

PINELLAS COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 289 34th St N St Petersburg FL 33713, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 3/12/26 at 2:30 p.m. Contents include personal property along with the described belongings to those individuals listed below.

1100	Lovett, Marquita	Furniture
2130	Mendelsohn, Roy	Bags, Totes, Clothing
2137	Burns, Kristia	Outdoor items, Appliances,
2418	Mendelsogn, Roy	Boxes, Bags, Totes
3003	Hedden, James	Suite cases, Clothes, Totes
3048	Williams, Sheri	Furniture, Boxes, Totes
3056	Rosamond, Maiya	Electronics, Tools, Appliances,
3216	McNeese, Mattie	Household Items
3233	Gibson, Michelle	Toys, Totes, Bags
3273	Harris, Benjamin	Household Items, Electronics,
3338	Wood, Jonathan	Sports items, Artwork, Furniture,
3527	Carter, Ernic	Furniture, Totes, Appliances
3605	Henderson, Katoria	Electronics, Appliances, Furniture

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

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

February 20, 27, 2026 26-00760N

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#
2010	GMC	2CTALDEW4A6406358
2020	HD	1HD4LE215LB414202
2006	HYUNDAI	KM8SC73E06U091946
2013	INFINITI	JN1CV6ARXDM357394
2005	LEXUS	2T2GA31U15C031233
2014	LINCOLN	3LN6L2GK7ER819515
2014	NISSAN	JN8AS5MV5EW710974
2023	NISSAN	1N4BL4DV0PN398911
2011	SUBARU	JF2SHBDC4BH775957
	VIVID	AWC2023913

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 03-20-2026 AT 11:00AM THE FOLLOWING VEHICLE(S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

JOE'S TOWING & RECOVERY, INC.

6670 114TH AVENUE

LARGO, FL. 33773

PHONE # 727-541-2695

February 20, 2026

26-00840N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

5890 54th Ave. N, Kenneth City, FL 33709 on March 12, 2026 at 11:30 AM

Toni Bryant - Totes, Wall Art, Furniture, Boxes Shelving

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

February 20, 27, 2026

26-00808N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10111 Gandy Blvd N St Petersburg FL 33702 on 3/11/2026 @ 11:30am

Joel Rodgers Household Goods/Furniture
Tiffany Henriques Household Goods/Furniture
Dennis Gkotsis Household Goods/Furniture
Makayla Washington Box/Bag/Personal
Jan-Nee Williams 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 20, 27, 2026

26-00815N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 7220 4th St N. St. Petersburg, FL. 33702
March 13, 2026 -1:00 p.m.

Natalie Haggerty- Totes, computer chairs, art supplies
Oneil Daughma- TV's, dolly, vacuum

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 20, 27, 2026

26-00809N

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Blessed and Beautiful Custom Collective, intends to register the said name with the Florida Department of State, Division of Corporations, Tallahassee, Florida. The principal place of business is located in Pinellas County, Florida. Owner: Erin A Lynch
Address: 401 Rosary Road NE, Largo, Florida 33770
February 20, 2026 26-00787N

NOTICE OF FICTITIOUS NAME (PURSUANT TO SECTION 865.09, FLORIDA STATUTES)

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Apex Autohaus, located at 5954 106th Terrace North, Pinellas Park, Florida 33782, in Pinellas County, Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
February 20, 2026 26-00771N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

2180 Drew Street Clearwater FL 33765, 03/13/2026

Kimberly Martin : Clothes,suitcase
Commercial Lighting Services: Lighting fixtures
Ashiki Roberts :Furniture, Mattress
Pamela Ethridge: 3 tvs. boxes,1 king size bed,50 gallon fish tank, dining set

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 20, 27, 2026

26-00770N

FIRST INSERTION

NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE (NO CHILDREN OR FINANCIAL SUPPORT)

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-008341-FD-23

IN RE: THE MARRIAGE OF VARSON JOY RODRIGUES, Petitioner/ Husband, and ISIS MAKWAYA MATHISON, Respondent/Wife.

TO: Isis Makwaya Mathison

Current Address: Unknown

YOU ARE HEREBY NOTIFIED that an action for Petition for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Varson Joy Rodrigues, c/o O. George Bamis, Esq., of Macfarlane Ferguson & McMullen, P.A., 625 Court Street, Suite 200, Clearwater, FL 33756, on or before 20 days from date of this Notice, and file the original with the clerk of this Court at 315 Court Street, Clearwater, Florida 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the complaint.

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 Cir-

cuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) 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 striking of pleadings.

"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: 2/12/2026

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. 20, 27; Mar. 6, 13, 2026

26-00779N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage, 2950 Gandy Blvd, St. Petersburg, FL 33702, March 12, 2026 @ 12:00 PM

Shanta Tanksley - 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 20, 27, 2026

26-00789N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Tyler Martin- 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 20, 27, 2026

26-00814N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

3201 32nd Ave S St. Petersburg FL, 33712
March 13, 2026 at 10:30am

Stephen Lewis - Tatoo chairs 7x3' Tatoo equipment

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 20, 27, 2026

26-00816N

FICTITIOUS NAME NOTICE

Notice is hereby given that Hidden Lake Villa LTD, desiring to engage in business under the fictitious name Crystal Cove Villas located at 1801 Orange Blvd Way, Palm Harbor, FL 34683, 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 20, 2026 26-00788N

FICTITIOUS NAME NOTICE

Notice is hereby given that Anna Aita Photography LLC, desiring to engage in business under the fictitious name Stronger Than Gravity located at 7901 4th St N, STE 300, St. Petersburg FL 33702, intends to register said name in Pinellas County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
February 20, 2026 26-00762N

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

6901 Park Blvd N

Pinellas Park, FL 33781

March 11th , 2026 at 12:00pm

- **Joseph Smithdeal:** Beach Chairs, Boogie Boards, Pool Noodles, Beach Bag, Sidewalk Chalk
- **Markus Esop:** Shelves, Ladders, Paint, Drill Press, Air Compressor, Tools, Construction Equipment Microwave, Boxes
- **Steve Greenlee:** Shelve, Gas Can, Dewalt tool boxes on Wheels, Clothing Rack, Shirts, Air Mattress, Suitcase

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 20, 27, 2026

26-00810N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 1159 94th Ave N. St. Petersburg FL, 33702 on March 11, 2026 at 12:30 PM

Alexander Friedman-Boxes, furniture, art
Marquise Williams- Speakers, tools, electronics
Claudia Townsend- Furniture, boxes, safe, clothes
Rashon Harris- Furniture, boxes, luggage
Terry Slywka- Furniture, boxes
Johnnynne Williams-Furniture, bags, boxes

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

February 20, 27, 2026

26-00811N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage at 4750 62nd Ave N Pinellas Park, FL 33781 on March 13th, 2026 at 11AM

Quan Brown-Couch, recliner, dresser, tv, fridge, clothes
Melissa Fultz-clothes, golf clubs, baskets, boxes, totes, bike, and helmets
Erika Ernsberger-furniture, boxes, tools, totes, Christmas tree, bags, and wall art.
Auzu Williams- Furniture, clothes, boxes, wall art, lamps, vacuum, luggage, totes, and toys

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 20, 27, 2026

26-00812N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 950 Pasadena Ave S. South Pasadena FL 33707 on March 12, 2026 @ 11:15 AM

jerry braun- Household Items.

Louis Stanley- 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 20, 27, 2026

26-00813N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 4495 49th St N. St. Petersburg FL,33709 on March 12, 2026 at 10:00 AM

Aushantique Davis - Bedroom & clothes
Andre Lewis - household goods
Jovita Rich - Household Goods/Furniture
Brian Russo - Home supplies and collectibles
Gary Cease - storage bins, boxes

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

February 20, 27, 2026

26-00768N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Tiffany F Shoemaker - Household Goods
Eric Rossborough - Household items
Matt Parks - 2 dressers and a small fridge
Terry L Curry - Household Goods
Dawn Weiger O'Neill - Household Goods
Jyoti Harrison - Chairs, tables

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 20, 27, 2026

26-00769N

--- 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 Tiger Adjusters located at 136-38 N 2nd St Suite 1B in the City of Philadelphia, Pinellas, PA 19106 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
Claims Won LLC
February 20, 2026 26-00757N

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

NOTICE IS HEREBY GIVEN that Nicholas Criswell / B. CRISWELL PROPERTY, LLC will engage in business under the fictitious name A CUT ABOVE LAWN SERVICE, with a physical address 11810 Marla Ln Seminole, FL 33772, with a mailing address 11810 Marla Ln Seminole, FL 33772, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

February 20, 2026 26-00801N

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 Tiger Adjusters located at 136-38 N 2nd St, Suite 1B in the City of Philadelphia, Pinellas, PA 19106 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
Steinbrecher Solutions LLC
February 20, 2026 26-00756N

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 A Chicken Place located at 26988 US Highway 19 N in the City of Clearwater, Pinellas, FL 33761 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of February, 2026
Mighion Inc.
Constantine Mighion
February 20, 2026 26-00824N

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 Gifts for Foodies 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 13th day of February, 2026
Sam Nasserian
February 20, 2026 26-00805N

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 Louis XIV Exotics located at 1263 84th Ave N, Unit 1263B in the City of St. Petersburg, Pinellas, FL 33702-7961 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of February, 2026
Modern Mahi, LLC
Dennis Rousakovski
February 20, 2026 26-00820N

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 Owen Outfitters located at 108 Mira Vista Drive in the City of Dunedin, Pinellas, FL 34698 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of February, 2026
Ellie's Best Inc.
February 20, 2026 26-00778N

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 Screaming Sharp Knives located at 108 MIRA VISTA DR in the City of DUNEDIN, Pinellas, FL 34698 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of February, 2026
Ellie's Best Inc.
Thomas Owen
February 20, 2026 26-00782N

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 Daddy Juice 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 13th day of February, 2026
Dadju and Company, LLC
February 20, 2026 26-00806N

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 SS Knives located at 108 Mira Vista Drive in the City of Dunedin, Pinellas, FL 34698 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of February, 2026
Ellie's Best, Inc.
Thomas Owen
February 20, 2026 26-00781N

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 SmoothMove Junk Removal located at 305 Congress St 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 14th day of February, 2026
Anthony Tartaglia
February 20, 2026 26-00804N

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 DE MAYAMI STUDIOS located at 7901 4TH ST N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of February, 2026
DE MAYAMI DEVELOPMENT GROUP LLC
February 20, 2026 26-00803N

FIRST INSERTION

PUBLIC AUCTION

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 TO BE:
23	Michael Ketterer	HOUSEHOLD GOODS, a Canoe, A Motor cycle Mfg. by:Taizhou Qianxin vehicle Co. Ltd Vin # HODTAE11MX060277 License FL. SBYD08

The contents of this unit shall be disbursed of on March 9,2026 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 20, 27, 2026 26-00825N

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Early Law, P.A f/k/a Gasdick Stanton Early, P.A. has been appointed as Trustee by WYNDHAM VACATION RESORTS, INC., A DELAWARE CORPORATION for the purposes of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856. The following owners are hereby notified that you are in default of the note and mortgage for the following properties located in Pinellas County, Florida:

Contract Number: 3712300351 - DEBORAH JEAN LARSON, 15114 ANCHORAGE RD, PUNTA GORDA, FL 33982; Principal Balance: \$60,527.74; Interest: \$7,861.54; Late Charges: \$45.00; TOTAL: \$68,434.28 through September 2, 2025 (per diem: \$26.831/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 389,000/163,951,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 671, 672, 674, 676, 677, 678, 679, 680, 681, 682, 683 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n Annual Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 389,000 Points at the time of purchase as defined in such Timeshare Declaration for use in Each year(s).

ALL within CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM"), together with all appurtenances thereto, according and subject to the Declaration of Condominium of Clearwater Beach Resort VO Condominium ("Condominium Declaration"), as recorded on February 2, 2017 in Official Records Book 19507, Page 176 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; and the Declaration of Vacation Plan for Clearwater Beach Resort Vacation Ownership Plan ("Timeshare Declaration"), as recorded in Official Records

Book 19519, Page 2693 et seq., public records of Pinellas County, Florida together with any and all amendments and supplements thereto; and Master Declaration of Covenants, Conditions and Restriction of Clearwater Beach Resort ("MASTER DECLARATION"), as recorded on February 2, 2017 in Official Records book 19507, Page 20 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; the said Condominium Declaration, Master Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declarations".

The owners must pay the TOTAL listed above plus the per diem and a \$ 340.00 fee for trustee foreclosure sale plus costs as they accrue, if any. Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S.721.856. You have the right to submit an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If the objection is filed this matter shall be subject to the judicial foreclosure procedure only. The default will be cured any time before the trustee's sale of your timeshare interest. If you do not object to the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By: Early Law, P.A f/k/a Gasdick Stanton Early, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822

February 20, 27, 2026 26-00837N

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 True Grit Collective 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 18th day of February, 2026
VANWARD VENTURES LLC
February 20, 2026 26-00844N

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

Dated this 18th day of February, 2026
ONDEMANDFAB LLC
February 20, 2026 26-00843N

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 blaze hot chicken 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 13th day of February, 2026
blaze hot chicken LLC
February 20, 2026 26-00818N

NOTICE OF INTENTION TO REGISTER FICTITIOUS NAME PURSUANT TO FLA. STAT. 865.09

Notice is hereby given that B. CRISWELL PROPERTY, LLC, desiring to engage in business under the fictitious name A CUT ABOVE LAWN SERVICE located at 11810 Marla Lane, Seminole, FL 33772, 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 20, 2026 26-00761N

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 Signature Silicone located at 717 Pinewood Dr, in the County of Pinellas, in the City of Dunedin, Florida 34698 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Dunedin, Florida, this 11TH day of February, 2026.
MY PLEASURE PEARLS LLC
February 20, 2026 26-00758N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 8610 66th St N Pinellas Park, FL 33782, on 03/13/2026 @ 12:30pm. Site 8640

Carol Harris - Boxes, toys, household items
Robert Vinson - clothes tvs
Jessica Jensen-Crew - 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 20, 27, 2026 26-00821N

PUBLIC NOTICE OF COLLECTIVE BARGAINING

ST. PETERSBURG COLLEGE (SPC)
AND
UNITED FACULTY OF FLORIDA (UFF)

A public meeting of representatives of SPC and UFF to conduct collective bargaining negotiations pursuant to Article 22 of SPC-UFF's 2024-2027 Collective Bargaining Agreement will be held on February 26, 2026 from 3:00 p.m. to 5:00 p.m. at the Epi Center, St. Petersburg College, 13805 58th Street North, Clearwater, Florida in room EPI BD2-304.

Pursuant to the provisions of the Americans with Disabilities Act, any persons with disabilities requiring reasonable accommodations or assistance to participate should contact the Board Clerk at 727-341-3241 five (5) business days before the meeting date.

February 20, 2026 26-00822N

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 CULTR Health 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 13th day of February, 2026
SOL Health, LLC
February 20, 2026 26-00819N

NOTICE OF FICTITIOUS NAME (PURSUANT TO SECTION 865.09, FLORIDA STATUTES)

NOTICE IS HEREBY GIVEN that D-TEC DEVELOPING THROUGH ENRICHED CURRICULUM INC, desiring to engage in business under the fictitious name of D-Tec, Inc., located at 10766 56th St N, Pinellas Park, Florida 33782, in Pinellas County, Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

February 20, 2026 26-00772N

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 ECNarciso Flooring located at 929 Emerson Dr, in the County of Pinellas, in the City of Dunedin, Florida 34698 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Dunedin, Florida, this 15TH day of February, 2026.
ERIC NARCISO
February 20, 2026 26-00802N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: MARCH 30 2026: AFFORDABLE AUTO & TRUCK REPAIR OF CLEARWATER LLC 4655 118TH AVE CLEARWATER FL 33762 (727) 329-8728 MV99284 2017 GMC 1GTW7BFF3H1189620 \$2,687.94

February 20, 2026 26-00823N

FIRST INSERTION

Notice of Sale

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

Sale Date March 13th, 2026 @ 10:00 AM at each individual repair facility.
41311 2018 Jeep VIN#: 1C4RJEAGJ171318 Repair Facility: Dayton Andrews Dodge Chrysler Jeep Ram 2301 34th St N Saint Petersburg 727-321-0500 Lien Amt \$3,426.67
41599 2017 Jeep VIN#: 1C4RJFB-G8HC939523 Repair Facility: Dayton Andrews Dodge Chrysler Jeep Ram 2301 34th St N Saint Petersburg 727-321-0500 Lien Amt \$5,065.92

February 20, 2026 26-00759N

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 3-20-2026 AT 10:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT
125 19TH ST SOUTH ST PETERSBURG, FL 33712 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

WAUFFAFLXCN016677 2012 AUDI IG4AH54N2L6400848 1990 BUIC IG1ZD5EUCF306506 2012 CHEV IGNUKBE03AR203789 2010 CHEV 1G1JC52F65710719 2005 CHEV IC3CCCCG1FN731700 2015 CHRY 1FAHP33N58W155651 2008 FORD 3FAHP06Z08R138286 2008 FORD 1FADP3N2XGL307876 2016 FORD 1FTEW1CF6HKE06746 2017 FORD KM8J33A26GU204992 2016 HYUN KM8J33A45HU429679 2017 HYUN JA3AJ26E04U060826 2004 MITS 4S4BSAACXJ3215298 2018 SUBA JF2SHADC8BH754474 2011 SUBA 5Y3J3E1EA9MF854448 2021 TESL JTTDDR32T440179567 2004 TOYT JT4RN93D6K0000955 1989 TOYT 1VWAP7A39CC090590 2012 VOLK
February 20, 2026 26-00836N

FIRST INSERTION

NOTICE OF ACTION

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 2025-006087-CI
HOWARD MILLIAN
Plaintiff, vs.
INTERNATIONAL SUBSEA SERVICES, LLC, a Florida Limited Liability Company and DERREK OFFUTT, an individual,
Defendants.
TO: DERREK OFFUTT
9870 Indian Key Trail
Seminole, FL 33776

YOU ARE NOTIFIED of the institution of this action by Plaintiff against you regarding a civil theft action regarding dock repair work at the property located at 732 Shore Drive East, Oldsmar, Pinellas County, Florida 34667, and you are required to serve a copy of your written defenses if any, to Chad T. Orsatti, Esq., Plaintiff's attorney, whose address is 2925 Alternate 19 North, Suite B, Palm Harbor, Florida 34683, on or before 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 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 12th day of February, 2026.

KEN BURKE, COMPTROLLER AND CLERK OF THE CIRCUIT COURT
BY: /s/ Thomas Smith
As Deputy Clerk
727-464-7000
Feb. 20, 27; Mar. 6, 13, 2026
26-00777N

FIRST INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: JORGE R. QUINONES
Case: CD202511393/D 3418620
An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.
Feb. 20, 27; Mar. 6, 13, 2026
26-00755N

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV2026-028

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000650-ES
IN RE: ESTATE OF
VICTORIA M. URGO
Deceased.

The administration of the Estate of Victoria M. Uργο, deceased, whose date of death was February 4, 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 20, 2026.

Personal Representative:

Jessica L. Santiago
4302 Radcliffe Dr.
Palm Harbor, FL 34685
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 20, 27, 2026 26-00773N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT
COURT IN AND FOR PINELLAS
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-000226-ES
IN RE: ESTATE OF:
ROBIN CHARLENE KIFFIN,
Deceased.

The administration of the Estate of Robin Charlene Kiffin, Deceased, whose date of death was June 17, 2025 is pending in the Circuit Court in and for Pinellas County, Florida, Probate Division, File No.: 26-000226-ES, the address of which is 315 Court St., Clearwater, FL 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 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 the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of the first publication of this Notice is February 20, 2026.

/s/Heidi S. Kiffin

Heidi S. Kiffin
15208 Gulf Blvd, Unit 209,
Madeira Beach, FL 33708
/s/ Denis A. Cohrs
Denis A. Cohrs, Esquire
The Cohrs Law Group, P.A.
2841 Executive Dr., Suite 120
Clearwater, Florida 33762
Telephone (727) 540-0001
Attorney for Petitioner
Florida Bar #470309
February 20, 27, 2026 26-00790N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-001451-ES
IN RE: ESTATE OF
MARGARET A. WORTHEN,
Deceased.

The administration of the estate of Margaret A. Worthen, 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, 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 20, 2026.

Personal Representative:

Alcide E. Leonard
2591 Countryside Blvd., Unit 5-212
Clearwater, FL 33761
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 20, 27, 2026 26-00791N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-001362-ES
IN RE: ESTATE OF
EUGENE R. ODENDAHL,
Deceased.

The administration of the estate of Eugene R. Odendahl, deceased, whose date of death was January 14, 2026, 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. 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 20, 2026.

Personal Representative:

Frances T. Salem
1449 Normandy Park Drive #6
Clearwater, FL 33756
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 20, 27, 2026 26-00792N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000820-ES
IN RE: ESTATE OF
LINDA LEE PITCHON
Deceased.

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

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

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 20, 2026.

Personal Representative:

CASSONDR A ROGERS-ROYAEL
10425 N Burgundy Point
Dunnellon, Florida 34433
Attorney for Personal Representative:
RACHEL N. BARLOW
Attorney
Florida Bar Number: 101624
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:
rachel@diamonddlawflorida.com
Secondary E-Mail:
morgan@diamonddlawflorida.com
February 20, 27, 2026 26-00786N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-011734-ES
Division 004
IN RE: ESTATE OF
CHARLES E. MAYNARD, JR.,
Deceased.

The administration of the estate of Charles E. Maynard, Jr., deceased, whose date of death was October 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is February 20, 2026.

Personal Representative:

Kristine Maynard Precour
345 W. Clarendon St.
Gladstone, Oregon 97027
Attorney for Personal Representative:
Jovita Ahava, Esq.
Florida Bar Number: 0075429
AHAVA LEGACY LAW, P.A.
P.O. Box 83
St. Petersburg, FL 33731
Telephone: (727) 362-1234
Fax: (888) 228-2009
E-Mail: service@ahavalegal.com
Secondary E-Mail:
jovita@ahavalegal.com
February 20, 27, 2026 26-00776N

FIRST 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.: 25-012011-ES
Division: Probate
IN RE: ESTATE OF
CAROL J. COE-HORRIGAN,
Deceased.

The administration of the Estate of CAROL J. COE-HORRIGAN, deceased, Case No.: 25-012011-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 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 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 20, 2026.

REBECCA M. WOODBURY

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 20, 27, 2026 26-00793N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-01154-ES
Division Probate
IN RE: ESTATE OF
DANIELLE LEA COLLINGWOOD
Deceased.

The administration of the estate of Danielle Lea Collingwood, deceased, whose date of death was October 18, 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 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 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 Decedent's death by Decedent or 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 DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 20, 2026.

Personal Representative:

Steven Marcus Liebroder
4466 Rockwood Drive
Palm Harbor, Florida 34685
Attorney for Personal Representative:
Kyle C. Bacchus, Esq.
E-mail Addresses:
kcbacchus@naplesstatelaw.com,
lebrin@naplesstatelaw.com
Florida Bar No. 1018458
Wilson & Johnson
2425 Tamiami Trail North, Suite 211
Naples, Florida 34103
Telephone: (239) 436-1500
February 20, 27, 2026 26-00774N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO: 26-000377-ES-04
IN RE: ESTATE OF
NORINE M. TEPAS,
Decedent.

An Order of Summary Administration of the Estate of Norine M. Tepas, Deceased, whose date of death was October 19, 2025; Case Number 26-000377-ES-04, has been entered in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The total value of the Estate, other than homestead and exempt property, is \$9,107.00. The names and addresses of those to whom the Petitioner has requested for the assets of the Estate to be assigned are Dale B. Tepas, 12760 Indian Rocks Road Unit 115, Largo, FL 33774, and the name and address of the Petitioner's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent

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

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

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

The petitioner 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 20, 2026.

CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue, Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000;
Fax: 727-821-4042
Primary email address:
lcarr@carrlawgroup.com
Secondary email address:
pcardinal@carrlawgroup.com
February 20, 27, 2026 26-00794N

**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 DiveQuest Exploration 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 17th day of February, 2026
DiveQuest Exploration LLC
February 20, 2026 26-00834N

**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 Cruise Planners 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 17th day of February, 2026
Garrett Flottman
February 20, 2026 26-00833N

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011736-ES
IN RE: ESTATE OF
RACHEL L. CREPEAU,
Deceased.

The administration of the estate of Rachel L. Crepeau, deceased, whose date of death was September 21, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 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 20, 2026.

Personal Representative:

Jacques Taft Crepeau
1507 Winding Way West
Clearwater, FL 33764

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 20, 27, 2026 26-00826N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-000122-ES
IN RE: ESTATE OF
AGENS C. ASTLEY,
Deceased.

The administration of the estate of Agnes C. Astley, deceased, whose date of death was November 22, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Probate Division, 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 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 20, 2026.

Personal Representative:

John Astley
7 Strawberry Lane
Norfolk, MA 02056

Attorney for Personal Representative:

Nicholas J. Roefaro

E-Mail Addresses:

Nick@roefarolaw.com

Christina@roefarolaw.com

Florida Bar No. 89217

ROEFARO LAW

1700 N. McMullen Booth Rd., Ste. A-6

Clearwater, FL 33759

Telephone: (727) 796-9191

February 20, 27, 2026 26-00828N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001069
IN RE: ESTATE OF
ANGELA COSTA,
Deceased.

The administration of the estate of ANGELA COSTA, 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, 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 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 20, 2026.

CHARLES MICHAEL WHITE**Personal Representative**

200 South Starcrest Drive, Apt. 162

Clearwater, FL 33765

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

ntservice@hnh-law.com

February 20, 27, 2026 26-00830N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT
COURT IN AND FOR PINELLAS
COUNTY, FLORIDA PROBATE
DIVISION
File No. 26-001576-ES
Section: 003
IN RE: ESTATE OF
MARY DEANNE SHOWER, A/K/A
M. DEANNE SHOWER, A/K/A
M. D. SHOWER,
A/K/A DEANNE M. SHOWER,
Deceased.

The administration of the Estate of Mary Deanne Shower a/k/a M. Deanne Shower a/k/a M. D. Shower a/k/a Deanne M. Shower, deceased, whose date of death was October 20, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court 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 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 SECTION 733.702, FLORIDA STATUTES, 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 20, 2026.

Gail Moore**Personal Representative**

604 DeSoto Ln

Indian Harbour Beach, FL 32937

Mailing Address:

2808 Zoocrest Ave

Asheboro, NC 27205

McFARLAND, GOULD, LYONS,

SULLIVAN & HOGAN, P.A.

/s/ Gary W. Lyons, Esq.

Attorney for Personal Representative

Florida Bar No. 268186

1659 Achieve Way, Suite 128

Dunedin, Florida 34698

Telephone: (727) 461-1111

glyons@mglegalteam.com

probate@mglegalteam.com

February 20, 27, 2026 26-00829N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 3/10/2026 at 11 a.m. the following vehicles may be sold by public sale to satisfy the lien per TL-28 Section 83.805-83.806 Florida Statutes for the amount owed on vehicle(s) for any recovery charges, storage, and administrative fees Tenant / Registered owner Haydon Von /VT/CBD LABS LLC 2003 Peter-Built Vin# 2XPNAD8X03M809046 2010 Ford Vin # 1FTEXIEV1AFB62911 Sale to be held at KNIGHT STORAGE, LLC 13115 US HIGHWAY 19 N CLEARWATER, FL 33764 vehicle(s) may be released prior to the sale. KNIGHT STORAGE, LLC reserves the right to accept /reject any or all bids February 20, 27, 2026 26-00835N

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 Cora Physical Therapy - Pasadena located at 40 66th St. N. in the City of St. Petersburg, Pinellas, FL 33710 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 18th day of February, 2026 CORA HEALTH SERVICES, INC. February 20, 2026 26-00845N

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 STILLWATERS ASSESSMENT & NEUROPSYCHOLOGICAL SERVICES located at 110 Athens St, Suite D 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 18th day of February, 2026 Stillwaters Assessment & Neuropsychological Services, PLLC February 20, 2026 26-00849N

--- ACTIONS / SALES ---

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 21-004912-CI
CITY OF LARGO,
Plaintiff, v.

ROBERT HALGREN, ELIZABETH SPARROW-HALGREN, PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to the Order Granting Plaintiff's Motion to reset Foreclosure sale dated February 19, 2026 and entered in Case No. 21-004912-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida where City of Largo, is the Plaintiff and Robert Halgren, Elizabeth Sparrow-Halgren, Pinellas County Board of County Commissioners 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 19, 2026 the following described properties set forth in said Final Judgment to wit:

Lot 1, HALGREN SUBDIVISION, according to the plat thereof recorded in Plat Book 116, Page 30, of the Public Records of Pinellas County, Florida. Property No.: 05-30-15-35067-000-0010

Address: 2660 ADRIAN AVE, LARGO, FL 33774

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same (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 17, 2026.

Weidner Law, P.A.

Counsel for the Plaintiff

856 2nd Avenue 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 20, 27, 2026 26-00841N

FIRST INSERTION

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

CASE NO.: 24-003378-CI

GROUND FLOOR PROPERTIES

GA LLC,

Plaintiff, vs.

525 115TH AVENUE LLC; CINDY EVE BONSIGNORI; ISLE

OF PALMS HOMEOWNERS

ASSOCIATION, INC.; UNKNOWN

TENANT #1; UNKNOWN

TENANT #2; ANY AND ALL

UNKNOWN PARTIES CLAIMING

BY, THROUGH, UNDER AND

AGAINST THE HEREIN NAMED

INDIVIDUAL DEFENDANT(S)

WHO ARE NOT KNOWN TO BE

DEAD OR ALIVE, WHETHER

SAID UNKNOWN PARTIES

MAY CLAIM AN INTEREST AS

SPOUSES, HEIRS, DEVISEES,

GRANTEES, OR OTHER

CLAIMANTS

DEFENDANT(S).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 28, 2026 in Civil Case No. 24-003378-CI, of the Circuit Court of the Judicial Circuit in and for Pinellas County, Florida, wherein, GROUND FLOOR PROPERTIES GA LLC is the Plaintiff, and 525 115TH AVENUE LLC; CINDY EVE BONSIGNORI; ISLE OF PALMS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Ken Burke, CPA will sell to the highest bidder for cash at www.pinellas.realforeclose.com

on March 17, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 50, BLOCK 3, FIRST ADDITION ISLE OF PALMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGES 62 AND 63, 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 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; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 16th day of February,

2026.

ALDRIDGE PITE, LLP

Attorney for Plaintiff

401 W. Linton Blvd.

Suite 202-B

Delray Beach, FL 33444

Telephone: 561-392-6391

Facsimile: 561-392-6965

By: /s/ Zachary Ullman

FBN: 106751

Primary E-Mail:

ServiceMail@aldridgepite.com

1696-030B

Ref# 15474

February 20, 27, 2026 26-00832N

FIRST INSERTION

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. 25-003590-CI

LAKEVIEW LOAN SERVICING,

LLC,

Plaintiff, vs.

DAVID A CAVER A/K/A DAVID

CAVER, et al.,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 11, 2026 in Civil Case No. 25-003590-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and David A Caver a/k/a David Caver, 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 16th day of March, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 17, Block 14, Skyview Terrace, according to the map or plat thereof, as recorded in Plat

Book 47, Pages 74 and 75, 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.

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

/s/ 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

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-006742-CI
PHH MORTGAGE CORPORATION, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEE, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF EVELYN D. SOWERBROWER, DECEASED; et al., Defendant(s).
TO: 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 Evelyn D. Sowerbrower, Deceased
Last Known Residence: Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PINELLAS COUNTY, Florida:
LOT 43, COUNTRY ESTATES 1ST ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 58, PAGE 35, 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 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 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 2/12/, 2026.
As Clerk of the Court
By: /s/ Thomas Smith
As Deputy Clerk
KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater, Pinellas County, FL 33756-5165
ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444
1395-1534B
Ref# 15227
February 20, 27, 2026 26-00780N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No: 25-004379-CI
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. EFRAIN MORALES, JR., et al, Defendants.
TO:
THE UNKNOWN HEIRS, DEVISEES, GRANTEE, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTY CLAIMING BY, THROUGH, UNDER OR AGAINST, EFRAIN MORALES, JR; DECEASED
119 50th Ter N, St Petersburg, FL 33703
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 17 AND THE EAST 1/2 OF LOT 18, IN BLOCK G, HARCOURT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 60, AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

DA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Philip Stecco, 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 13th 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)
LLS14984
February 20, 27, 2026 26-00797N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010362-ES
Section 004
Division Probate
IN RE: ESTATE OF JUDITH K. O'MALLEY Deceased.
The administration of the estate of JUDITH K. O'MALLEY, deceased, whose date of death was June 8, 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 DATE 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 20, 2026.
Personal Representative:
KEANE GERARD O'MALLEY
W 1841 Froelich Road
Sullivan, Wisconsin 53178
Attorney for Personal Representative:
BRADEN H. SHARRER Attorney
Florida Bar Number: 0084674
FARR LAW FIRM P.A.
237 Nokomis Avenue South
Venice, FL 34285
Telephone: (941) 488-7751
Fax: (941) 497-7636
E-Mail: bsharrer@farr.com
Secondary E-Mail: tweiss@farr.com
February 20, 27, 2026 26-00785N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000277-ES
IN RE: ESTATE OF LAUDELINO ACOSTA, Deceased.
The administration of the estate of LAUDELINO ACOSTA, 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 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 DATE 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 20, 2026.
Personal Representative:
Donna E. Mahoney
5491 82nd Ave. N
Pinellas Park, Florida 33781
Attorney for Personal Representative:
/s/ Amber L. Nicol
Amber L. Nicol, Esq.
Independent of Counsel
Florida Bar Number: 1028018
Pippen Law Group, PLLC
10225 Ulmerton Rd., Bldg. #11
Largo, FL 33771
Telephone: (727) 586-3306
Fax: (727) 585-4209
E-Mail: Amber@atypip.com
February 20, 27, 2026 26-00817N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-005464-CI
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. ZACHARY T. HEWITT ; et al, Defendant(s).
TO the following Defendant(s):
DEANNA M. MCCULLOUGH
(Last Known Address: 235 38TH STREET SOUTH, SAINT PETERSBURG, FL 33711)
ZACHARY T. HEWITT
(Last Known Address: 235 38TH STREET SOUTH, SAINT PETERSBURG, FL 33711)
UNKNOWN SPOUSE OF DEANNA M. MCCULLOUGH
(Last Known Address: 235 38TH STREET SOUTH, SAINT PETERSBURG, FL 33711)
UNKNOWN SPOUSE OF ZACHARY T. HEWITT
(Last Known Address: 235 38TH STREET SOUTH, SAINT PETERSBURG, FL 33711)
YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:
LOT 11, AND THE SOUTH 20 FEET OF LOT 10, BLOCK 4, BETHWOOD TERRACE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 42, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 235 38TH STREET SOUTH, 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 Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161, 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.
This notice is provided pursuant to Administrative Order No. 2010-08
"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 this day of FEB 11 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
Ghidotti| Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
February 20, 27, 2026 26-00766N

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 2025CA006203
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, -vs- CALVIN CAMPBELL, UNKNOWN SPOUSE OF CALVIN CAMPBELL, VISTA DEL MAR ASSOCIATION, INC, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2, Defendant(s)
TO: CALVIN CAMPBELL
3753 46TH AVE S APT 7
SAINT PETERSBURG, FL 33711
UNKNOWN SPOUSE OF CALVIN CAMPBELL
3753 46TH AVE S APT 7
SAINT PETERSBURG, FL 33711
YOU ARE HEREBY NOTIFIED, that an action to foreclose a mortgage on the following property in Pinellas County, Florida:
LAND SITUATED IN THE COUNTY OF PINELLAS IN THE STATE OF FLUNIT 7 OF VISTA DEL MAR, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4961, PAGE(S) 1534, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
Property Address: 3753 46th Avenue S, Apt 7, Saint Petersburg, FL 33711
The action was instituted in the Circuit

action was instituted in the Circuit Court, Sixth Judicial Circuit in and for Pinellas, County, Florida; Case No. 2025CA006203; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. Calvin Campbell. 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 13th day of February, 2026
KEN BURKE, CPA
Clerk of the Circuit Court and Comptroller
By: /s/ Thomas Smith
As Deputy Clerk
Mehwish Yousuf, Esq.,
Quintairos, Prieto, Wood & Boyer, P.A.,
2400 E. Commercial Blvd., Ste. 520,
Ft. Lauderdale, FL 33308
Matter No.: FL-009997-25
February 20, 27, 2026 26-00799N

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 24-005421-CI
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, -vs- JOHN M. RAINS, et al., Defendant(s)
TO: UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNEE, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST REBECCA RAINS DECEASED
7036 72ND STREET NORTH PINELLAS PARK, FL 33781
YOU ARE HEREBY NOTIFIED, that an action to foreclose a mortgage on the following property in Pinellas County, Florida:
LAND SITUATED IN THE COUNTY OF PINELLAS IN THE STATE OF FL LOT 5, BLOCK 126, TOGETHER WITH EAST 1/2 OF VACATED ALLEY LYING WEST OF SAID LOT 5 AND LYING SOUTH OF NORTH LOT LINE OF LOT 5, IF EXTENDED WESTERLY TO CENTERLINE OF VACATED ALLEY AND LYING NORTH OF SOUTH LOT LINE LOT 5, ITS EXTENDED WESTERLY OF CENTERLINE SECOND ADDITION TO PINELLAS PARK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 8-9, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 7036 72nd Street North, Pinellas Park, FL 33781

33781
The action was instituted in the Circuit Court, Sixth Judicial Circuit in and for Pinellas, County, Florida; Case No. 2024CA005421; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. Rebecca Rains. 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 13th day of February, 2026
KEN BURKE, CPA
Clerk of the Circuit Court and Comptroller
By: /s/ Thomas Smith
As Deputy Clerk
Mehwish Yousuf, Esq.,
Quintairos, Prieto, Wood & Boyer, P.A.,
2400 E. Commercial Blvd., Ste. 520,
Ft. Lauderdale, FL 33308
Matter No.: FL-007437-24
February 20, 27, 2026 26-00796N

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 26-000277-CI
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. THERESE GAUTHIER, et. al. Defendant(s),
TO: THERESE GAUTHIER, UNKNOWN SPOUSE OF THERESE GAUTHIER,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOTS 1 AND 2, BLOCK B, FOSTERS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 26, PAGE 53, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service

on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
WITNESS my hand and the seal of this Court at Pinellas County, Florida, this day of FEB 11 2026.
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater, Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
BY: STEVIE AYARS
DEPUTY CLERK
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-377642
February 20, 27, 2026 26-00765N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-006560-CI
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. LUIS ALDANA; KATLYN MANCHAME ALDANA A/K/A KATLYN ALDANA; et al., Defendant(s).
TO: Luis Aldana
Last Known Residence: 9167 108th St Seminole, FL 33772
TO: Unknown Spouse of Luis Aldana
Last Known Residence: 9167 108th St Seminole, FL 33772
TO: Katlyn Manchame Aldana a/k/a Katlyn Aldana
Last Known Residence: 9167 108th St Seminole, FL 33772
TO: Unknown Spouse of Katlyn Manchame Aldana a/k/a Katlyn Aldana
Last Known Residence: 9167 108th St Seminole, FL 33772
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PINELLAS County, Florida:
LOT 4, BLOCK 9, BAY RIDGE ESTATES 2ND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE(S) 67, 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 ALDRIDGE

PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 DAYS after 1st Publication, and file the original with the clerk of this court either 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 2/13, 2026.
KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater, Pinellas County, FL 33756-5165
As Clerk of the Court
By: /s/ Thomas Smith
As Deputy Clerk
ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444
1184-2740B
Ref# 15224
February 20, 27, 2026 26-00795N

PUBLISH YOUR LEGAL NOTICE
Email legal@businessobserverfl.com
Business Observer
www.businessobserverfl.com

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.
522025CA006077XXCICI
U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE OF THE
NRZ PASS-THROUGH TRUST XI,
Plaintiff, vs.
DAVID SWANN; REBECCA
SWANN; REAJEANIA FRANKLIN
A/K/A REAJEANIA A. FRANKLIN;
UNKNOWN SPOUSE OF
REAJEANIA FRANKLIN A/K/A
REAJEANIA A. FRANKLIN;
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: REAJEANIA FRANKLIN
A/K/A REAJEANIA A. FRANKLIN
Last Known Address
490 EAST BAY DR
LARGO, FL 33770
Current Residence is Unknown
TO: UNKNOWN SPOUSE OF
REAJEANIA FRANKLIN A/K/A
REAJEANIA A. FRANKLIN
Last Known Address
490 EAST BAY DR
LARGO, FL 33770
Current Residence is Unknown
YOU ARE NOTIFIED that an action
to foreclose a mortgage on the following
described property in Pinellas County,
Florida:
LOTS 8 AND 9, BLOCK 2,
ROOSEVELT GROVES, AC-
CORDED TO THE MAP OR

PLAT THEREOF AS RECORD-
ED IN PLAT BOOK 17, PAGE
18, 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 at-
torneys or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint 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 pro-
vision of certain assistance. Please
contact the Human Rights Office, 400

S. Ft. Harrison Ave., Ste. 300, Clear-
water, FL 33756, (727) 464-4062 (V/
TDD) at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing or
voice impaired, call 711
DATED ON FEB 11 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
1496-219409 / ME2
February 20, 27, 2026 26-00764N

FIRST INSERTION

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

CASE NO.
522022CA002032XXCICI
US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST,
Plaintiff, vs.
LARRY CARSON A/K/A
LAWRENCE JAMES CARSON, JR.;
ROGER ALLEN; JOYCE RACE;
LORI SHOUN A/K/A LORETTA
JUNE SHOUN; THE UNKNOWN
HEIRS, BENEFICIARIES,
DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
LYNETTE BIAS A/K/A LYNETTE
J. BIAS, DECEASED; JESSECCA
DOCKERY A/K/A JESSECCA
J. DOCKERY; TRUIST BANK,
SUCCESSOR IN INTEREST TO
SUNTRUST INC.; PINELLAS
COUNTY BOARD OF COUNTY
COMMISSIONERS; PINELLAS
COUNTY, FLORIDA; JAMES
KIDD BIAS; LOGAN JOSHUA
CARSON; LINDSEY JANELLE
CARSON; TERESA SHOUN
YOHE; JENNIFER YVONNE
CARSON; 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 Summary Final
Judgment of Foreclosure dated
February 9, 2026, and entered in Case
No. 522022CA002032XXCICI of
the Circuit Court in and for Pinellas
County, Florida, wherein US BANK
TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST IS
Plaintiff and LARRY CARSON A/K/A
LAWRENCE JAMES CARSON, JR.;
ROGER ALLEN; JOYCE RACE; LORI
SHOUN A/K/A LORETTA JUNE
SHOUN; THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
LYNETTE BIAS A/K/A LYNETTE
J. BIAS, DECEASED; JESSECCA
DOCKERY A/K/A JESSECCA
J. DOCKERY; TRUIST BANK,
SUCCESSOR IN INTEREST TO
SUNTRUST INC.; PINELLAS
COUNTY BOARD OF COUNTY

COMMISSIONERS; PINELLAS
COUNTY, FLORIDA; JAMES KIDD
BIAS; LOGAN JOSHUA CARSON;
LINDSEY JANELLE CARSON;
TERESA SHOUN YOHE; JENNIFER
YVONNE CARSON; UNKNOWN
TENANT NO. 1; UNKNOWN
TENANT NO. 2; and ALL UNKNOWN
PARTIES CLAIMING INTERESTS
BY, THROUGH, UNDER OR
AGAINST A NAMED DEFENDANT
TO THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
are Defendants, KEN BURKE, the
Clerk of the Circuit Court, will sell to
the highest and best bidder for cash
online at www.pinellas.realforeclose.
com, at 10:00 a.m., on March 24, 2026,
the following described property as set
forth in said Order or Final Judgment,
to-wit:

LOT 6, BLOCK 2, ORANGE-
WOOD HEIGHTS, ACCORD-
ING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK
12, PAGE 5 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 PROCEED-
ING YOU ARE ENTITLED, AT NO
COST TO YOU, TO THE PROVISION
OF CERTAIN ASSISTANCE. WITHIN
TWO (2) WORKING DAYS OF YOUR
RECEIPT OF THIS NOTICE, PLEASE
CONTACT THE OFFICE OF HUMAN
RIGHTS, 400 S. FT. HARRISON
AVE., SUITE 500, CLEARWATER, FL
33756. (727) 464-4062 (V/TDDO).

DATED February 12, 2026.
By: /s/ Lisa A Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
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
1496-200142 / TM1
February 20, 27, 2026 26-00800N

FIRST INSERTION

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

CASE NO.: 25-002593-CI
DKC LENDING LLC, a Florida
limited liability company,
Plaintiff, v.
ARGOS TPA LLC, a Florida limited
liability company; NICHOLAS
ARGIRIS; and UNKNOWN
TENANT IN POSSESSION,
Defendants.
NOTICE IS HEREBY GIVEN pursuant
to a Uniform Final Judgment of
Foreclosure dated October 20, 2025,
and Order Rescheduling Foreclosure
Sale dated February 12, 2026, both
of which are entered in Case No.: 25-
002593-CI of the Circuit Court in and
for Pinellas County, Florida, wherein
ARGOS TPA LLC is the Defendant,
the Clerk of the Circuit Court will sell
to the highest and best bidder for cash,
on April 1, 2026 at 10:00 a.m., at the
Clerk of the Circuit Court, online at
www.pinellas.realforeclose.com, the
following described real property as
set forth in the Final Judgment of
Foreclosure:

Unit 804 of Yacht House of
Clearwater Point No. 7, a Con-
dominium according to the
Declaration of Condominium
thereof, recorded in Official Re-
cords Book 4219, Page(s) 1252,
of the Public Records of Pinellas
County, Florida, and any amend-
ments thereto, together with its
undivided share in the common
elements
Property Address: 851 Bayway
Blvd., Unit 804, Clearwater, FL
33767.

NOTICE IF YOU ARE A PERSON
CLAIMING A RIGHT TO FUNDS
REMAINING AFTER THE SALE,
YOU MUST FILE A CLAIM WITH

THE CLERK NO LATER THAN THE
DATE THAT THE CLERK REPORTS
THE FUNDS AS UNCLAIMED. IF
YOU FAIL TO FILE A CLAIM, YOU
WILL NOT BE ENTITLED TO ANY
REMAINING FUNDS. AFTER THE
FUNDS ARE REPORTED AS UN-
CLAIMED, ONLY THE OWNER OF
RECORD AS OF THE DATE OF THE
LIS PENDENS MAY CLAIM THE
SURPLUS.

"If you are a person with a dis-
ability who needs any accommoda-
tion 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 sched-
uled court appearance, or immedi-
ately upon receiving this notification
if the time before the scheduled
appearance is less than 7 days; if
you are hearing or voice impaired,
call 711."

Dated this 13th day of February
2026.
/s/ Torrey C. Taylor
Torrey C. Taylor
Florida Bar No.: 100053
/s/ Torrey C. Taylor
Tyler A. Hayden
Florida Bar No.: 095205
tyler@phlfirm.com
Michael J. Labbee
Florida Bar No.: 106058
michael@phlfirm.com
Torrey C. Taylor
Florida Bar No.: 100053
torrey@phlfirm.com
PHILLIPS, HAYDEN & LABBEE, LLP
150 2nd Avenue North, Suite 1200
St. Petersburg, FL 33701
Telephone: (727) 300-1399
Facsimile: (727) 300-1389
Attorneys for Plaintiff
February 20, 27, 2026 26-00807N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA
CASE NO. 25-006432-CI

DEUTSCHE BANK TRUST
COMPANY AMERICAS,
AS TRUSTEE FOR RESIDENTIAL
ACCREDIT LOANS, INC.,
MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES,
SERIES 2007-QH6,
Plaintiff, vs.
RICHARD BIALOR, ET AL.
Defendants
TO the following Defendant(s):
RICHARD BIALOR (UNABLE TO
SERVE AT ADDRESS)
Last Known Address: 520 26TH AV-
ENUE SOUTH ST. PETERSBURG, FL
33705
Additional Address: 212 JODY CT
LARGO, FL 33771

YOU ARE HEREBY NOTIFIED
that an action for Foreclosure of Mort-
gage on the following described prop-
erty:

LOT 24, VICTORIA PARK -
FIRST ADDITION, ACCORDING
TO THE MAP OR PLAT THERE-
OF AS RECORDED IN PLAT
BOOK 82, PAGE 39, OF THE
PUBLIC RECORDS OF PINEL-
LAS COUNTY, FLORIDA.
A/K/A 212 JODY COURT, LARGO
FL 33771

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

WITNESS my hand and the seal of
this Court this day of FEB 11 2026.

KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
Ken Burke
PINELLAS COUNTY
CLERK OF COURT
By **STEVIE AYARS**
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
NS21212-25/cam
February 20, 27, 2026 26-00763N

FIRST INSERTION

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

CASE NO. 25-004668-CI
REGIONS BANK D/B/A AMSOUTH
BANK,
Plaintiff, vs.
YVETTE G. SABOW; UNKNOWN
SPOUSE OF YVETTE G. SABOW;
RUSTLEWOOD CONDOMINIUM
ASSOCIATION, INC.; and
UNKNOWN TENANT
Defendant.

NOTICE IS GIVEN pursuant to
a Final Judgment dated January
30, 2026, entered in Case No.: 25-
004668-CI, of the Circuit Court
in and for Pinellas County, Florida,
wherein YVETTE G. SABOW, UN-
KNOWN SPOUSE OF YVETTE
G. SABOW, and RUSTLEWOOD
CONDOMINIUM ASSOCIATION,
INC. are the Defendants, that Ken
Burke, CPA, Pinellas County Clerk of
the Circuit Court & Comptroller, will
sell to the highest and best bidder for
cash, on MARCH 12, 2026, at 10:00
a.m., and shall be conducted online
at www.pinellas.realforeclose.com on
the following described real property
as set forth in the Final Judgment:

APARTMENT UNIT NO. B-307,
BUILDING B, RUSTLEWOOD
CONDOMINIUM, ACCORD-
ING TO PLAT THEREOF RE-
CORDED IN CONDOMINIUM
PLAT BOOK 27, PAGES 46
THROUGH 51, AS AMENDED
IN CONDOMINIUM PLAT
BOOK 28, PAGE 48; CON-
DOMINIUM PLAT BOOK 29,
PAGE 63; CONDOMINIUM
PLAT BOOK 30, PAGE 120;
AND CONDOMINIUM PLAT
BOOK 32, PAGE 88; BEING
FURTHER DESCRIBED IN

THAT CERTAIN DECLARA-
TION OF CONDOMINIUM
RECORDED IN O.R. BOOK
4665, PAGE 132, AS CLERK'S
INSTRUMENT NO. 78032557,
AS AMENDED IN O.R. BOOK
4672, PAGES 977 AND 978;
O.R. BOOK 4722, PAGE 2086;
O.R. BOOK 4768, PAGE 123;
O.R. BOOK 4778, PAGE 1761;
AND O.R. BOOK 4820, PAGE
1881, PUBLIC RECORDS OF
PINELLAS COUNTY, FLOR-
IDA, TOGETHER WITH AN
UNDIVIDED SHARE IN THE
COMMON ELEMENTS AP-
PURTENANT THERETO.

NOTICE IF YOU ARE A PERSON
CLAIMING A RIGHT TO FUNDS
REMAINING AFTER THE SALE,
YOU MUST FILE A CLAIM WITH
THE CLERK NO LATER THAN THE
DATE THAT THE CLERK REPORTS
THE FUNDS AS UNCLAIMED. IF
YOU FAIL TO FILE A CLAIM, YOU
WILL NOT BE ENTITLED TO ANY
REMAINING FUNDS. AFTER THE
FUNDS ARE REPORTED AS UN-
CLAIMED, ONLY THE OWNER OF
RECORD AS OF THE DATE OF THE
LIS PENDENS MAY CLAIM THE
SURPLUS.

NOTICE If you are a person with a
disability who needs any accommoda-
tion in order to participate in this pro-
ceeding, you are entitled, at no cost to
you, to the provision of certain assis-
tance. Please contact Court Admin-
istration at Pinellas County Court-
house, 315 Court Street, Clearwater,
FL 33756, (727) 464-7000, within two
working days of your receipt of this
notice; if you are hearing impaired,
call 1-800-955-8771; if you are voice
impaired, call 1-800-955-8770.
February 20, 27, 2026 26-00783N

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. 25-003098-CI

LOANDEPOT.COM, LLC,
Plaintiff, v.
DANIEL DEMJANIK, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that
pursuant to a Final Judgment in
Foreclosure entered on January 28,
2026 and entered in Case No. 25-
003098-CI in the Circuit Court of
the 6th Judicial Circuit in and for
Pinellas County, Florida, wherein
ROBIN DEMJANIK AND DANIEL
DEMJANIK, 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 17, 2026 at 10:00am,
the following described real property as
set forth in said Final Judgment, to-wit:

UNIT NO. D303, DIANA
BUILDING, OF DOLLY BAY, A
VILLAGE ON LAKE TARPON,
A CONDOMINIUM, ACCORD-
ING TO THE DECLARATION
OF CONDOMINIUM RE-
CORDED IN O.R. BOOK 5651,
PAGE 915, AS RE-RECORDED
IN O.R. BOOK 5652, PAGE
1672, AND ALL EXHIBITS
AND AMENDMENTS THERE-
OF, AND RECORDED IN CON-
DOMINIUM PLAT BOOK 72,
PAGE 99; AS AMENDED IN
CONDOMINIUM PLAT BOOK
84, PAGE 21, PUBLIC RE-
CORDS OF PINELLAS COUN-
TY, FLORIDA, TOGETHER
WITH AN UNDIVIDED
SHARE OR INTEREST IN THE
COMMON ELEMENTS AP-
PURTENANT THERETO.
and commonly known as: 2511
DOLLY BAY DR APT 303,
PALM HARBOR, FL 34684 (the

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

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
fepleadings@ghidottiberger.com
Bidder No: 24717
February 20, 27, 2026 26-00798N

FIRST INSERTION

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

CASE NO.: 24-005166-CI
U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE, FOR LHOMÉ
MORTGAGE TRUST 2023-RTL4,
MORTGAGE-BACKED NOTES,
SERIES 2023-RTL4,
Plaintiff, v.
KIRTLEY ACQUISITIONS, LLC, a
Florida Limited Liability Company;
DANIEL SANDERS, an Individual;
MEGED LEADS, LLC; LVNV
FUNDING LLC; CLERK OF
COURT OF PINELLAS COUNTY,
FLORIDA; STATE OF FLORIDA,
DEPARTMENT OF REVENUE; ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED; UNKNOWN
TENANT #1; UNKNOWN
TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN
pursuant to an Order dated February
2, 2026 entered in Civil Case No.
24-005166-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
LHOMÉ MORTGAGE TRUST
2023-RTL4, MORTGAGE-BACKED
NOTES, SERIES 2023-RTL4, Plaintiff
and KIRTLEY ACQUISITIONS, LLC,
A FLORIDA LIMITED LIABILITY
COMPANY; DANIEL SANDERS,
AN INDIVIDUAL; MEGED LEADS,
LLC; LVNV FUNDING LLC; CLERK
OF COURT OF PINELLAS COUNTY,
FLORIDA; STATE OF FLORIDA,
DEPARTMENT OF REVENUE are
defendants, Ken Burke, Clerk of Court,
will sell the property at www.pinellas.
realforeclose.com beginning at 10:00

AM on March 26, 2026 the following
described property as set forth in said
Final Judgment, to-wit:

LOT 5, BLOCK 3, GARDEN
MANOR - SECTION ONE,
ACCORDING TO THE MAP
OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 31,
PAGE(S) 44 AND 45, OF THE
PUBLIC RECORDS OF PINEL-
LAS COUNTY, FLORIDA.
Property Address: 6235 Hamp-
ton Drive 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 PUB-
LISHED AS PROVIDED HEREIN.

"If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Human Rights Office, 400
S. Ft. Harrison Ave., Ste. 300, Clearwa-
ter, FL 33756, (727) 464-4062 (V/TDD)
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711."
Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
ftrealprop@kelleykronenberg.com
File No: 3843.000089
February 20, 27, 2026 26-00784N

--- ACTIONS / SALES ---

NOTICE OF SALE
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION
Case No.: 23-9219-CI-7
PINELLAS COUNTY, FLORIDA, a political subdivision of the State of Florida,
Plaintiff, v.
JAMES J. GOLD and JOHN J. SIERRA,
Defendant(s).
NOTICE IF HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated March 17, 2025, and the Order Granting Motion to Reschedule Foreclosure Sale entered on February 13, 2026, in Case No. 23-9219-CI-7 of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein PINELLAS COUNTY, a political subdivision of the State of Florida is the Plaintiff and JAMES J. GOLD and JOHN J. SIERRA are the Defendant(s), the Pinellas County Clerk of the Court, KEN BURKE will sell to the highest bidder for cash at www.pinellas.realforeclose.com at 10:00am on April 1, 2026, the following described property as set forth in said Final Judgment, to wit:
Lot 14, ULMERTON BABY FARMS SUBDIVISION, according to map or plat thereof as recorded in Plat Book 25, Page 11, of the Public Records of Pinellas County, Florida.

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
File No. 26-001024-ES
Division Probate
IN RE: ESTATE OF
CAROL WHITEHURST HOLLAND
Deceased.
The administration of the Estate of Carol Whitehurst Holland, deceased, whose date of death was January 6, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 25-000900-CI
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
JANE E. JORGENSEN AND ROSE RASMUSSEN, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 6, 2026, and entered in 25-000900-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and JANE E. JORGENSEN 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 12, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 2, BLOCK 1, RUSSELL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 43, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 117 ORANGEVIEW AVENUE, CLEARWATER, FL 33755
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date

Parcel ID:
08/30/16/93366/000/0140
Address: 13001 Faxton Street, Clearwater, Florida 33760
Any person or entity claiming an interest in the surplus funds 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."
/s/ David A. Barrera
DAVID A. BARRERA
FBN 1015801
Assistant County Attorney
Pinellas County Attorney's Office
315 Court Street, 6th Floor
Clearwater, FL 33756
Tel: 727-464-3354
Fax: 727-464-4147
Primary: dbarrera@pinellas.gov
Secondary: eservice@pinellas.gov
Attorney for Plaintiff, Pinellas County PCAO 557333
February 20, 27, 2026 26-00848N

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 20, 2026.
Personal Representative:
Troy W. Holland
136 Snell Isle Boulevard NE
St. Petersburg, Florida 33704
Attorney for Personal Representative:
/s/ Nicole Bell Cleland
Nicole Bell Cleland, Esq., Attorney
Florida Bar Number: 124934
LEGACY PROTECTION LAWYERS, LLP
100 Second Avenue South, Suite 900
St. Petersburg, Florida 33701
Telephone: (727) 471-5868
E-Mail: nbell@legacyprotectionlawyers.com
Secondary E-Mail: lois@legacyprotectionlawyers.com
February 20, 27, 2026 26-00847N

of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the 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 17 day of February, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-259842 - MIM
February 20, 27, 2026 26-00842N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-012109-ES
Division 03
IN RE: ESTATE OF
GERALD D. RUSSELL
Deceased.

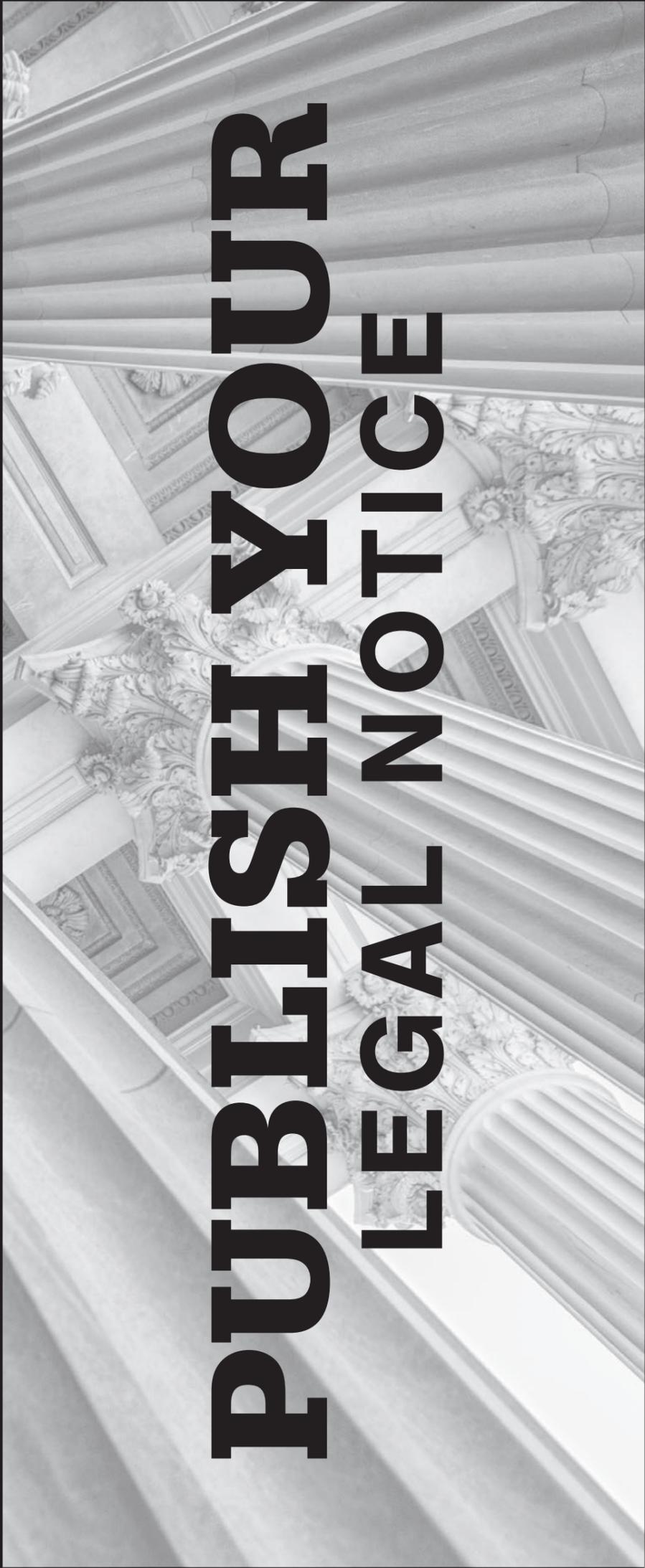
The administration of the estate of Gerald D. Russell, deceased, whose date of death was November 28, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 02/20/2026.
Personal Representative:
Vickie Gaumer
298 Colonial Boulevard
Palm Harbor, Florida 34684
Attorney for Personal Representative:
Walter B. Shurden, Attorney
Florida Bar Number: 0156360
611 Druid Road East, Suite 712
Clearwater, FL 33756
Telephone: (727) 443-2708
Fax: (727) 255-5004
E-Mail: walt@shurden.net
Secondary E-Mail: jennifer@shurden.net
February 20, 27, 2026 26-00846N

FICTITIOUS NAME NOTICE

NOTICE is hereby given that the undersigned, desiring to do business under the fictitious name of STAR at the address of 4590 Ulmerton Road, Clearwater, Florida 33762, intends to register said name with the Division of Corporations of the Florida Department of State, pursuant to Section 865.09, Florida Statutes.
SUNCOAST TAMPA ASSOCIATION OF REALTORS, INC., a Florida not for profit corporation
By: /s/ David B. Bennett,
Co-Chief Executive Officer
James N. Powell
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
360 Central Avenue, Suite 500
St. Petersburg, Florida 33701
Attorneys for Applicant
Telephone: 727-999-9900
February 20, 2026 26-00839N

OFFICIAL COURTHOUSE WEBSITES



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

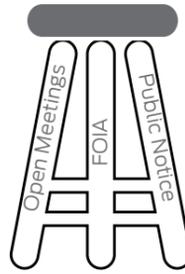
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386** and select the appropriate County name from the menu option or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

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



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



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

SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

THIRD INSERTION	THIRD INSERTION	THIRD INSERTION	THIRD INSERTION	THIRD INSERTION	THIRD 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: 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 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: 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>

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386** and select the appropriate County name from the menu option or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
1/20/28_V30

--- SALES ---

THIRD INSERTION

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

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on 7/29/2008, a certain Mortgage Deed of Trust was executed by PATRICIA B. ZAYKOWSKI, A MARRIED PERSON as trustor in favor of INTERACTIVE FINANCIAL CORPORATION as beneficiary, and was recorded on 8/7/2008, as Instrument No. 2008218698, in Book 16344, Page 2449, and an Examiner's Affidavit was recorded on 10/17/2024 as Instrument No. 2024255301 to correct the legal description, in the Office of the Recorder of Pinellas County, Florida; and WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family house; and WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary, pursuant to an assignment dated 7/26/2021, recorded on 8/11/2021, as instrument number 2021263542, book 21667, page 461, in the office of Pinellas County, Florida; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage Deed of Trust in that the payment due upon the death of the borrower(s) was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 1/20/2026 is \$227,361.51; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded 9/12/2024 as Instrument. No. 2024232208, Book 22920, Page 1357, notice is hereby given that on 3/5/2026 at 11:00 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: 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

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 mortgage 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 mortgage 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

--- PUBLIC SALES ---

SECOND 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

SECOND 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

FOURTH INSERTION

NOTICE

Effective Feb. 28, 2026,

Aaron Sheets, MD., will no longer be providing care at Optum.

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

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

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

26-00427N

THIRD INSERTION

NOTICE OF 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 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

SECOND 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 MF224ID, 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

THIRD 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

--- PUBLIC SALES ---

SECOND 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 # H0DTAEL11MX060277 License FL SBYDO8		

The contents of this unit shall be disbursed 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

FOURTH 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

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 2ft 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

SECOND INSERTION

Notice Of Public Sale Multiple Facilities - Multiple Units

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

PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- 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



FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20678_V17

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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

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

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

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

Personal Representative:
John Harry Mihaly Jr.
128 119th Ave.
Treasure Island, FL 33706
Attorney for Personal Representative:
David A. Peck
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 easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf
- Simply email your notice to legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

IN20878_V5

--- ESTATE ---

SECOND 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

SECOND 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

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

The date of death of the Decedent is 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

SECOND 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

SECOND 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@tomtripp.com
FL Bar No. 0377597
February 13, 20, 2026 26-00671N

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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

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

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

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

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

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

The date of first publication of this notice is: 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL DISTRICT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
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 ---

SECOND 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 SCHLIPP,
DECEASED

The administration of the estate of BARBARA JEAN SCHLIPP, 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 FILE 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

SECOND 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

SECOND 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, ACCORDING
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

SECOND INSERTION

NOTICE OF RESCHEDULED SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 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

SECOND 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

SECOND 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

SECOND 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

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.: 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

--- ESTATE ---

SECOND 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

SECOND 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: 727-937-1669
Fax: 727-279-4625
E-Mail: dan@joviclaw.com
Secondary E-Mail:
transcribe123@gmail.com
February 13, 20, 2026 26-00701N

SECOND 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

SECOND 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

SECOND 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 & Cavnos, 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

SECOND 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

SECOND 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
STEARNS, 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

SECOND 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

SECOND 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

--- ACTIONS / SALES ---

SECOND 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,

SECOND 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 Kalman, 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

SECOND 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

SECOND INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTSIN 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

SECOND 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 33702-2200and
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 33702and
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

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 2026CLERK OF THE COURT
Honorable Ken Burke315 Court Street
Clearwater, Florida 33756(COURT SEAL) By: STEVIE AYARS
Deputy ClerkDavid 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

SECOND 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

SECOND 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 HARRISLAST 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 2026CLERK OF THE COURT
Honorable Ken Burke315 Court Street
Clearwater, Florida 33756

(COURT SEAL)

By: STEVIE AYARS
Deputy Clerk246300/2530018/and
February 13, 20, 2026 26-00714N

SECOND 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. 2.065.

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 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:

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

--- ACTIONS / SALES ---

SECOND 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

SECOND INSERTION

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

CASE NO.: 25-002489-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

SECOND 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.

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 26-00668N

SECOND 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

SECOND INSERTION

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

CASE NO: 25-12069-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.

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 26-00667N

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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

CIVIL DIVISION
Case No. 25-005622-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

--- ACTIONS / SALES ---

SECOND 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 PETERS-
BURG, FL 33710

YOU ARE HEREBY NOTIFIED
that an action for Foreclosure of Mort-
gage on the following described prop-
erty:

LOT 1, BLOCK 8, JUNGLE

COUNTRY CLUB THIRD AD-
DITION, ACCORDING TO THE
PLAT THEREOF, AS RECORD-
ED 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 ad-
dress 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 at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint. This notice is provided to Ad-
ministrative 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 Clearwa-
ter, FL 33756, (727) 464-4062 V/TDD;
or 711 for the hearing impaired. Contact
should be initiated at least seven days
before the scheduled court appear-
ance, or immediately upon receiving this
notification if the time before the
scheduled appearance is less than seven
days. The court does not provide trans-
portation and cannot accommodate
such requests. Persons with disabilities
needing transportation to court should
contact their local public transportation
providers for information regarding
transportation services.

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

SECOND INSERTION

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

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, BELLEC-
REST HEIGHTS, ACCORD-
ING TO THE MAP OR PLAT
THEREOF AS RECORDED IN
PLAT BOOK 5, PAGE 86, PUB-
LIC 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 here-
by 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 sev-
en days before the scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
seven days.

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:
mettebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
25-332821 FC01 CXE
February 13, 20, 2026 26-00651N

SECOND 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 CONK-
RIGHT, ANY AND ALL UNKNOWN
HEIRS

YOU ARE NOTIFIED that an ac-
tion 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, ac-
cording to Master Form Propri-
etary Lease as recorded in Official
Records Book 8520 at pages 595
through 645 of the Public Re-
cords of Pinellas County, Florida.
With the following street ad-
dress: 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 origi-
nal with the Clerk of this Court either
before service on Plaintiff's attorney or
immediately thereafter; otherwise a de-
fault will be entered against you for the
relief demanded in the Complaint.

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

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

SECOND INSERTION

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 Vil-
las II, Inc., No. 4, a Condomin-
ium, according to the Declaration
of Condominium thereof re-
corded in Official Records Book
3862, Page 128, and any and all
amendments attaching thereto,

all in the Public Records of Pi-
nellas County, Florida, together
with an undivided interest in and
to the common elements appur-
tenant 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 pro-
vision 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 ser-
vice. Persons with disabilities needing
transportation to court should contact
their local public transportation provid-
ers 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: MRSservice@mcalla.com
Fla. Bar No.: 146803
25-11516FL
February 13, 20, 2026 26-00650N

SECOND 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 RE-
CORDS OF PINELLAS COUN-
TY, 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 en-
large 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, Clearwa-
ter, FL 33756, (727) 464-4062 (V/TDD)
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711."

DATED this 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@mls-pa.com
BY: /s/ Matthew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424
February 13, 20, 2026 26-00645N

SECOND 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 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 Condo-
minium according to the Decla-
ration 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 Star-
key 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 dis-
ability who needs an accommodation in
order to participate in a court proceed-
ing or other court service, program, or
activity, you are entitled, at no cost to
you, to the provision of certain assis-
tance. Requests for accommodations
may be presented on this form, in an-
other written format, or orally.

Requests may be submitted by using
the form available; via email to ada@
circuits8.org; by mail to ADA Coordina-
tor, 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 be-
fore your scheduled court appearance
or other court activity. If you are hear-
ing or voice impaired please call 711.

Dated this 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

SECOND INSERTION

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 As-
signment 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, BLACK-
BURN SUBDIVISION, AC-
CORDING TO THE PLAT
THEREOF AS RECORDED
IN PLAT BOOK 1, PAGE 44-U,
PUBLIC RECORDS OF PINEL-

LAS COUNTY, FLORIDA.
Property Address: 2533 Queens-
boro Ave S, Saint Petersburg, FL
33712

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

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, Clearwa-
ter, 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 re-
ceiving this notification if the time be-
fore 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

SECOND INSERTION

Prepared By and Return to:
Tara Early, Esq.

Early Law, P.A.
5950 Hazeltine National Drive,
Suite 650
Orlando, FL 32822
(407) 423-5203

NOTICE OF TRUSTEE'S SALE

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

PAMELA DENISE LYNCH, ALEX-
IS NICOLE MCDANIEL, TIMOTHY
P LYNCH and BRYAN MCDANIEL,
Notice of Default and Intent to Fore-
close sent via Certified/ Registered
Mail/ publication to: 35922 WIL-
LOW 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; de-
scribed 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 CLEAR-
WATER BEACH RESORT VO CON-
DOMINIUM ("CONDOMINIUM");
a/n ANNUAL Standard VOI as de-
scribed in the Timeshare Declara-
tion and such VOI has been allocated
1,350,000 Points at the time of pur-
chase 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 in-
terest up to the date the trustee issues
the Certificate of Sale by paying the
amounts due as outlined in the preced-
ing 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 ac-
knowledgeed 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.CBRNJNOS0326
February 13, 20, 2026 26-00644N

SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business
Observer

--- TAX DEEDS ---

THIRD 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

THIRD 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

THIRD 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

THIRD 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

--- ACTIONS / SALES ---

THIRD 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

THIRD 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

THIRD 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 sched-

uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 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



Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

--- ACTIONS / SALES ---

FOURTH 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

FOURTH 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
CIVIL DIVISION

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

TO: LORRAINE M. LASHER
12766 Seminole Boulevard
Lot #57, Largo
Florida 33778

YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of foreclosing any interest that you have in the real property and the establishment of a lien against the property as well as damages. The property to be 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

FOURTH 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, v.

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

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

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

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

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

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

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

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

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

Parcel ID: 07-30-16-91962-002-0331
has been filed against you, and you are required to serve a copy of your written defenses, if any to it, on Plaintiff's attorney, whose name is Jennifer 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/
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

FOURTH 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

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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