING ACCESSORY, CLOTHING/FUR, EARRINGS, ELECTRONIC DEVICE, EQUIP/TOOL, GUN, GUN AMMO, GUN CASE/HOLSTER/ACCESSORY, GUN CLIP/SPEED LOADER, JEWELRY (OTHER), PURSE/POUCH/PACK, SCOOTER, SPORTS EQUIPMENT, SUNGLASSES/EYEGASSES, 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 PropertyRoom.com at <http://www.propertyroom.com>

February 6, 13, 2026

26-00604N

FOURTH INSERTION

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

NOTICE

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

The MIDFLORIDA Credit Union building is a non-contributing resource to the Bay Pines VA Medical Center historic district, which is listed on the National Register of Historic Places. If you have any information about historic properties in the vicinity of this project, or if you would like to comment on the potential effects of this project, please contact VA Deputy Federal Preservation Officer Alec Bennett at Alec.Bennett@va.gov. The opportunity to provide information or comment will be open until February 27, 2026 at 5:00 PM Eastern time.
Jan. 23, 30; Feb. 6, 13, 2026 26-00372N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Starting at 10 am on Wednesday February 18, 2026.

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

J-19 James Busk
K-5 James Busk

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

F-7 Stephen McCanna
K-16 Shanique Burns
K-19 Micheal Russel
L-6 Jason Akins

L-14 Christopher Gaudreau
L-15 Christopher Gaudreau
L-18 Anthony Aloe
S-5 Bobbie Johnson
T-9 Joshua North

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

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

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

O-15 Nicole Cooper
P-10 Nicholas Ferguson

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

D-22 Betty Williams
U-7 David Capers
February 6, 13, 2026 26-00615N

Q&A

Who benefits from legal notices?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice call:
941-906-9386

--- PUBLIC SALES ---

SECOND 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 - Dyrzcz, Jason; 0213 - Esponilla, Vincent; 1029 - Consider, 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 - rzas, darren; D125 - Jenkins, Jesseca; E003 - jackson, Garland; F002 - Stephens, Joseph; G049 - Munro, Philip; G053 - White, Juliet; G100 - Federici, Italia
PUBLIC STORAGE # 28074, 1730 S Pinellas Ave, Ste I, Tarpon Springs, FL 34689, (727) 605-0137

Time: 01:00 PM

Sale to be held at www.storagetreasures.com.

01007 - Filippelli, Annette; 279 - Petelle, Evan; 303 - Fatkin, Angela; 305 - Luecke, Christopher; 423 - Cunningham, Chris; 532 - saunders, Nyasia; 617 - Baetens, Seth
PUBLIC STORAGE # 28081, 38800 US Highway 19 North, Tarpon Springs, FL 34689, (727) 219-9944

Time: 01:15 PM

Sale to be held at www.storagetreasures.com.

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

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
February 6, 13, 2026 26-00516N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Shamika Grant Household Goods/Furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 6, 13, 2026 26-00571N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Shane Farley - Holiday items, etc
Jennifer Wright - Clothing appliances photos memorabilia
Anthony Williams - Books, Household Items, Art Work

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 6, 13, 2026 26-00562N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage
7220 4th St N. St. Petersburg, FL. 33702
February 27, 2026 1:00 p.m.

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

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 6, 13, 2026 26-00586N

SECOND INSERTION

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

NOTICE OF SALE

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

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

Purchases must be made in cash only and paid to the above referenced facility in order to complete the transaction. Barney's Mini Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 6, 13, 2026 26-00513N

SECOND 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 26-00613N

SECOND 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 26-00593N

SECOND 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 26-00592N

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Aimee Marie Fagan will on the 19th day of February, 2026, at 10:00 a.m., on property at 6190 62nd Avenue N., Lot #25, in Lake Bon Bon be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: Year/Make: 1971 UNKNOWN Mobile Home VIN No.: FLA134941 Title No.: 158361196 And All Other Personal Property Therein

PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
February 6, 13, 2026 26-00519N

SECOND 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, Keisha; B129 - wells, Caylie; C117 - Powell, Faith; C176 - davila, America; C193 - Capehart, Leon; C194 - Acton, Amber; D103 - Ruiz, Edwin; P025 - Wallace, Chad R.

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

Time: 09:45 AM

Sale to be held at www.storagetreasures.com.

A001 - Suchan, Gina; A101 - Bell, Leonard; A116 - Harkins, Sebastian; A214 - Gardner, Corey R; A220 - Johnson, Angel; A411 - Ariri, Austin; A503 - Meyers, Ebony ; B107 - Johnson, corliss; B208 - SPRAGUE, DEIDRA; B213 - Olsen, Debbie Clemons; B613 - Barrett, Devan; B624 - Boles, Tammy; B809 - Gibson, Justice Maurice
PUBLIC STORAGE # 08217, 6820 Seminole Blvd, Seminole, FL 33772, (727) 498-8744

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

2619 - Jackson, Jessica; 2730 - Kelly, Greg; 2901 - Spencer, Kendra; 2902 - Camacho, Elias; 3319 - Detellis, Robert; 3709 - 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.

O14A - 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 - filmom, 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 Klener, 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, SaNyaa; D006 - Mcclendon, Alfreda; D023 - Starling, Tamekia; E004 - Hollinger, Terry; E017 - Hatcher, Bouska; E022 - Phillips, Princess; E027 - Brown, Jenifer; E030 - Grubbs, Tamika; E066 - LEWIS, MILTON; E074 - JONES, KIMBERLY; E081 - Johnson, Carjada; E083 - Demond, Martin; E096 - Pasco, Derrick; E106 - MAYNOR, JACKQUILIN; 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, Kasia; B010 - Vargas, Angel; B015 - Banks, Chailey; B020 - Spotts, Christen; B028 - stubbins, Laneks; B063 - Koser, Frank; B064 - Rhaneey, 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, Quintavious; 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, Garett; 429 - Davila, America; 461 - Adams, Cheyenne; 465 - Chmtampalle 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, Tasha-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.

O141 - Kedzierski, Leonard; O408 - Bridges, Creshenda; O422 - Rodriguez, Radames; O535 - Toten, Nicole; O542 - Robinson, Rebecca; O557 - Marion, Lornesha; O620 - Dickson, Jerry Stephen; O626 - Barbush, George Anthony; O627 - Merriex, Dorothy; O686 - Boone, Cindilyn; O729 - Coker, Joel; O761 - Hart, William; O775 - Lowry, Daniel; O793 - Tortorici, Joe; O848 - Schultz, Alexander; O855 - Presha, Rose; 1007 - Hankins, Kathy E; 2075 - Ford, Samantha Janelle; 3067 - GILKS, KAHEREEM; 4025 - Evans, Ohnson

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
February 6, 13, 2026 26-00517N

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

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer

--- ESTATE ---

SECOND INSERTION

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

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

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

JEANNE MARCHAND
950 Beach Dr. NE
Saint Petersburg, FL 33701
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

NOTWITHSTANDING ANY OTHER APPLICABLE TIME 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:
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

SECOND INSERTION

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

The administration of the ESTATE OF GARRETT ROBERTSON HOUSE, deceased, whose date of death was April 25, 2025; Pinellas Case No.: 26-000916 ES4, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave. North, St. Petersburg, FL 33701. The name and address of the Personal Representative's attorney are set forth below.

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

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

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

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

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

/s/ Michael G. Brady
Michael G. Brady
FBN: 335568
MICHAEL G. BRADY, P.A.
10560 Blossom Lake Dr.
Seminole, FL 33772
(727) 641-9977
MGBrady@tampabay.rr.com
Attorney for Personal Representative
February 6, 13, 2026 26-00584N

SECOND 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 pending 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 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.

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 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

SECOND INSERTION

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

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

You are hereby notified that Ancillary Letters of Administration were entered on August 25, 2025, in the Estate of James R. Dwyer, Jr., deceased, File Number 25-006544-ES-003, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756; that the decedent's date of death was February 4, 2025, and the personal representative is Loretta Dwyer-McQuade, of 31 High Street, Stoneham, Massachusetts 02180.

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 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 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.

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 ---

SECOND 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

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. 25-007170-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 process and all parties claiming an interest 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 interest in the property described in the mortgage being foreclosed herein.

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

A PARCEL OF LAND LOCATED IN THE COUNTY OF PINELLAS, 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 PINELLAS COUNTY RECORDS.

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

SECOND INSERTION

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

The administration of the estate of JESSIE MAE GRAY, deceased, File Number 25-011195-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

Personal Representative:
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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORFEITURE PROCEEDINGS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION
Case No: 26-000008-CI
IN RE: FORFEITURE OF

\$3,350.00 U.S. CURRENCY BOB GUALTIERI, as Sheriff of Pinellas County, Florida, Petitioner, vs.

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

the area of S Belcher Rd and Belleair Road, Clearwater, FL, Pinellas County, and will file or has filed with the Pinellas County Circuit Court a verified Complaint for Forfeiture to obtain a Final Order of Forfeiture perfecting the right, interest and title to the Property for the use or benefit of the Pinellas County Sheriff's Office, all pursuant to Section 932.701-704, Florida Statutes (2018). Nicole E. Durkin, Senior Associate Counsel, FBN: 78069 Pinellas County Sheriff's Office, 10750 Ulmerton Road, Largo, FL 33778; Phone: (727) 582-6274 ndurkin@pcsonet.com; rreuss@pcsonet.com Attorney for Petitioner February 6, 13, 2026 26-00505N

SECOND INSERTION

Filed: 10/29/2025 1:40 PM
Clerk
Hamilton County, Indiana

NOTICE OF ADOPTION
IN THE HAMILTON SUPERIOR COURT
ROOM NO. 5
CAUSE NO.
29D05-2508-AD-001066

STATE OF INDIANA COUNTY OF HAMILTON IN THE MATTER OF THE ADOPTION OF MADISON ALEXIS STEINBRUNNER, a minor child

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

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

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

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

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

(SEAL)
HAMILTON CIRCUIT COURT
INDIANA
Kathy Kreg 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

SECOND INSERTION

Filed: 10/29/2025 1:47 PM
Clerk
Hamilton County, Indiana

NOTICE OF ADOPTION
IN THE HAMILTON SUPERIOR COURT
ROOM NO. 5
CAUSE NO.
29D05-2508-AD-001065

STATE OF INDIANA COUNTY OF HAMILTON IN THE MATTER OF THE ADOPTION OF PEYTON LYNN STEINBRUNNER, a minor child

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

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

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

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

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

(SEAL)
HAMILTON CIRCUIT COURT
INDIANA
Kathy Kreg 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-005523-CI
KIAMI 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 KIAM 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', ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 19, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 1312 RICHLAND 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 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: 3843.000121
February 6, 13, 2026 26-00598N

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-SITE
Business Observer

--- TAX DEEDS ---

SECOND 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: 00262
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

SAFFORD'S, A.P.K. BLK 40A, PT OF LOTS 30, 31 & 32 & PT OF VAC ALLEY ADJ TO SD LOTS ALL DESC FROM SW COR LOT 30 TH N 69.8FT FOR POB TH N 48.08FT TH E 75FT TH S 49.04FT TH W 75 FT TO POB

PARCEL: 12-27-15-77778-401-0300

Name in which assessed:

JON E LYONS JR

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

26-00477N

SECOND 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: 02161
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

LOVELAND SUB LOT 8

PARCEL: 27-29-15-52956-000-0080

Name in which assessed:

ROGER HARRIS
DANIEL J HARDIN
JAMES D HARDIN
KENNETH R HARRIS JR
CYNTHIA A WILLIAMS
TERRY L GARTON
JAMES A HARRIS
WILLIAM HARRIS
MARTHA COOPER
RONALD HALL
RITA COMBS
CARL PRINGLE
ALLAN DALE PRINGLE
PRESTON NEAL PRINGLE
DONNA PRINGLE
LAURA PRINGLE
NANCY GLEASON
LOUISE RUTLAND
VELDA JOYCE HALL
JAMES D HALL
DEBORAH L KANTNER
DONNA C FISHER
STEPHEN M HALL
LINDA WHALEY
BARBARA MUMAW
LEROY M HALL

THELTON V HALL
SYLVIA CHILDERS
JACK E BRANNEN
TAMMY PETERSON
THELMA KAMMAN
DEBRA MCCOMAS
BRENDA KILPATRICK
RICHARD LEE BRANNEN JR
TODD A BRANNEN
JASON A BRANNEN
KIM MCDONALD
KENNETH STEPHENS
TAMMY L LARSEN
BETTY SEYMORE
TANYA KIMBRELL
SHARON COTE
ROBERT M GAUTNEY
EMMETT W GAUTNEY

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

26-00487N

--- ESTATE ---

SECOND 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, 2026 26-00606N

SECOND 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, 2026 26-00627N



What is a public notice?

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

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

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.

Are there different types of legal notices?

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

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

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

Who benefits from legal notices?

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

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

How much do legal notices cost?

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

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

SECOND 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, 2026
26-00479N

SECOND 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: 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, 2026
26-00502N

Pinellas County
P: (727) 447-7784

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

--- ESTATE ---

SECOND 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

SECOND 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@

mcmanusstateplanning.com

Secondary Email: lawoffice@

mcmanusstateplanning.com

February 6, 13, 2026

26-00611N

SECOND 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

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:

ELISSA BARFOOT

19025 Hinkley Drive

Estero, Florida 33928

Attorney for Personal Representative:

JOSHUA P. PEREZ, ESQ. Attorney

Florida Bar No. 1032209

Berlin Patten Ebling, PLLC

201 Center Road, Suite 210

Venice, Florida 34285

Telephone: (941) 955-9991

Fax: (941) 484-9992

Primary Email:

jperez@berlinpatten.com

Secondary Email:

tkelley@berlinpatten.com

Secondary Email:

probate@berlinpatten.com

February 6, 13, 2026

26-00558N

SECOND 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

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

SECOND INSERTION

NOTICE OF ADMINISTRATION
AND NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY
STATE OF FLORIDA
CASE NO.: 25-012031-ES
Division: Probate
IN RE: ESTATE OF
PHYLLIS J. GREENWOOD,
Deceased.

The administration of the Estate of PHYLLIS J. GREENWOOD, deceased, Case No.: 25-012031-ES, is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756.

The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims or demands WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF 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 decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

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

ROBERT GREENWOOD

Personal Representative

Sean W. Scott, Esq.

Scott Law Offices, WLAW, P.A.

Attorney for Petitioner

3233 East Bay Dr.,

Ste. 104

Largo, FL 33771-1900

Telephone: (727) 539-0181

Florida Bar No. 870900

Primary Email:

swscott@virtuallawoffice.com

Secondary Email:

wlawprobate2@gmail.com

February 6, 13, 2026

26-00582N

SECOND 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 unmaturing, 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 unmaturing, contingent or liquidated 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

SECOND 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 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:

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

SECOND 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.

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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 & Cavonis, 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000874-ES
IN RE: ESTATE OF
RICHARD W. MELILLO, a/k/a
RICHARD W. RADKA, a/k/a
RICK RADKA, a/k/a
RICHARD W. KWAST
Deceased.

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

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

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

THIS NOTICE.

The 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
Homasassa, Florida 34446

Attorney for Personal Representative:
MICHAEL D. CAVONIS
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavonis, 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

SECOND 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:
ceservice@baskineisel.com
February 6, 13, 2026 26-00527N

SECOND 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

SECOND 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@
mcanusstateplanning.com
Secondary Email: lawoffice@
mcanusstateplanning.com
February 6, 13, 2026 26-00557N

SECOND 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

a creditor 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

SECOND 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



What is a public notice?

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

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

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO. 25-001575-CI
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX4,
Plaintiff, vs.
UNKNOWN HEIRS OF GEORGIANNE CURLEY A/K/A GEORGIANNA CURLEY, ET AL.
Defendants

To the following Defendant(s):
UNKNOWN HEIRS OF
GEORGIANNE CURLEY
A/K/A GEORGIANNA CURLEY
(CURRENT RESIDENCE
UNKNOWN)

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

THAT CERTAIN PARCEL CONSISTING OF UNIT 1812, BUILDING 18, AS SHOWN ON CONDOMINIUM PLAT OF COACHMAN CREEK, A, CONDOMINIUM, ACCORDING TO CONDOMINIUM PLAT BOOK 36, PAGES 88 THROUGH 105, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FILED SEPTEMBER 17, 1979 IN O.R. BOOK 4913, PAGES 1436 THROUGH 1502, INCLUSIVE, AS AMENDED, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THE EXHIBITS ATTACHED THERETO AND MADE A PART THEREOF AND TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. A/K/A 2625 STATE RD 590 #1812, CLEARWATER FL 33759 has been filed against you and you are

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD); or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

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

Ken Burke
PINELLAS COUNTY
CLERK OF COURT
By STEVIE AYARS
As Deputy Clerk
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165

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

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE JUDICIAL CIRCUIT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA.

CIVIL DIVISION
CASE NO. 24-004753-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF SG ALTERNATIVE TITLE TRUST 2022-RTL2,
Plaintiff, vs.

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

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

and best bidder for cash online at www.pinellas.realforeclose.com, 10:00 a.m., on February 24, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 105, EAST BAY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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

DATED 12/23/2025.
By: /s/ Nazish Z. Shah
Nazish Z. Shah
Florida Bar No.: 92172
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave.,
Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
7178-206333 / TM1
February 6, 13, 2026 26-00507N

SECOND INSERTION

**NOTICE OF ACTION/
CONSTRUCTIVE SERVICE
NOTICE BY PUBLICATION**
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CASE NO. 25-000231-CO

**QUENTIN FERRER and
MADISEN VALENTINER,
Plaintiff, vs.**
**UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, AND
ALL OTHER CLAIMING AN
INTEREST IN ESTATE OF
GERTRUDE A JEAN; et al.,
Defendants.**

TO: BRIAN JEAN
Last Known Address:
102 Cavender Rd., Hancock, NH 03449
Current Address: Unknown

YOU ARE HEREBY NOTIFIED that Declaratory Judgment action regarding that certain Mobile Home, VIN# PH0915774AFL / PH0915774BFL; Title #93253439 / 93253438; located at 606 River Village Dr., Tarpon Springs, FL 34689, in Pinellas County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Christian Savio, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 NW Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-

pa.com, on or before (which is a date not less than 28 nor more than 60 days after the first publication day of this Notice of Action) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

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

BY: STEVIE AYARS Deputy Clerk
February 6, 13, 20, 27, 2026
26-00554N

SECOND INSERTION

**NOTICE OF ACTION;
CONSTRUCTIVE
SERVICE - PROPERTY**
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF THE
STATE OF FLORIDA, IN AND FOR
PINELLAS COUNTY,
CIVIL DIVISION
CASE NO.: 25-001156-CI

**FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.**
**YOLANDA JOY ALLEN AS
PERSONAL REPRESENTATIVE
OF THE ESTATE OF
MOHAMMAD M. IBRAHIM
F/K/A JOHN WESLEY
MULLENS JR.; et al.,
Defendants.**

TO: UNKNOWN HEIRS OF MOHAMMAD AL-MUSTAFA IBRAHIM A/K/A MOHAMMAD M. IBRAHIM F/K/A JOHN WESLEY MULLENS JR.; 3010 MARTIN LUTHER KING ST S. ST. PETERSBURG, FL 33705.

YOU ARE NOTIFIED that an action to foreclose to the following property in Pinellas County, Florida:
LOT 11, BLOCK C, REVISED MAP OF BUNGALOW TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE(S) 8, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Also known as 3010 MARTIN LUTHER KING ST S., ST. PETERSBURG, FL 33705 (the "Property").

has been filed against you and you are required to serve a copy of your written

defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd. Suite 302, Boca Raton, FL 33431, on or before 30 DAYS FROM FIRST PUBLICATION, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON JAN 29 2026.

KEN BURKE, CPA
CLERK OF THE CIRCUIT COURT
By: Stevie Ayars DEPUTY CLERK
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd. Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
February 6, 13, 2026 26-00549N

SECOND INSERTION

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

**GENERAL JURISDICTION
DIVISION**
CASE NO. 25-004930-CI
**NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.**
**NEVARDO C ESPINA A/K/A
NEVARDO CRISOLOGO ESPINA,
et al.,
Defendant.**

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF ENRIQUITA ESPINA A/K/A ENRIQUITA GURA ESPINA A/K/A ENRIQUITA G. ESPINA, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
NEVARDO C ESPINA A/K/A NEVARDO CRISOLOGO ESPINA 930 85TH AVENUE N #105, SAINT PETERSBURG, FL 33702
UNKNOWN SPOUSE OF NEVARDO C ESPINA A/K/A NEVARDO CRISOLOGO ESPINA 930 85TH AVENUE N #105, SAINT PETERSBURG, FL 33702
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:

UNIT 105, CONCORD VILLAGE SOUTH CONDOMINIUM NO. 3, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND ALL ITS ATTACHMENTS AND AMENDMENTS, AS RECORDED IN OR BOOK 4124, PAGE 1237, AND AS RECORDED IN CONDOMINIUM

PLAT BOOK 16, PAGES 99 THROUGH 107, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 28th day of January, 2026.

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
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
25-12984FL
February 6, 13, 2026 26-00533N

SECOND INSERTION

**NOTICE OF ACTION/
CONSTRUCTIVE SERVICE
NOTICE BY PUBLICATION**
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CASE NO. 25-009457-CO

**VANDERBILT MORTGAGE AND
FINANCE, INC., a Tennessee
corporation
Plaintiff, vs.**
**JULIE M. BUNCH; et al.,
Defendants.**

TO: JULIE M. BUNCH
Last Known Address: 10768 Bay St., NE #247, Saint Petersburg, FL 33716
Current Address: unknown

TO: EDWARD L. BUNCH II
Last Known Address: 10768 Bay St., NE #247, Saint Petersburg, FL 33716
Current Address: unknown

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

MANUFACTURED HOME described as; MARLETTE 1969, Identification No.: G12260RKF, Title No. 3311837, located at the address 10768 Bay St., NE #247, Saint Petersburg, FL 33716.

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 Manganelli, Leider & Savio, P.A., Plaintiff's attorney,

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

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

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

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

BY: STEVIE AYARS Deputy Clerk
February 6, 13, 2026 26-00556N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 23-006605-CI

**PHH MORTGAGE CORPORATION,
Plaintiff, vs.**
**UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE,
GRANTEES, ASSIGNEE,
LIENORS, CREDITORS,
TRUSTEES, AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER, OR AGAINST THE
ESTATE OF ANNIE L. WILLIAMS
A/K/A ANNIE LEE WILLIAMS,
DECEASED; et al.,
Defendant(s).**

TO: Tanika Williams
Last Known Residence: 4322 Tyler Circle N St. St Petersburg, FL 33709

TO: Gina Renee Williams
Last Known Residence: 1373 Pierce Street Clearwater, FL 33756

TO: Jeannette Garland
Last Known Residence: 1834 18th Ave S St. Petersburg, FL 33712

TO: Detra Williams a/k/a Detra Cummings

Last Known Residence: 350 March Lane SW Washington, DC 20032

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

LOT 87, MARTIN TERRACE 1ST ADDITION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 8, PUBLIC RECORDS

OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 days from first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on JAN 29 2026.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1395-613B
Ref# 14571
February 6, 13, 2026 26-00551N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CIVIL ACTION
Case #: 23-009333-CI

DIVISION: 7

U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2007-WF2
Plaintiff, vs.-

Elain Kay Eikle Tracy a/k/a Kay E. Tracy a/k/a Kay E. Eikel a/k/a Eliane Kay Eikle Tracy; Unknown Spouse of Elain Kay Eikle Tracy a/k/a Kay E. Tracy a/k/a Kay E. Eikel a/k/a Eliane Kay Eikle Tracy; Pinellas County, Florida Acting Through the Board of County Commissioners; 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. 23-009333-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2007-WF2, Plaintiff and Elain Kay Eikle Tracy a/k/a Kay E. Tracy a/k/a Kay E. Eikel a/k/a Eliane Kay Eikle Tracy 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 March 11, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOTS 16 AND 17, SUTHERLAND HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 53, OF THE PUBLIC RECORDS OF PINELLAS COUN-

TY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

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.

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.
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/ Lara Diskin
FL Bar # 43811
for Michael L. Tebbi, Esq.
FL Bar # 70856
23-330105 FCOI WNI
February 6, 13, 2026 26-00545N

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--- ACTIONS / SALES ---

SECOND INSERTION

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

Judgment") dated January 22, 2026, and entered in 25-006595-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE SECURITIES, INC., MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2022-SB103 is the Plaintiff and MADISYN ON PARK LLC, a/k/a MADISYN PARK LLC and MICHAEL LEON are the Defendant(s). Ken Burke, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on March 11, 2026, the following described property as set forth in said Final Judgment, to wit:

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

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

Lots 16, 17, and 18, Block 2, KNOLLWOOD REPLAT, according to the Plat thereof, as recorded in Plat Book 21, Page 70, of the Public Records of Pinellas County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
IMPORTANT AMERICANS WITH DISABILITIES ACT
"If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:
Human Rights Office

400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days."
Dated: January 28, 2026.
Respectfully submitted,
SHUTTS & BOWEN LLP
Attorneys for Plaintiff
200 South Biscayne Boulevard, Suite 4100
Miami, Florida 33131
(305) 358-6300 Telephone
(305) 381-9982 Facsimile
By: Michelle G. Hendler
Florida Bar No. 41061
Email: Mhendler@shutts.com
MIADOC3 31182611 1 27837.0032
February 6, 13, 2026 26-00506N

SECOND INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE
IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-009768-CO
DEERE & COMPANY, Plaintiff, 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

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. A copy of this Notice of Action will be published in The Business Observer for four consecutive weeks.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
Dated this day of JAN 30 2026.
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
Clerk of the Court
and Comptroller
By: STEVIE AYARS
As Deputy Clerk
February 6, 13, 20, 27, 2026
26-00574N

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 25-001988-CI
Nationstar Mortgage LLC, Plaintiff, vs- Summer Lee Burton F/K/A Summer L. Simpson, Unknown Spouse of Summer Lee Burton F/K/A Summer L. Simpson, Stacy L. Simpson, Unknown Spouse of Stacy L. Simpson, Unknown Heirs, Creditors, 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, DEVISEES, 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:

The action was instituted in the Circuit Court, Sixth Judicial Circuit in and for Pinellas County, Florida; Case No. 25-001988-CI; and is styled Nationstar Mortgage LLC vs. Dennis D Simpson. You are required to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated the day of JAN 30 2026
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
KEN BURKE, CPA
Clerk of the Circuit Court
and Comptroller
By: STEVIE AYARS
As Deputy Clerk

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

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

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-004705-CI
VALLEY STRONG CREDIT UNION, Plaintiff, vs. JEFFREY LOPER; UNKNOWN SPOUSE OF JEFFREY LOPER; COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated 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:
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

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.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
24-51315
February 6, 13, 2026 26-00548N

SECOND INSERTION

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:

THEREOF, AS RECORDED IN PLAT BOOK 36, PAGES 65 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711
DATED ON JAN 30 2026.

KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
As Clerk of the Court
By: STEVIE AYARS
As Deputy Clerk
Diaz Anselmo & Associates, P.A.,
Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com
1001-221822/ ME2
February 6, 13, 2026 26-00550N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 25-003444-CI
PHH MORTGAGE CORPORATION, Plaintiff, vs. JASON CLARK; FIRST-CITIZENS BANK & TRUST COMPANY; UNITED STATES OF AMERICA ON BEHALF OF THE U.S. SMALL BUSINESS ADMINISTRATION; Defendants
NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated December 3, 2025, and entered in Case No. 25-003444-CI, of the Circuit Court of the Sixth Judicial Circuit in and for PINELLAS County, Florida. PHH MORTGAGE CORPORATION, is Plaintiff and JASON CLARK; FIRST-CITIZENS BANK & TRUST COMPANY; UNITED STATES OF AMERICA ON BEHALF OF THE U.S. SMALL BUSINESS ADMINISTRATION, are defendants. Ken Burke, Clerk of Circuit Court for PINELLAS, County Florida will sell to the highest and best bidder for cash Via the Internet at www.pinellas.realforeclose.com, at 10:00 a.m., on the 3RD day of MARCH, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 16 AND THE EAST 1/2 OF LOT 17, BLOCK 13, SHOREACRES CENTER, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 93, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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 le 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

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-008187-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

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/ Nicholas 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

SECOND INSERTION

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:
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 your written defenses, if any, to it, on Marinocsi Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek

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 demanded 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:
Marinocsi 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

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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-002625-CO
KM LARGO MHC, LLC,
Plaintiff, vs.
KEITH E. SCHERER and
CITIFINANCIAL EQUITY
SERVICES INC,
Defendants.

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

1973 FEST mobile home bearing vehicle identification number 321202FS1854.
Property Address: 1399 South Belcher Road, Lot No. 107, Largo, Florida 33771
at public sale, to the highest and best bidder, for cash, via the internet at www.pinellas.realforeclose.com at 10:00 A.M. on the 26th day of February 2026. Any person claiming an interest in the surplus from the sale, if any, other

than the property owner, must file a claim within 60 days after the sale.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
Respectfully submitted,
ATLAS LAW, PLLC
Brian C. Chase, Esq. -
Fla. Bar No. 17520
LeBron C. Page, Esq. -
Fla. Bar No. 1030825
✓ Daniel M. Hartzog, Esq. -
Fla. Bar No. 652067
1313 North Howard Avenue
Tampa, Florida 33607
813.241.8269
efilling@atlaslaw.com
Attorneys for Plaintiff
February 6, 13, 2026 26-00617N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 23-009540-CI

SWBC MORTGAGE
CORPORATION,
Plaintiff, vs.
SARAH WYATT MARTIN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 22, 2025, and entered in 23-009540-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein SWBC MORTGAGE CORPORATION is the Plaintiff and SARAH WYATT MARTIN; BELLA VISTA ON LAKE SEMINOLE CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on February 25, 2026, the following described property as set forth in said Final Judgment, to wit:

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

FL 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: fmail@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 26-00610N

SECOND INSERTION

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

THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK AS TRUSTEE FOR
THE BENEFIT OF THE
CERTIFICATEHOLDERS OF THE
CWABS INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-SD4

Plaintiff, -vs-
MILTON H PATTERSON;
UNKNOWN SPOUSE OF MILTON
H PATTERSON; KEY CAPRI
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

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

SECOND INSERTION

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

PAUL A. LESTER,
Plaintiff, v.
RICHARD C. 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 26-00623N

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

SECOND INSERTION

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 cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or

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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-000532-CI

SEACOAST NATIONAL BANK, s/b/m to Freedom Bank of America,
Plaintiff, vs.
JOYCE T. VELITSCHKOWSKI; J.T.V. INCORPORATED; THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY AND JOHN DOE,
with said John Doe being a fictitious name signifying any unknown party(ies)
in possession under unrecorded leases or otherwise,
Defendants.

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

PARCEL I:

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

And Less and Except the following described parcel:

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

PARCEL II:

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

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; 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.

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).

2005 KW JET/VAC TRUCK - 1NKDLB0X25JOT5252
2004 F550 - 1FDAW56P04EC85379
2002 KW JET/VAC TRUCK - 1NKDXBE62J885041
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 - 2FZHAJ/BAXYAG96299
2003 F550 - 1FDAW56F73EA38100
2002 F350 1FTSW30F22EC79678
2001 F350 3FTSW30F51MA15007
WET- OUT TABLE
1993 EXTEND-A-JET 06300JTV1 V5181Q
2002 24' GOOSE NECK TRAILER 4DYGS242521072542 I099HY
1999 BLUE TRAILER (TANDEM) NOVINO200050737 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 4FVCS8AA37U376241 G715LQ

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).

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.

D. UCC Record No.: 20150505022655

1- CIPP SERVICES CATALYST BLENDING UNIT MODEL ACBU-215

at public sale on **March 25, 2026 at 10:00 A.M.**, 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 within 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 26-00597N

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 25-009451-CO VANDERBILT MORTGAGE AND FINANCE, INC., a Tennessee corporation Plaintiff, vs. SALLY L. CUTTER; et al., Defendants.
TO: UNKNOWN TENANT IN POSSESSION #1
Last Known Address: 7501 142nd Ave., Lot 573, Largo, FL 33771
Current Address: 7501 142nd Ave., Lot 573, Largo, FL 33771
TO: UNKNOWN TENANT IN POSSESSION #2
Last Known Address: 7501 142nd Ave., Lot 573, Largo, FL 33771
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:
MANUFACTURED HOME described as: DUTC 1979, Serial No. D3644808AB, located at the address 7501 142nd Ave., Lot 573, Largo, FL 33771.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew Leider, Esq., Law Offices of Mangan-

elli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mils-pa.com, within thirty (30) days of the first date of publication on or before and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
WITNESS my hand and the seal of said Court this day of JAN 30 2026.
(Court Seal)
KEN BURKE, CLERK CIRCUIT COURT
315 Court Street Clearwater, Pinellas County, FL 33756-5165
KEN BURKE, CPA
Clerk of the Court
BY: STEVIE AYARS
Deputy Clerk
February 6, 13, 2026 26-00555N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-000566-CI FIRST FEDERAL BANK, Plaintiff, vs. AIMEE QUSHI/A K/A AIMEE E. QUSHI A/K/A AIMEE ELIZABETH QUSHI, CHRISTOPHER D OWENS, et al., Defendant(s)
NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale entered on December 8, 2025, in the above-styled cause, Ken Burke, Pinellas county clerk of court shall sell to the highest and best bidder for cash on February 26, 2026 at 10:00 A.M., at www.pinellas.realforeclose.com, the following described property:
LOT 46, STONEBRIAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 51 THROUGH 53, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 4767 Stoneview Circle, Oldsmar, FL 34677
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED
AMERICANS WITH DISABILITIES ACT
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
Dated: February 4, 2026
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff
Matter No.: FL-004491-23
February 6, 13, 2026 26-00620N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-000925-CI LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. ELAINE R. BECKWITH A/K/A ELAINE R. STENGEL, et al., Defendants.
NOTICE is hereby given that Ken Burke, Clerk of the Circuit Court of Pinellas County, Florida, will on March 12, 2026, at 10:00 a.m. ET, via the online website www.pinellas.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pinellas County, Florida, to wit:
LOT 13, BLOCK B, HARBOR HEIGHTS MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 2171 Poahontas Drive, Largo, FL 33774
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim

before the clerk reports the surplus as unclaimed.
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (727) 464-4062 V/TDD, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.
SUBMITTED on this 4th day of February, 2026.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
February 6, 13, 2026 26-00618N

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
DATED ON 1/29/2026.
KEN BURKE, CLERK CIRCUIT COURT
315 Court Street Clearwater, Pinellas County, FL 33756-5165
Ken Burke
As Clerk of the Court
By Stevie Ayars
As Deputy Clerk
Julie York, Esquire
Brock & Scott, PLLC.,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F01536
February 6, 13, 2026 26-00552N

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 25-10793-CO VILLAGE ON THE GREEN CONDOMINIUM III ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JULIA M. PETRILLO and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.
TO: JULIA M. PETRILLO
YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, VILLAGE ON THE GREEN CONDOMINIUM III ASSOCIATION, INC., herein in the following described property:
That certain parcel consisting of Unit 14-F of VILLAGE ON THE GREEN CONDOMINIUM III, PHASE I, A CONDOMINIUM, together with an undivided interest in the common elements appurtenant thereto, as shown on Plat recorded in Condominium Plat Book 37, Pages 114-124, inclusive, all in accordance with, and subject to the Declaration of Condominium thereof recorded in Official Records Book 4941, page 1-62, inclusive, of the Public Records of Pinellas County, Florida, and all amendments thereto. With the following street address: 2561 Royal Pines Circle, #14-F, Clearwater, Florida, 33763

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
WITNESS my hand and the seal of this Court on FEB 02 2026
Business Observer
KEN BURKE
CLERK AND COMPTROLLER
By: STEVIE AYARS
Deputy Clerk
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater, Pinellas County, FL 33756-5165
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
February 6, 13, 2026 26-00575N

SECOND INSERTION

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:
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

thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
WITNESS my hand and the seal of this Court this 29th day of January, 2026.
Ken Burke
PINELLAS COUNTY
CLERK OF COURT
By STEVIE AYARS
As Deputy Clerk
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater, Pinellas County, FL 33756-5165
J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE, SUITE #110,
DEERFIELD BEACH, FL 33442
BS121279-25/cam
February 6, 13, 2026 26-00535N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 25-007144-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:
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.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer

Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before , a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
WITNESS my hand and seal of this Court this 29th day of January, 2026.
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
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

SECOND INSERTION

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:
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.
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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.
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: FLService@logs.com
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.
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.
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:
FLService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Michael L. Tebbi
Michael L. Tebbi, Esq.
FL Bar # 70856
23-328994 FCO1 WNI
February 6, 13, 2026 26-00578N

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 22-000511-CI U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-CABANA SERIES IV TRUST, Plaintiff, v. TOM PAUL TROMBLEY AKA TOM PAUL TROMBLEY AKA TOM 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:
LOT 45, CRESTRIDGE SUBDIVISION SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 25 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
and commonly known as: 8528 92ND TERRACE N, LARGO, FL 33777 (the "Property").
ANY PERSON CLAIMING AN

INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
IMPORTANT
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christopher 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

--- ACTIONS / SALES ---

THIRD INSERTION

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

CASE NO.: 25-006273-CI, Section 7
MAJESTIC PARK HOMES,
INC., a Florida corporation,
Plaintiff, vs.
DONALD G. LUDTKE, etc.,
Defendants,
TO: Donald G. Ludtke
8300 Seminole Boulevard, Lot 316
Seminole, FL 33772;
and
4445 N. Central Avenue, #1E
Chicago, Illinois 60630

YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of foreclosing any interest that you have in the real property and the establishment of a lien against the property as well as damages. The prop-

erty to be foreclosed upon is currently in the City of Seminole, which is located in Pinellas County, Florida, and which is more fully described as:

Unit #316, of MAJESTIC PARK, A COOPERATIVE, according to park plot plan, for a term of years ending June 1, 2084, in consideration of the mutual 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 commonly known as Lot #316,

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

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

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400

S. Ft. Harrison Ave., Ste. 300, 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 22nd day of January, 2026.

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

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

26-00405N

THIRD INSERTION

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

Case No.: 25-010370-CO
OASIS HOME OWNERS', INC., a
Florida profit corporation,
Plaintiff, vs.
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 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 Number 57, of OASIS MOBILE PARK, A COOPERATIVE, according to Exhibit "C-2," (plot plan) of the Master Occupancy Agreement as recorded in Official Records Book 8941, Pages 2076-2133, and as amended in Official Records Book 14994, Pages 1144-1145, of the Public Records of Pinellas County, Florida, together with the appurtenant Membership Certificate #170 of Oasis Home Owners Inc. Parcel Identification # 10-30-15-63710-000-0570

Also known as 12766 Seminole Boulevard, Lot #57, Largo, Florida 33778.

together with an equity owned in said unit or any assets of the As-

sociation, including a Membership Certificate representing one (1) share in the Association, and any other incident of ownership arising therefrom, together with all rights and privileges appurtenant to.

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

"If you are a person with a disability who needs any accommodation in order

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

DATED this 21st day of January, 2026.

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

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

26-00397N

THIRD INSERTION

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

Case No. 25-006551-CI
PAMELA STEELE and ALAN E.
STEELE, JR.,
Plaintiff, vs.

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

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

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

A certain lot, piece or parcel of land, situate, lying and being in the County of Pinellas, State of Florida, to wit:

Beginning at the southwest corner of Lot 32, Block B, TREE LAND PARK, as recorded in Plat Book 30, Page 6, Public Records of Pinellas County, Florida;

thence Running north 73' along the east line of Tree Street to a point on the west boundary of Lot 33, said point being the point of beginning; thence Continuing north 1.42' along the east line of Tree Street and west boundary of Lot 33 to a point; thence Turning and running east 75' to a point at the east boundary of Lot 33 and the west boundary of Lot 30; thence Turning and running south 1.42' along the east boundary of Lot 33 and the west boundary of Lot 30 to a point; thence Turning and running west 75' to the east line of Tree Street and west boundary of Lot 33 and the point of beginning.

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

has been filed against you, and you are required to serve a copy of your written defenses, if any to it, on Plaintiff's attorney, whose name is Jennifer Coddling, of Alexander S. Buchanan, PLLC, 30 Temple Street, Suite 201, Nashua, NH

03030 jen@attorneybuchanan.com and file the original with the Pinellas County Clerk of Court in the case Steel v. Noreck within thirty (30) days from the first publication, or you will be defaulted and a judgment may be entered against you for the relief demanded in the Amended Complaint.

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

DATED: Jan 21st, 2026.

Ken Burke
Pinellas County Clerk of Courts
By: /s/ Thomas Smith
Deputy Clerk
Jan. 30; Feb. 6, 13, 20, 2026

26-00394N

THIRD INSERTION

NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
FAMILY LAW DIVISION
Case No.: 25-DR-006210

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

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

Karmika V. Rubin, Esq.
The Law Offices of K. V. Rubin, P.A.
111 Second Avenue NE, Suite 330
St. Petersburg, Florida 33701
on or before 28 days after the first date of publication, and file the original with the Clerk of this Court at:

Clerk of the Circuit Court
Pinellas County Justice Center
14250 49th Street North
Clearwater, Florida 33762
either before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the Verified Petition for Dissolution of Marriage.

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

You may review these documents upon request.

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

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

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

DATED: 1-20-2026

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

Jan. 30; Feb. 6, 13, 20, 2026

26-00393N

FOURTH INSERTION

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

CASE NO.: 25-008014-CO
SILVER LAKE MHC, LLC and LSC
MOBILE SALES, INC.,
Plaintiffs, vs.

THE ESTATE OF MICHEL
JOTHAM GOULD; ALL
UNKNOWN PARTIES,
BENEFICIARIES, HEIRS,
SUCCESSORS, AND ASSIGNS
OF MICHEL JOTHAM GOULD;
CHRISTOPHER BRUNK a/k/a
Christy Brunk, and STATE OF
FLORIDA DEPARTMENT OF
HIGHWAY SAFETY
AND MOTOR VEHICLES,
Defendants.

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

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

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

33714

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

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

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

Dated: January 20, 2026

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

Jan. 23, 30; Feb. 6, 13, 2026
26-00360N

THIRD INSERTION

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

PROBATE DIVISION
Case: 25-12378-ES

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

STATE OF FLORIDA
COUNTY OF PINELLAS

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

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

before February 27th, 2026 (which date shall be not less than 28 days after the first publication, Fla. Stat. § 49.09), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition filed herein.

Done on this 23rd day of January, 2026.

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

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

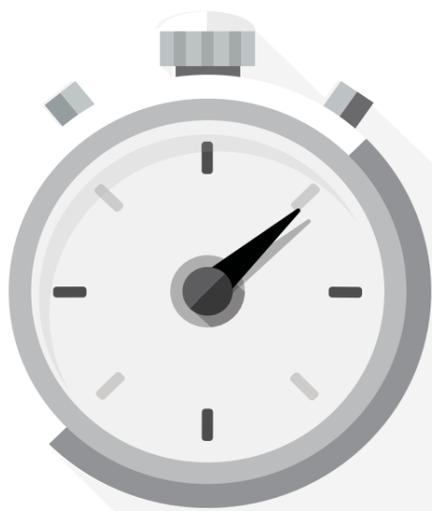
Or 711 for the hearing impaired
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

First date of Publication: January 30th, 2026

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

26-00433N

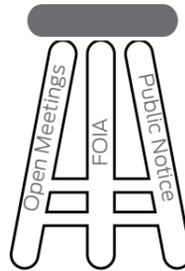


SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.



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

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

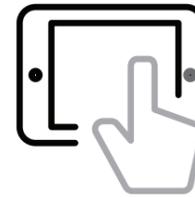
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



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