

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that US Storage Centers - Clearwater, phone (727) 605-5905, located at 1000 South Myrtle Avenue, Clearwater, FL, 33756 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on Thursday March 19, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold: 1188 - Chantell Pride
2108 - Azalia Rhodes
1157 - Karen Melissa Lanier
1349 - Ebony Shanae Blunt
February 27; March 6, 2026 26-00872N

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 03/26/2026 at 08:30 AM the following vehicle(s) may be sold at public sale at 5551 65TH WAY N, UNIT B, SAINT PETERSBURG, FL 33709 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.

KM8NU13C97U028173 2007 HYUN 4823.25

The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is:

Lienor Name: COAST TO COAST AUTO AND CYCLES LLC
Lienor Address: 5551 65TH WAY N, UNIT B, SAINT PETERSBURG, FL 33709
Lienor Telephone #: 727-401-2858
MV License #: MV-111699
Location of Vehicles: 5551 65TH WAY N, UNIT B, SAINT PETERSBURG, FL 33709

The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the PINELLAS County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.
February 27, 2026 26-00913N

FIRST INSERTION

Notice Of Public Sale Multiple Facilities - Multiple Units

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

Extra Space Storage 10501 Belcher Rd S, Largo, FL 33777 on 3/18/2026 @ 10:30AM

Jason La Bossiere - Household
Ryan Plagmann - Household, Tools, Collectibles
Kathleen McClure - Household
Kara Lonsdale - Household

Extra Space Storage 18524 US Hwy 19 N, Clearwater, FL 33764 on 3/18/2026 @ 11:00AM

Manuel Gissendanner Furniture and some household items

Extra Space Storage 13880 Walsingham Rd, Largo, FL 33774 on 3/18/2026 @ 11:30AM

Christopher Hodges - mattress, nightstands, totes, TV, desk

Extra Space Storage 14433 62nd St N, Clearwater, FL 33760 on 3/18/2026 @ 12:00PM

Russell Curry - small amount of furniture, and boxes, king bed, 2 dressers, boxes, totes

Extra Space Storage 9125 Ulmerton Rd, Largo, FL 33771 on 3/18/2026 @ 12:30PM

Allisan Brown - totes, household Goods

Extra Space Storage 1850 N Hercules Ave, Clearwater, FL 33765 on 3/18/2026 @ 1:00PM

Justin Kaune - Clothing coffee table scuba gear

Extra Space Storage 1225 Missouri Ave N, Largo, FL 33770 on 3/18/2026 @ 1:00PM

Bryan Davis- Clothes, stroller

Extra Space Storage 10700 US Hwy 19 N, Pinellas Park, FL 33782 on 3/19/2026 @ 11:00AM

Cheryl Brockmeier - Clothing, Misc. Household

Extra Space Storage 1844 N Belcher Rd, Clearwater, FL 33765 on 3/19/2026 @ 11:30AM

Marco Torres - Auto mechanic tools, Auto motive parts, power, tools, hshld Items Children's Toys
Ronald Burnette - Tools/Appliances

Extra Space Storage 13100 66th ST, Largo, FL 33773 on 3/19/2026 @ 12:00PM

Charisma Mae Hubbard - Household Goods

Extra Space Storage 10833 Seminole Blvd, Seminole, FL 33778 on 3/19/2026 @ 12:30PM

Alta Leslie - Household goods, Furniture, Totes, Boxes

Extra Space Storage 1426 N McMullen Booth Rd, Clearwater, FL 33759 on 3/20/2026 @ 10:30AM

Francesca Dixon - household goods
Valerie Cichowicz - household goods

Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 3/20/2026 @ 11:00AM

Karry Anderson - Household Goods/Furniture
Jacob Campanaro - Furniture/ clothes

Extra Space Storage 404 Seminole Blvd, Largo, FL 33770 on 3/20/2026 @ 11:30AM

Ivan Shevchenko - home furniture and personal tools, also some things from my house
Lula Jackson - boxes of household goods
Carlos Mendez - household goods/furniture
Jesse Combs - hshld gds/furn, TV/Stereo Equip, Tools/Applncs

Extra Space Storage 1945 Sunset Point Rd, Clearwater, FL 33765 on 3/20/2026 @ 12:30PM

Shantia Dixon-Furniture tv bed bar stand dishes clothing shoes

Extra Space Storage 1675 Starkey Rd, Largo, FL 33771 on 3/20/2026 @ 1:00PM

Angelique Wetherbee Luggage, Totes, Bike, Bags
Lucas Britt TV, Bike, Fishing Poles, Table, Lamp, Luggage, Wagon

Extra Space Storage 1016 Belcher Rd, Clearwater, FL on 3/20/2026 @ 1:30PM

Robert Weber - bike tools, other boxes
Tiffany Bennett - furniture and boxes

Extra Space Storage 1660 Gulf to Bay Blvd, Clearwater, FL on 3/20/2026 @ 2:00PM

Tarsis Cortorreal Household Goods
Rashida Briscoe Household Goods/Furniture
Jennifer Rosario Exercise equipment and 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 27; March 6, 2026 26-00894N

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 Hutchinson Woodworks located at 7584 18th Ave N in the City of St Petersburg, Pinellas, FL 33710 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 18th day of February, 2026
Misty Hutchinson
February 27, 2026 26-00858N

NOTICE OF PUBLIC SALE

PLATINUM WRENCH AUTO REPAIR INC gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicles at 8:30 AM at 10166 66TH ST N PINELLAS PARK, FL 33782. Phone (727) 544-4555 for due in cash on day of the sale to redeem the motor vehicles or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicles for w/ out judicial proceedings as pursuant to FL Statute 559.971. The Lien claimed by the lienor is subject to enforcement pursuant to section 713.585 or 713.785 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.

2021 FORD TRANSIT
VIN#1FDDF6P89MKA56233
for \$14,155.25 on
03/20/2026 at 8:30 AM
February 27, 2026 26-00850N

FICTITIOUS NAME / DBA REGISTRATION

NOTICE IS HEREBY GIVEN that Alpha Vitality & Aesthetics, LLC, desiring to engage in business under the fictitious name EZ Aesthetics & Wellness located 2963 Gulf to Bay Blvd Ste 325 Clearwater, Florida 33759. Intends to register said name in Pinellas County, Florida, with the Division of Corporations of the Florida Department of State, Tallahassee, Florida pursuant to section 865.09 of the Florida Statutes
February 27, 2026 26-00859N

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

NOTICE IS HEREBY GIVEN that Derrick Abels will engage in business under the fictitious name ABELS TOTAL HEALTH COACHING, with a physical address 2790 Grand Ave Apt 2102 Saint Petersburg, Florida 33716, with a mailing address 2790 Grand Ave Apt 2102 Saint Petersburg, Florida 33716, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
February 27, 2026 26-00893N

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 Marlin Publishing House located at 1901 Marlin Drive in the City of Belleair Bluffs, Pinellas, FL 33770 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 23rd day of February, 2026
MeriAnn Stockwell
February 27, 2026 26-00909N

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 G-Promed located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 23rd day of February, 2026
Global Prosper LLC
February 27, 2026 26-00903N

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 Pivot Aviation 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 20th day of February, 2026
Pivot Aviation Consulting LLC
February 27, 2026 26-00879N

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 Hexlight Cyber 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 20th day of February, 2026
Pandion Strategic LLC
February 27, 2026 26-00882N

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 Didymos Consulting LLC, dba Ruff-in-Space located at 7902 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
Didymos Consulting LLC
February 27, 2026 26-00855N

NOTICE OF FICTITIOUS NAME

INTERGROUP PROPERTIES INC is adding new division of Corporation to be run under Fictitious name Sun Fun Properties. This division is for Real Estate agents Broker agents that work for this division to offer to the public to sell and buy and Property management services to th public and will not belong to the National Association of Realtors and Also local Realtor Boards throw out the State of Florida including the Pinellas Board of Realtors
February 27, 2026 26-00934N

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 Relocate Match located at 7901 4TH ST N STE 300 in the City of Saint Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 20th day of February, 2026
Warren Labs LLC
February 27, 2026 26-00892N

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 Rate Plus, Inc. located at 7901 4th St N, STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 23rd day of February, 2026
Eric Hines
February 27, 2026 26-00911N

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 TrustRelay located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 23rd day of February, 2026
TRUSTRELAY, INC.
February 27, 2026 26-00904N

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 QUANTUM OF SOLUTIONS 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 20th day of February, 2026
Kritsarin Oukosavanna
February 27, 2026 26-00880N

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 Civil Southeast 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
SCARLETT SADLER GROUP, LLC
February 27, 2026 26-00854N

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 SpherePay located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 23rd day of February, 2026
SYMMETRY FINANCIAL TECHNOLOGIES, LLC
February 27, 2026 26-00902N

DBA FOR LIBERTY OR ARMED DEFIANCE LLC

Notice is hereby given that Libert Or Armed Defiance LLC, desiring to engage in business under the fictitious name Liberty Or Armed Defiance located at 44 Lake Shore Dr, Palm Harbor, FL 34684, 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 27, 2026 26-00860N

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 Clear Path Leadership Group located at 4830 Osprey Drive South, #303 in the City of St Petersburg, Pinellas, FL 33711 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 21st day of February, 2026
WorldBlazer Consulting LLC
February 27, 2026 26-00891N

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 Proven Projects located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 23rd day of February, 2026
Estimate Flow LLC
February 27, 2026 26-00901N

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 Marked By Miles located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 23rd day of February, 2026
WebPick LLC
February 27, 2026 26-00906N

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 Amerex International 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 20th day of February, 2026
American Realty Exchange LLC
February 27, 2026 26-00881N

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 Richer Group LLC located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 20th day of February, 2026
Richer Enterprises, LLC
February 27, 2026 26-00883N

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 Love to Change My Health located at 7901 4TH STREET 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 24th day of February, 2026
RRV Creative Enterprise LLC
February 27, 2026 26-00922N

--- 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 Team Top Gun located at 7901 4th St N, STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of February, 2026
West Capital Lending, Inc.
Eric Hines
February 27, 2026 26-00910N

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 Northwood Dentistry Clearwater located at 3023 Eastland Blvd, Suite 112 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 2nd day of February, 2026
Northwood Dental Partners PLLC
Jiten Master
February 27, 2026 26-00868N

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 GRAND BAY BALLROOM located at 333 1st Street Southeast in the City of St. Petersburg, Pinellas, FL 33701 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of February, 2026
KT ST PETE FOURTH AVE
HOTEL LLC
William Johnson
February 27, 2026 26-00905N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of The Flats on Main Street located at 1422 Carnation 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 Pinellas, Florida, this 17 day of February, 2026.
The Flats on Main Street, LLC
February 27, 2026 26-00864N

NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN: Notice is hereby given that the undersigned pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Primary Care Palm Harbor under which (we are) engaged in business at 36463 US Highway 19 N in Palm Harbor, FL 34684-1329. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Primary Care Network, Inc. at Palm Harbor, Pinellas County, Florida, on 2/16/2026, Pinellas County, Palm Harbor, FL

February 27, 2026 26-00851N

FIRST INSERTION**Notice of Limited Liability Company Dissolution**

This notice is submitted by the dissolved limited liability company named below for the resolution of payment of unknown claims against this limited liability company as provided in §605.0712, F.S.

Name of Limited Liability Company: NCT-172, LLC

The document number of this Limited Liability Company: L18000268576
The date of dissolution: February 19, 2026

Description of information that must be included in a written claim:

- Claimant's name and address
- Date of original Claim
- Basis of the claim (contract, invoice, etc.)

- Written evidence of the claim
 - The amount of the claim
- Mailing address where claims can be sent:

NCF Corporation
c/o General Counsel
1901 Ulmerton Road, Suite 400
Clearwater, FL 33762

A claim against the above-named limited liability company will be barred unless a proceeding to enforce the claim is commenced within 4 years after filing this notice.

Feb. 27; Mar. 6, 2026 26-00863N

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 Pelican Printing 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 19th day of February, 2026
Pelican Signs LLC
February 27, 2026 26-00870N

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 USA Wire located at 320 1st Ave N in the City of Saint Petersburg, Pinellas, FL 33701 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of February, 2026
Scott Bartnick
February 27, 2026 26-00865N

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

NOTICE IS HEREBY GIVEN that Richard E Gans / AIB SELLER NEWCO, INC. will engage in business under the fictitious name GANS GLOBAL ADVISORS, with a physical address 3564 Shoreline Circle Palm Harbor, Florida 34684, with a mailing address 3564 Shoreline Circle Palm Harbor, Florida 34684, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

February 27, 2026 26-00931N

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 Apex Interior Services located at 400 N Tampa St Ste 1550, in the County of Pinellas, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 22nd day of February, 2026.
APEX INTERIOR SERVICES LLC
February 27, 2026 26-00889N

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 TANGERINE located at 333 1st Street Southeast in the City of St. Petersburg, Pinellas, FL 33701 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of February, 2026
KT ST PETE FOURTH AVE
HOTEL LLC
William Johnson
February 27, 2026 26-00908N

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 FRSTeam by Rogers Solutions Group located at 904 Addison Drive NE in the City of St. Petersburg, Pinellas, FL 33716 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of February, 2026
Rogers Solutions Group Inc.
Kristen A. Rogers
February 27, 2026 26-00933N

FIRST INSERTION**NOTICE OF POLICY (RULE) DEVELOPMENT BY THE SCHOOL BOARD OF PINELLAS COUNTY, FLORIDA**

Pursuant to Chapter 120, Florida Statutes, an amendment to policy (rule) is being proposed regarding Policy 5120 - Assignment within District. No economic impact is expected.

An agenda item on this issue will be considered on March 11, 2026, during a meeting of the School Board in the Conference Hall at the School Board of Pinellas County, 301 4th Street SW, Largo, Florida.

The policy (rule) is available for review and copying at the office of Strategic Planning and Policy, School Board of Pinellas County, 301 4th Street SW, Largo, Florida.

KEVIN K. HENDRICK, SUPERINTENDENT AND EX OFFICIO SECRETARY
SCHOOL BOARD OF PINELLAS COUNTY, FLORIDA

February 27, 2026 26-00914N

FIRST INSERTION**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED INTENDS TO SELL THE PERSONAL PROPERTY DESCRIBED BELOW TO ENFORCE A LIEN IMPOSED ON SAID PROPERTY UNDER The Florida Self Storage Facility Act. Statutes (section 83.801-83.809) The undersigned will sell at public sale 03/26/2026 scheduled to end at 10:00AM on www.storageassets.com. Items will be retrieved from the premise where said property has been stored and which are located at **Storquest 1505 S. fort Harrison Ave County of Pinellas State of Florida, the following**

Name	Unit	contents
Karinne Martinez	63	Sink Files file cabinets piano
Corey Weary	129	Clothes
Sarah Ferguson	111	Household Goods
Joseph Cruz	2	Grill, table, pots

Purchases must be paid for at the time of purchase in cash only. All purchased items are sold as is, where is and must be removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party

February 27; March 6, 2026 26-00871N

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 LAnderson Decision Systems located at 3084 Branch Drive in the City of Clearwater, Pinellas, FL 33760 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of February, 2026
Linda S. Anderson
February 27, 2026 26-00890N

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 Th Executive Collective located at 11667 Grove St. in the City of Seminole, Pinellas, FL 33772 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of February, 2026
Bridgette Bello
February 27, 2026 26-00932N

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 SCIENS TAMPA BAY DIVISION located at 2830 Scherer Drive in the City of St. Petersburg, Pinellas, FL 33716 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of February, 2026
Sciens Tampa Bay LLC
David Krohn
February 27, 2026 26-00929N

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 Hilton St. Petersburg Bayfront located at 333 1st Street Southeast in the City of St. Petersburg, Pinellas, FL 33701 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of February, 2026
KT ST PETE FOURTH AVE HOTEL LLC
William Johnson
February 27, 2026 26-00869N

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 FRSTeam by Rogers Solutions Group located at 904 Addison Drive NE in the City of St. Petersburg, Pinellas, FL 33716 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of February, 2026
Rogers Solutions Group Inc.
Kristen A. Rogers
February 27, 2026 26-00933N

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 FRSTeam by Rogers Solutions Group located at 904 Addison Drive NE in the City of St. Petersburg, Pinellas, FL 33716 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of February, 2026
Rogers Solutions Group Inc.
Kristen A. Rogers
February 27, 2026 26-00933N

FIRST INSERTION**NOTICE OF POLICY (RULE) DEVELOPMENT BY THE SCHOOL BOARD OF PINELLAS COUNTY, FLORIDA**

Pursuant to Chapter 120, Florida Statutes, an amendment to policy (rule) is being proposed regarding Policy 5120 - Assignment within District. No economic impact is expected.

An agenda item on this issue will be considered on March 11, 2026, during a meeting of the School Board in the Conference Hall at the School Board of Pinellas County, 301 4th Street SW, Largo, Florida.

The policy (rule) is available for review and copying at the office of Strategic Planning and Policy, School Board of Pinellas County, 301 4th Street SW, Largo, Florida.

KEVIN K. HENDRICK, SUPERINTENDENT AND EX OFFICIO SECRETARY
SCHOOL BOARD OF PINELLAS COUNTY, FLORIDA

February 27, 2026 26-00914N

FIRST INSERTION**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED INTENDS TO SELL THE PERSONAL PROPERTY DESCRIBED BELOW TO ENFORCE A LIEN IMPOSED ON SAID PROPERTY UNDER The Florida Self Storage Facility Act. Statutes (section 83.801-83.809) The undersigned will sell at public sale 03/26/2026 scheduled to end at 10:00AM on www.storageassets.com. Items will be retrieved from the premise where said property has been stored and which are located at **Storquest 1505 S. fort Harrison Ave County of Pinellas State of Florida, the following**

Name	Unit	contents
Karinne Martinez	63	Sink Files file cabinets piano
Corey Weary	129	Clothes
Sarah Ferguson	111	Household Goods
Joseph Cruz	2	Grill, table, pots

Purchases must be paid for at the time of purchase in cash only. All purchased items are sold as is, where is and must be removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party

February 27; March 6, 2026 26-00871N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of OakBridge Terrace Memory Care Assisted Living at Mease Life, located at 603 Virginia St., 34698, in the City of Dunedin, County of Pinellas, State of Florida, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: Mease Life, Inc.
February 27, 2026 26-00938N

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 Family Nest Pinellas West located at 5225 Tech Data Dr Suite #200, in the County of Pinellas, in the City of Clearwater, Florida 33760 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Clearwater, Florida, this 23rd day of February, 2026.
PAIN THROUGH FIRE, LLC
February 27, 2026 26-00912N

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 j.r. mandys located at 1717 coachmakers lane in the City of clearwater, Pinellas, FL 33765 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of February, 2026
Robert marvenko
juliet marvenko
February 27, 2026 26-00943N

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#
08	CHEVY	2GIWD58C081349016
05	FORD	1FTSS34L25HBO7620
15	HYUNDAI	5NPDH4AE5FH636341
22	KIA	KNDRCAA6N7279912
17	NISSAN	5N1DR2MN2JC609577
00	TOYOTA	4T1BG22K9YU631635
03	TOYOTA	1NXBR32E83Z130108
20	TOYOTA	5YFEPRAE5LP079031

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 03-27-2026 AT 11:00AM THE FOLLOWING VEHICLE(S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

JOE'S TOWING & RECOVERY, INC.
6670 114TH AVENUE
LARGO, FL. 33773

PHONE # 727-541-2695
February 27, 2026 26-00942N

--- ESTATE ---**FIRST INSERTION****NOTICE OF TRUST**

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

CASE NO. 25-012323-ES

IN RE: ESTATE OF

ROBERT C. LAVIN,

Deceased.

Robert C. Lavin, a resident of Pinellas County, Florida, who died on June 10, 2025, was the settlor of a trust entitled: Robert C. Lavin Revocable Living Trust, dated January 21, 2011, as amended and restated, which is a trust described in Section 733.707(3), Florida Statutes, 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), Florida Statutes.

The name and address of the Sole Trustee are set forth below.

The clerk shall file and index this notice of trust in the same manner as a caveat, unless there exists a probate proceeding for the settlor's estate in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the personal representative.

Signed on this 5 day of DECEMBER, 2025.

Mary E. Farnham
Sole Trustee

1651 Sand Key Estates Court #68
Clearwater, Florida 33767

Feb. 27; Mar. 6, 2026 26-00895N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of WillowBrooke Court Skilled Care Center at Mease Life, located at 910 New York Ave., 34698, in the City of Dunedin, County of Pinellas State of Florida, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: Mease Life, Inc.
February 27, 2026 26-00937N

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 FIRST STREET COFFEE COMPANY located at 333 1st Street Southeast in the City of St. Petersburg, Pinellas, FL 33701 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of February, 2026
KT ST PETE FOURTH AVE
HOTEL LLC
William Johnson
February 27, 2026 26-00907N

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 In Good Company With Mitch Morse 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 25th day of February, 2026
Mondays 606165 LLC
February 27, 2026 26-00940N

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#
08	CHEVY	2GIWD58C081349016
05	FORD	1FTSS34L25HBO7620
15	HYUNDAI	5NPDH4AE5FH636341
22	KIA	KNDRCAA6N7279912
17	NISSAN	5N1DR2MN2JC609577
00	TOYOTA	4T1BG22K9YU631635
03	TOYOTA	1NXBR32E83Z130108
20	TOYOTA	5YFEPRAE5LP079031

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 03-27-2026 AT 11:00AM THE FOLLOWING VEHICLE(S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

JOE'S TOWING & RECOVERY, INC.
6670 114TH AVENUE
LARGO, FL. 33773

PHONE # 727-541-2695
February 27, 2026 26-00942N

--- ESTATE ---**FIRST INSERTION****NOTICE TO CREDITORS**

IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

CASE NO. 25-012323-ES

IN RE: ESTATE OF

ETHEL KEARNS MAYER,

Deceased.

The administration of the ESTATE OF ETHEL KEARNS MAYER, Deceased, whose date of death was July 5, 2024 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

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of OakBridge Terrace Assisted Living at Mease Life, located at 700 Mease Plaza, 34698, in the City of Dunedin, County of Pinellas, State of Florida, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: Mease Life, Inc.
February 27, 2026 26-00936N

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO F.S. §8

--- PUBLIC NOTICES ---

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that MAASHole Productions, LLC, 167 6th St SW, Largo, FL 33770, desiring to engage in business under the fictitious name of MAAS Agency, with its principal place of business in the State of Florida in the County of Pinellas, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
February 27, 2026 26-00944N

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 Rachel Sells Luxury 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 25th day of February, 2026
RACHEL SMALL, LLC
February 27, 2026 26-00941N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000030-ES
Division 004
IN RE: ESTATE OF
DOLORES CHRISTINE MEYERS
Deceased.

The administration of the estate of Dolores Christine Meyers, deceased, whose date of death was August 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.

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 27, 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
Feb. 27; Mar. 6, 2026 26-00945N

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-000700-ES
IN RE: ESTATE OF
KATHY A. SANTEL
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 Pinellas, deceased, File Number 26-000700-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 July 27, 2025; that the total value of the estate is \$116,378.98 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Wenceslaus D. Kinal
4506 Superior Ln
Clearwater, FL 33762

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 27, 2026.

Person Giving Notice:
Wenceslaus D. Kinal
4506 Superior Ln
Clearwater, FL 33762

Attorney for Person Giving Notice:
Michael J. Heath, Esq.
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
Feb. 27; Mar. 6, 2026 26-00925N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-000242-ES
IN RE: ESTATE OF
ROBERT MAURICE CROWN
Deceased.

The administration of the estate of ROBERT MAURICE CROWN, deceased, whose date of death was September 16, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue N, St. Petersburg, Florida 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 27, 2026.

Personal Representative:
ROBERT ALAN CROWN
8215 Solano Bay Loop, Apartment 1124
Tampa, Florida 33635

Attorney for Personal Representative:
MARIA C. PERINETTI, ESQ.
Florida Bar No. 0013837
The Demosthenous Law Firm
306 Bullard Parkway, Suite 140
Temple Terrace, Florida 33617
Office: (813) 740-8899
(813) 377-4890 (fax)
Email: mperinetti@gmail.com
Feb. 27; Mar. 6, 2026 26-00852N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-001215-ES
Division 003
IN RE: ESTATE OF
ANNIE L. BURNBAUM,
Deceased.

The administration of the estate of Annie L. Burnbaum, 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, FL 33761. 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 Friday, February 27, 2026.

Personal Representative:
Sean Lawlor
2212 Parker Lane
Yorktown Heights, New York 10598
Attorney for Personal Representative:
Robert J. Kelly, Esq.
Florida Bar Number: 238414
Kelly & Kelly, LLP
28163 U.S. 19, North,
Suite 200
Clearwater, FL 33761
Telephone: (727) 733-0468
Fax: (727) 733-0469
E-Mail:
mpowell@kellyandkellyllp.com
Secondary E-Mail:
rob@kellyandkellyllp.com
Feb. 27; Mar. 6, 2026 26-00918N

FIRST INSERTION

NOTICE TO CREDITORS
(Intestate)
IN THE CIRCUIT COURT FOR
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO: 26-000888-ES-04
IN RE: ESTATE OF
LEWIS G. BAUGHEY JR,
Deceased.

The administration of the Estate of Lewis G. Baughey Jr, Deceased, whose date of death was November 18, 2025; Case Number 26-000888-ES-04, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The name and address of the Personal Representative are Sylvia Baughey, 1560 South Drive, Clearwater, FL 33755, and the name and address of the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including 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 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 27, 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
Feb. 27; Mar. 6, 2026 26-00926N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE: 25-010892-ES - 003
IN RE: ESTATE OF
KAREN A. CREAMER,
Deceased.

The administration of the Estate of KAREN A. CREAMER, deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Petitioner and her 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, must file their claims with this Court WITHIN 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE UPON THEM, BUT IN NO EVENT LATER THAN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is the 27 day of February, 2026.

KATHEY S. LUETHJE
1220 N. Illinois Avenue, #606
Connerville, Indiana 47331
Petitioner
MICHAEL K. MCFADDEN
261 Indian Rocks Road North
Belleair Bluffs, Florida 33770
FBN 193568 SPN 175343
MichaelK.McFadden@gmail.com
Telephone (727) 584-8161
Facsimile (727) 754-2544
Attorney for Petitioner
Feb. 27; Mar. 6, 2026 26-00887N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE: 26-000891-ES Sec 3
IN RE: ESTATE OF
LARRY L. KELLY,
Deceased.

The administration of the Estate of LARRY L. KELLY, deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Petitioner and his 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, must file their claims with this Court WITHIN 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE UPON THEM, BUT IN NO EVENT LATER THAN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is February 27, 2026.

JOSEPH J. SMITH
26-A Academy Street
S. Berwick, Maine 03908
Petitioner
MICHAEL K. MCFADDEN
261 Indian Rocks Road North
Belleair Bluffs, Florida 33770
Telephone (727) 584-8161
Facsimile (727) 754-2544
FBN 193568 SPN 175343
MichaelK.McFadden@gmail.com
Attorney for Petitioner
Feb. 27; Mar. 6, 2026 26-00915N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
File No. 26-001061-ES
Division Probate
IN RE: ESTATE OF
CHRISTOPHER DOMINIC
MARONE
DECEASED.

The administration of the Estate of Christopher Dominic Marone, deceased, whose date of death was 12/03/2025, is pending in the Circuit Court for Pinellas County, Florida, the address of which is 315 Court Street, Clearwater, Florida 33756. The file number for the estate is 26-001061-ES. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, 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 first publication of this notice is: February 27, 2026.

Personal Representative:
Lisa Ann Marone
107 - 5th Avenue
St. Pete Beach, Florida 33706
Attorney for Personal Representative:
/s/Nicole Bell Cleland
Nicole Bell Cleland, Esq.
Florida Bar No. 124934
Legacy Protection Lawyers, LLP
100 - 2nd Avenue South,
Suite 900 St. Petersburg,
Florida 33701
Telephone: (727) 471-5868
Email:
NBell@LegacyProtectionLawyers.com
Feb. 27; Mar. 6, 2026 26-00861N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY, FLORIDA
Probate Division
File No. 26-000816-ES
IN RE: ESTATE OF
JOSEPH M. PANELLA
Deceased

The administration of the Estate of JOSEPH M. PANELLA, deceased, File Number 26-000816-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Ave N, Rm 300, St Petersburg, FL 33701. The decedent's date of death is 1/6/2026. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served 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, THE TIME PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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

ALL CLAIMS 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 date of the first publication of this Notice is February 27, 2026.

Person Giving Notice:
CYNTHIA E. OROZCO
Personal Representative
PO Box 47277
St Petersburg, FL 33743
Attorney for Personal Representative:
Cynthia E. Orozco
Florida Bar No. 449709
P.O. Box 47277
St. Petersburg, FL 33743-7277
(727) 346-9616
email: cattorney@tampabay.rr.com
Feb. 27; Mar. 6, 2026 26-00888N



What is a public notice?

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

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

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-- ESTATE --

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 26-000213-ES
IN RE: ESTATE OF
ROBERT WALTERS KREHBIEL,
a/k/a
ROBERT WALTERS
KREHBIEL, JR.,
Deceased

The administration of the estate of ROBERT WALTERS KREHBIEL, a/k/a ROBERT WALTERS KREHBIEL, JR., deceased, whose date of death was November 13, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME 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 if the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITH-

IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 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 27, 2026.

Tiffany Ann Tipton
264 Farmington Dr. SE
Calhoun, Georgia 30701

/s/ Richard D. Green
Richard D Green, Esquire
FLA BAR 205877
Attorney for Personal Representative
1010 Drew Street
Clearwater, Florida 33755
(727) 441-8813
Email: richglaw@aol.com
Feb. 27; Mar. 6, 2026 26-00857N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-001640-ES
Division 3
IN RE: ESTATE OF
MARGARET R. SIMON
Deceased.

The administration of the estate of Margaret R. Simon, deceased, whose date of death was December 9, 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 BARRED.

The date of first publication of this notice is February 27, 2026.

Personal Representative:
M. Laurel Siemon
9780 Creekfront Road Apt. 1004
Jacksonville, Florida 32256

Attorney for Personal Representative:
G. Michael Mackenzie
Attorney
Florida Bar Number: 151881
2032 Bayshore Blvd.
Dunedin, FL 34698
Telephone: (727) 733-1722
Fax: (727) 733-1717
E-Mail: mike@mike-mackenzie.com
Secondary E-Mail:
gmikegt3@gmail.com
Feb. 27; Mar. 6, 2026 26-00866N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000813-ES
Division Probate
IN RE: ESTATE OF
LYNNE GILPIN
Deceased.

The administration of the estate of Lynne Gilpin, 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 St, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 27, 2026.

Personal Representative:
Howard Thomas Gilpin
201 Coppitt Rd #105-C
Key West, Florida 33040

Attorney for Personal Representative:
Rachel M. Wagoner Attorney
Florida Bar Number: 736066
COLEN & WAGONER, P.A.
1756 N. Belcher Road
Clearwater, Florida 33765
Telephone: (727) 545-8114
Fax: (727) 545-8227
E-Mail: rachel@colenwagoner.com
Secondary E-Mail:
probate@colenwagoner.com
Feb. 27; Mar. 6, 2026 26-00939N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
NO. 26-000486-ES
UCN: 522026CP000486XXESPR
IN RE: ESTATE OF
DAVID E. SIAR
Deceased

The administration of the Estate of DAVID E. SIAR, Deceased, whose date of death was December 10, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File Number 26-000486-ES; the address of which is 315 Court Street, Clearwater, Florida, 33756-5165. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, 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 other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, MUST FILE THEIR CLAIMS WITH THIS COURT

WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

ALL CLAIMS NOT 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.

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

The date of the first publication of this Notice is February 27, 2026.

CLAUDETTE SIAR,
Personal Representative
1420-58th AV N
St. Petersburg, FL 33703

CARL A. SCHUH
Attorney for Personal Representative
Florida Bar No. 363154
Telephone: 727-729-0127
Email: Carl.Schuh@caschuhlaw.com
1074 N Longmore ST,
Chandler, AZ 85224
Feb. 27; Mar. 6, 2026 26-00896N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, STATE OF
FLORIDA, PROBATE DIVISION
REF: #26-001224-ES
IN RE: ESTATE OF
WILLIAM E. SYKES
Deceased.

The administration of the estate of WILLIAM E. SYKES, deceased, whose date of death was on January 8, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Department, 315 Court Street, Clearwater, FL 33756. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, MUST FILE THEIR CLAIMS WITH 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 27, 2026.

Personal Representative:
Dennis A. Sykes
c/o McLane McLane & McLane
275 N Clearwater-Largo Road
Largo, FL 33770

Attorney for Personal Representative:
Sara Evelyn McLane
275 N. Clearwater-Largo Road
Largo, FL 33770-2300
(727) 584-2110
mclane@mlane-law.com
Feb. 27; Mar. 6, 2026 26-00916N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-10834-ES
IN RE: ESTATE OF
VIRGINIA MYRICK,
Deceased.

The administration of the estate of VIRGINIA MYRICK, deceased, whose date of death was June 10, 2024, 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 the 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 27, 2026.

Personal Representative:
CORA MYRICK
402 Gribben Street
Thomasville, GA 31792

Attorney for Personal Representative:
ROBERT E. SHARBAUGH, P.A.
Attorney for Petitioner
Florida Bar No.: 715158
Law Office of Robert E. Sharbaugh, P.A.
700 Central Avenue, Suite 402
St. Petersburg, FL 33701
Telephone: (727) 898-3000
serverobert@sharbaughlaw.com
Feb. 27; Mar. 6, 2026 26-00885N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, STATE OF
FLORIDA, PROBATE DIVISION
REF: 2026-CP-000171-ES
IN RE: ESTATE OF
MANNING HAROLL
Deceased.

The administration of the estate of MANNING HAROLL, deceased, whose date of death was on September 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Department, 315 Court Street, Clearwater, FL 33756. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply unless a written demand is made by a creditor as specified under s. 732.221, 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 27, 2026.

Personal Representative:
Susan Nunamaker-Corey
c/o McLane McLane & McLane
275 N Clearwater-Largo Road
Largo, FL 33770

Attorney for Personal Representative:
Sara Evelyn McLane
275 N. Clearwater-Largo Road
Largo, FL 33770-2300
(727) 584-2110
mclane@mlane-law.com
Feb. 27; Mar. 6, 2026 26-00873N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-1114-ES
Division 3
IN RE: ESTATE OF
WILLIAM GLENN BUCHHOLZ,
Deceased.

The administration of the estate of WILLIAM GLENN BUCHHOLZ, 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, 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 27, 2026.

SCOTT W. VIETH
Personal Representative
625 Court Street,
Suite 200
Clearwater, FL 33756

SCOTT W. VIETH
Attorney for Personal Representative
Florida Bar No. 0059584
MACFARLANE FERGUSON &
McMULLEN
Post Office Box 1669
Clearwater, FL 33757
Telephone: (727) 441-8966
Email: swv@macfar.com
Secondary Email: mlh@macfar.com
Feb. 27; Mar. 6, 2026 26-00856N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000705-ES
IN RE: ESTATE OF
RICHARD C. SMITH
Deceased.

The administration of the ESTATE OF RICHARD C. SMITH, 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 33756-5165. 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 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 27, 2026.

Personal Representative:
BARBARA JEAN HARRIS
3705 Bagwell Farm Road
Raleigh, North Carolina 27610

Attorney for Personal Representative:
JOHN SCHAEFER, ESQ.
Florida Bar No. 313191
Schaefer, Wirth & Wirth
650 Main Street
Safety Harbor, Florida 34695
Tel: (727) 345-4007
Fax: (727) 791-9466
E-Mail: swvlaw@gte.net
Feb. 27; Mar. 6, 2026 26-00917N

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Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-006959-CI
LAKEVIEW LOAN SERVICING, LLC
Plaintiff, vs.
KENNETH W. SCHLEPP; ET AL
Defendant(s).

To the following Defendant(s):
KENNETH W. SCHLEPP
Last Known Address
1975 MONTANA AVE NE
ST PETERSBURG, FL 33703
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
NORTHEASTERLY 51 FEET OF LOT 20, BLOCK 4, SHORE ACRES EDGEWATER SEC, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 4, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
a/k/a 1975 MONTANA AVE NE, ST PETERSBURG, FL 33703
has been filed against you and you are

required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, PC., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, 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 19 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
Feb. 27; Mar. 6, 2026 26-00867N

FIRST INSERTION

NOTICE OF ACTION – CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 2025CA005178
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, -vs-
BRADY STONE, UNKNOWN SPOUSE OF BRADY STONE, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2,
Defendant(s)

TO: BRADY STONE
2311 LISTON CIR
PALM HARBOR, FL 34683
UNKNOWN SPOUSE OF BRADY STONE
2311 LISTON CIR
PALM HARBOR, FL 34683
YOU ARE HEREBY NOTIFIED, that an action to foreclose mortgage on the following property in Pinellas County, Florida:
LOT 4, BLOCK L, GREEN VALLEY ESTATES UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGES

52 THROUGH 55, LESS AND EXCEPT THAT PORTION PREVIOUSLY CONVEYED BY THAT CERTAIN QUIT CLAIM DEED RECORDED IN OR BOOK 5419, PAGE 1785, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 2311 Liston Circle, Palm Harbor, FL 34683
The action was instituted in the Circuit Court, Sixth Judicial Circuit in and for Pinellas, County, Florida; Case No. 2025CA005178; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. Jacqueline S Daddio. You are required to serve 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, default will be entered against you for the relief demanded in the Complaint or Petition.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
Dated the day of FEB 20 2026
KEN BURKE, CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
KEN BURKE, CPA
Clerk of the Circuit Court and Comptroller
By: STEVIE AYARS
As Deputy Clerk
Mehwish Yousuf, Esq.,
Quintairos, Prieto, Wood & Boyer, P.A.,
2400 E. Commercial Blvd., Ste. 520,
Ft. Lauderdale, FL 33308
Matter No.: FL-009999-25
Feb. 27; Mar. 6, 2026 26-00884N

FIRST INSERTION

AMENDED NOTICE OF ACTION AND NOTICE OF PETITION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO. 2025-013848
DIVISION I
IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD INFANT CHILD XXXX
TO: DANYEL THOMASON
LAST KNOWN ADDRESS: 7349 Ulmerton Road, Largo, Florida 33771-4834
CURRENT RESIDENCE UNKNOWN
Physical Description: 39 years old, 5'2", 115 lbs, small build, Caucasian, brown hair, blue eyes, white complexion, goatee, tattoos.

A Petition to Terminate Parental Rights Pending Adoption has been filed with the Clerk of Court and you have an interest in this matter as the possible birth father of the child which is the subject matter of this case, born on November 11, 2025, in Clearwater, Florida. You are required to serve a copy of your written defenses, if any, to said action on Bryan K. McLachlan, Esq., P.O. Box 7427, Seminole, Florida 33775, and to file the original with the Clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602, on or before 3/26/2026, otherwise a default will be entered against you for the relief demanded in the Petition.

There will be a hearing on the petition to terminate parental rights pending adoption on April 29, 2026, at 8:30 a.m., before Judge Jeffrey M. Rich in Room 403, of the Hillsborough County

Courthouse. The court has reserved 10 minutes for this hearing, and this hearing will be held via Zoom, and the Zoom instructions are as follows:
Zoom Link:
<https://zoom.us/j/3704372256>
Meeting ID: 370-4372-256

UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND PETITION WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

THIS NOTICE SHALL BE PUBLISHED IN THE BUSINESS OBSERVER ONCE A WEEK FOR FOUR CONSECUTIVE WEEKS.

CLERK OF THE CIRCUIT COURT (SEAL) By: Mary Glover
Deputy Clerk
Bryan K. McLachlan, Esq.,
P.O. Box 7427, Seminole, FL 33775
Feb. 27; Mar. 6, 13, 20, 2026 26-00875N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-002149-CI
ALTALOANS LLC, a Delaware Limited Liability Company, as servicer for VALERII PODSHIBAEV, Plaintiff, V. JANET BELCZYK, Defendant.

NOTICE IS HEREBY GIVEN, pursuant to a Final Judgment of Foreclosure dated January 26, 2026, and entered in case #25-002149-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein ALTALOANS LLC, a Delaware Limited Liability Company, as servicer for VALERII PODSHIBAEV is the Plaintiff and JANET BELCZYK is 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 17, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 6, THE MEADOWS CONDOMINIUM UNIT ONE AT THE EASTLAKE WOODLANDS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN THE OFFICIAL RECORDS BOOK 5787, PAGE 1490, AND ALL AMENDMENTS THERETO, AND AS PER PLAT RECORDED IN CONDOMINIUM PLAT BOOK 77, PAGES 61 THROUGH 72, OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA, TOGETHER WITH ANY UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.
PROPERTY ADDRESS: 106 WINWARD PLACE, OLDSMAR, FL 34677.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes Section 45.031.
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 6 day of November, 2025.
GEORGE A. MINSKI, ESQ., LAW OFFICES OF GEORGE A. MINSKI, P.A., Attorneys for Plaintiff, 2500 Hollywood Boulevard, Hollywood, FL 33020; Service Email: jcardona@minksilaw.com; gminski@minksilaw.com. By: \S\ George A. Minski, Esq., Florida Bar No. 724726
March 2 and 10, 2026
25-002149-CI
Feb. 27; Mar. 6, 2026 26-00853N

FIRST INSERTION

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-005271-CI
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN TRUSTEE OF THE SALLES FAMILY PRIVATE LIVING TRUST, et al, Defendant(s).

TO:
THE UNKNOWN TRUSTEE OF THE SALLES FAMILY PRIVATE LIVING TRUST
Last Known Address:
3657 Sapphire Lane
Palm Harbor, FL 34684
Current Address: Unknown
UNKNOWN BENEFICIARIES OF THE SALLES FAMILY PRIVATE LIVING TRUST
Last Known Address:
3657 Sapphire Lane
Palm Harbor, FL 34684
Current Address: Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida:
THE FOLLOWING DESCRIBED PROPERTY LOCATED IN PINELLAS COUNTY, FLORIDA:
LOT 39, COUNTRYSIDE PALMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 106, PAGES 69 THROUGH 71, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
A/K/A 3657 SAPPHERE LANE PALM HARBOR FL 34684
has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publica-

tion of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

**See 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. 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 on 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

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 25-011282
Feb. 27; Mar. 6, 2026 26-00927N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY
GENERAL CIVIL DIVISION
CASE NO.: 26-000353-CI
LAFAYETTE OWNERS ASSOCIATION, Plaintiff, vs. ESTATE OF PATRICIA E. SNELSON, UNKNOWN SPOUSE OF PATRICIA E. SNELSON, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST PATRICIA E. SNELSON, UNKNOWN TENANT(S) IN POSSESSION, and SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendants.

TO: ESTATE OF PATRICIA E. SNELSON, UNKNOWN SPOUSE OF PATRICIA E. SNELSON, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST PATRICIA E. SNELSON, and UNKNOWN TENANT(S) IN POSSESSION
YOU ARE NOTIFIED that an action to foreclose a lien has been commenced on the following property in Pinellas County, Florida:
Unit 208, THE LAFAYETTE, UNIT ONE, a Condominium, together with an undivided share in the common elements appurtenant thereto, according to Condominium Plat Book 2, Pages 60 and 61, and mentioned in Declaration of Condominium filed October 29, 1967, in OR Book 2745, Pages 200 through 225, all in the Public Records of Pinellas County, Florida.

Parcel Number: 03-31-15-47340-000-2080
a/k/a 4455 Duhme Road #208
St. Petersburg, FL 33708

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action on Westernman Law, PLLC, Plaintiff's Attorney, whose address is 360 Central Ave., #800, St. Petersburg, FL 33701, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

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

WITNESS my hand and the seal of this Court on this day of FEB 24 2026.
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
Ken Burke, as Clerk of Court
By: Stevie Ayars
Deputy Clerk
Marielle Westerman, Esq.
Westernman Law, PLLC
360 Central Ave.,
Ste. 800
St. Petersburg, FL 33701
Feb. 27; Mar. 6, 2026 26-00919N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA,
IN AND FOR PINELLAS COUNTY
GENERAL CIVIL DIVISION
CASE NO.: 25-004880-CI
CLEARWATER CASCADE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ESTATE OF RICKEY M. HENDRICKS, UNKNOWN SPOUSE OF RICKEY M. HENDRICKS, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST RICKEY M. HENDRICKS, UNKNOWN TENANT(S) IN POSSESSION, and ESTATE OF SARAH J. CROFUTT, Defendants.

TO: ESTATE OF RICKEY M. HENDRICKS, UNKNOWN SPOUSE OF RICKEY M. HENDRICKS, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST RICKEY M. HENDRICKS, UNKNOWN TENANT(S) IN POSSESSION, and ESTATE OF SARAH J. CROFUTT
YOU ARE NOTIFIED that an action to foreclose a lien has been commenced on the following property in Pinellas County, Florida:
Unit/Lot No. 085 of Clearwater Cascade Mobile Home Park, a Cooperative, according to Exhibit "B" (the "Plot Plan") of the declaration of Master Form Occupancy Agreement recorded in O.R. Book 8736, Page 1265 and as amended in O.R. Book 9662, Page 597 and O.R. Book 10419, Page 785 of the Public Records of

Pinellas County, Florida, commonly known as 9790 66th Street N., Lot 085, Pinellas Park, FL 33782,
Parcel Number: 19-30-16-16438-000-0850
a/k/a 9790 66th St N Unit #85
Pinellas Park, FL 33782

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action on Westernman Law, PLLC, Plaintiff's Attorney, whose address is 360 Central Ave., #800, St. Petersburg, FL 33701, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

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

WITNESS my hand and the seal of this Court on this FEB 23 2026.
Ken Burke, as Clerk of Court
By: Stevie Ayars
Deputy Clerk
Marielle Westerman, Esq.
Westernman Law, PLLC
360 Central Ave.,
Ste. 800
St. Petersburg, FL 33701
Feb. 27; Mar. 6, 2026 26-00900N

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 52-2024-CA-001822
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL10 TRUST, Plaintiff, vs. SHEILA WOODS, N/K/A SHEILA MORGAN AKA SHEILA R. WOODS, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 13, 2026, and entered in Case No. 52-2024-CA-001822 of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2019-RPL10 Trust, is the Plaintiff and Sheila Woods, n/k/a Sheila Morgan aka Sheila R. Woods, James Woods aka James W. Woods aka James Walter Woods, State of Florida Department of Revenue, Pinellas County Clerk of the Circuit Court, 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 17, 2026 the following described property as set forth in said Final Judgment of Foreclosure:
LOT 4, AND THE EASTERLY 18.5 FEET OF LOT 3, SAID PORTION OF LOT 3 BEING A STRIP OF LAD 18.5 FEET WIDE MEASURING AT A RIGHT ANGLE TO DIVISION LINE BETWEEN LOTS 3 AND 4, BLOCK 2, LAKEWOOD

GATEWAY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE 8, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

A/K/A 3000 36TH AVE S SAINT PETERSBURG FL 33712

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

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 18 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/ Charline Calhoun
Florida Bar #16141
IN/22-000863
Feb. 27; Mar. 6, 2026 26-00862N

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.: 23-007900-CI
PARTY OF FIVE INVESTMENTS,
LLC, a Florida Limited Liability
Company,
Plaintiff, v.

NICHOLAS W. PASTIS; and 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 and
all other parties occupying or in
possession of any part of the subject
property at the date of the filing of
the Notice of Lis Pendens; Unknown
Spouse of Nicholas W. Pastis,
Defendants.

Notice is hereby given that, pursuant
to the Uniform Final Judgment of
Foreclosure dated October 13, 2025
("Final Judgment") [DIN: 35], as
amended by that certain Agreed Order
Granting Plaintiff's Agreed Motion to
Cancel and Reschedule Foreclosure
Sale dated December 1, 2025 [DIN:
44], that certain Order Continuing and
Scheduling Fee Hearing dated February
5, 2026 [DIN: 51], and that certain
Order Cancelling and Rescheduling
Foreclosure Sale dated February 13,
2026 [DIN: 53]; the undersigned
will sell the real property situated in
Pinellas County, Florida, described as:

Lot 8 and 10, BEL-KEENE,
according to plat thereof as re-
corded in Plat Book 53, Page 34,
of the Public Records of Pinellas
County, Florida.
Property Address: 1579 Bel
Keene Dr., Clearwater, Pinellas
County, Florida 33756

at public sale, to the highest and best
bidder, for cash at 10:00 a.m. on March
24, 2026. The judicial sale shall be
conducted electronically online by
the office of the Pinellas County Clerk
of the Circuit Court, Ken Burke, at
the following website: www.pinellas.
realforeclose.com.

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.

Dated this 20th day of February
2026.

LIESER SKAFF, PLLC
403 North Howard Avenue
Tampa, FL 33606
Tel: (813) 280-1256
Fax: (813) 251-8715
/s/ Stephanie M. Martin
STEPHANIE M. MARTIN
Fla. Bar No.: 30585
Primary: stephanie@lieserskaff.com
LAUREN M. MAIER
Fla. Bar No. 1039654
Primary: lauren@lieserskaff.com
Secondary: efile@lieserskaff.com
Counsel for Plaintiff, Party of Five
Investments, LLC
Feb. 27; Mar. 6, 2026 26-00877N

FIRST INSERTION

**NOTICE OF ACTION;
CONSTRUCTIVE
SERVICE - PROPERTY**
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF THE
STATE OF FLORIDA, IN AND FOR
PINELLAS COUNTY,
CIVIL DIVISION

Case No.: 2025-CI-006204
CARDINAL FINANCIAL
COMPANY, LIMITED
PARTNERSHIP,
Plaintiff, vs.

LORI MCANDREW A/K/A LORI
ELLEN ANDREWS; et al.,
Defendants.

TO: LORI MCANDREW A/K/A LORI
ELLEN ANDREWS; 6963 GRANDE
VISTA WAY S, SOUTH PASADENA,
FL 33707

UNKNOWN SPOUSE OF LORI
MCANDREW A/K/A LORI ELLEN
ANDREWS; 6963 GRANDE VISTA
WAY S, SOUTH PASADENA, FL
33707

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

LOT 25 BLOCK 3 OF PASA-
DENA ISLE, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
47, AT PAGE 9, OF THE PUB-
LIC RECORDS OF PINELLAS
COUNTY, FLORIDA.

Also known as 6963 GRANDE
VISTA WAY S, SOUTH PASA-
DENA, FL 33707.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Sokolof Remtul-
la, LLP, the plaintiff's attorney, whose

address is 1800 NW Corporate Blvd.
Suite 302, Boca Raton, FL 33431, on or
before 30 DAYS FROM FIRST PUB-
LICATION, 2026, and file the original
with the clerk of this court either be-
fore 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, Clearwa-
ter, FL 33756, (727) 464-4062 (V/TDD)
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711."

DATED ON FEB 23 2026.

KEN BURKE
CLERK OF THE CIRCUIT COURT
By: Stevie Ayars
DEPUTY CLERK
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd.
Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
Feb. 27; Mar. 6, 2026 26-00899N

FIRST INSERTION

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

UNC:522025CA005897XXCICI
CASE NO.: 25-005897-CI

SKYWAY CAPITAL
MANAGEMENT, LLC, a Florida
limited liability company
Plaintiff, vs.

NSB TRI, LLC., a Florida limited
liability company, YULIA VINSKI,
ANY KNOWN AND UNKNOWN
TENANTS,
Defendants.

NOTICE IS GIVEN that, pursuant to a
Uniform Final Judgment of Foreclosure
dated the 15th day of February, 2026
in CASE NO.: 25-005897-CI of the
Circuit Court of Pinellas County,
Florida, in which SKYWAY CAPITAL
MANAGEMENT, LLC. is the Plaintiff
and NSB TRI, LLC., a Florida limited
liability company, YULIA VINSKI,
ANY KNOWN AND UNKNOWN
TENANTS, are the Defendants, KEN
BURKE, CPA, Pinellas County Clerk
of Court, will sell to the highest and
best bidder for cash online at at www.
pinellas.realforeclose.com on March 25,
2026 at 10:00 a.m. or as soon possible
thereafter, the following described
property set forth in the Order of Final
Judgment:

Lot 3, a replat of BAYSIDE SUB-
DIVISION clearwater beach is-
land, according to the Plat thereof,
recorded in Plat Book 23, Page(s)
18 and 19, of the Public Records of
Pinellas County, Florida
Commonly known as: 94 Devon

Dr. Clearwater, FL 33767
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@circuits.
org; by mail to ADA Coordinator, Ala-
chua County Courthouse, 201 East Uni-
versity Avenue, Room 410, Gainesville,
Florida 32601; or orally by phone at
352-337-6237. Please make request as
far in advance as possible, but prefer-
ably at least seven (7) days before your
scheduled court appearance or other
court activity. If you are hearing or voice
impaired please call 711.

Dated this 20 day of February,
2026

KEN BURKE, CPA,
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
Feb. 27; Mar. 6, 2026 26-00898N

FIRST INSERTION

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

Case No. 25-006114-CO
NEW ATLANTIS CLUB
CONDOMINIUM ASSOCIATION,
INC.,
Plaintiff, vs.
ALEXANDER KINDIUK,
and LESYA KINDIUK,
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. 25-006114-CO the
Clerk of the Court, Pinellas County,
shall sell the property situated in said
county, described as:

UNIT 525, NEW ATLANTIS
CLUB CONDOMINIUM, A
CONDOMINIUM, and an un-
divided interest or share in the
common elements appurtenant
thereto, in accordance and sub-
ject to the easements, restric-
tions, conditions, covenants and
other provisions of the Decla-
ration of Condominium, as re-
corded in O.R. Book 5109, Pages
390 through 469, inclusive, and
any amendments thereto, and
the Condominium plat thereof
as recorded in Condominium
Plat Book 46, Pages 1 through 13,

inclusive, and any amendments
thereto, Public Records of Pinel-
las County, Florida.

PARCEL ID NO.: 07-30-15-
59750-005-5250 ("Property")
Property Address: 12760 Indian
Rocks Road, Unit 525, Largo,
Florida 33774

at public sale, to the highest and
best bidder for cash at 10:00 a.m.
on March 26, 2026. The sale shall
be conducted online at http://www.
pinellas.realforeclose.com. Any person
claiming an interest in the surplus
proceeds from the sale, if any, other
than the property owner as of the date
of the notice, must file a claim within
60 days after the sale.

Dated this 20th 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
By: /s/ Nicholas T. Pizanias
Monique E. Parker,
Florida Bar No. 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholaos T. Pizanias,
Florida Bar No. 118857
10037-086
Feb. 27; Mar. 6, 2026 26-00878N

FIRST INSERTION

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

Case No. 25-003070-CI
Division 13

LAKEVIEW LOAN SERVICING,
LLC
Plaintiff, vs.

PAUL R. MANDEVILLE
A/K/A PAUL MANDEVILLE,
UNKNOWN SPOUSE OF PAUL
R. MANDEVILLE A/K/A PAUL
MANDEVILLE, LVNV FUNDING
LLC, AND UNKNOWN TENANTS/
OWNERS,
Defendants.

Notice is hereby given, pursuant to
Final Judgment of Foreclosure for
Plaintiff entered in this cause on
February 20, 2026, in the Circuit Court
of Pinellas County, Florida, Ken Burke,
Clerk of the Circuit Court, will sell the
property situated in Pinellas County,
Florida described as:

LOT 10, BLOCK A, INDIAN
ROCKS VILLAGE, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 50, PAGE(S) 64,
OF THE PUBLIC RECORDS
OF PINELLAS COUNTY,
FLORIDA.

and commonly known as: 3033
KAREN AVE, LARGO, FL 33774;

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 April 8, 2026 at 10:00 A.M..

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

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

Dated: February 23, 2026

By: /s/ Ryan P. Sutton
Ryan P. Sutton
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
320250/2529491/wll
Feb. 27; Mar. 6, 2026 26-00921N

FIRST INSERTION

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

Case No.: 24-004051-CI
PENNYMAC LOAN SERVICES,
LLC

Plaintiff(s), vs.
JOSUE DANIEL CORDERO;
UNITED STATES OF AMERICA
Defendant(s).

NOTICE IS HEREBY GIVEN THAT,
pursuant to Plaintiff's Final Judgment
of Foreclosure entered on February 2,
2026 in the above-captioned action,
the Clerk of Court, Ken Burke, will sell
to the highest and best bidder for cash
at www.pinellas.realforeclose.com in
accordance with Chapter 45, Florida
Statutes on the 25th day of March,
2026 at 10:00 AM on the following
described property as set forth in said
Final Judgment of Foreclosure or order,
to wit:

LOT 5, BLOCK P, BROOKH-
ILL UNIT 5, ACCORDING TO
THE PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 57,
PAGE 23, OF THE PUBLIC RE-
CORDS OF PINELLAS COUN-
TY, FLORIDA.
Property address: 1343 South
Hillcrest Avenue, 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.

Pursuant to the Fla. R. Jud. Adm-
in. 2.516, the above signed counsel
for Plaintiff designates attorney@
padgettlawgroup.com as its primary e-
mail address for service, in the above
styled matter, of all pleadings and docu-

ments required to be served on the par-
ties.

AMERICANS WITH DISABILI-
TIES ACT: IF YOU ARE A PERSON
WITH A DISABILITY WHO NEEDS
ANY ACCOMMODATION IN ORDER
TO PARTICIPATE IN THIS PRO-
CEEDING, YOU ARE ENTITLED, AT
NO COST TO YOU, TO THE PROVI-
SION OF CERTAIN ASSISTANCE.
PLEASE CONTACT THE HUMAN
RIGHTS OFFICE, 400 S. FT. HARRI-
SON AVE., STE. 500 CLEARWATER,
FL 33756, (727) 464-4062 V/TDD; OR
711 FOR THE HEARING IMPAIRED.
CONTACT SHOULD BE INITIATED
AT LEAST SEVEN DAYS BEFORE
THE SCHEDULED COURT APPEAR-
ANCE, OR IMMEDIATELY UPON
RECEIVING THIS NOTIFICATION
IF THE TIME BEFORE THE SCHED-
ULED APPEARANCE IS LESS THAN
SEVEN DAYS. THE COURT DOES
NOT PROVIDE TRANSPORTATION
AND CANNOT ACCOMMODATE
SUCH REQUESTS. PERSONS WITH
DISABILITIES NEEDING TRANS-
PORTATION TO COURT SHOULD
CONTACT THEIR LOCAL PUBLIC
TRANSPORTATION PROVIDERS
FOR INFORMATION REGARDING
TRANSPORTATION SERVICES.
Respectfully submitted,
/s/ Steven Hurley
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-008622-1
Feb. 27; Mar. 6, 2026 26-00874N

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

Case No.: 26-000174-CI
BARBARA FITZPATRICK,
Plaintiff, vs.

JOSHUA READ,
Defendant.

TO: JOSHUA READ:

Whose last known residence(s) is/are:
- 6094 138TH AVE. N. CLEARWATER,
FL 33760

- 11850 DR. MARTIN LUTHER KING
JR. ST. N., # 21108, SAINT PETERS-
BURG FL 33716

- 1940 7TH AVE. S., SAINT PETERS-
BURG FL 33712

- 13935 8TH ST., DADE CITY, FL
33525

YOU ARE HEREBY NOTIFIED
you are required to file your answer
or written defenses, if any, in the
above proceeding with the Clerk of
this Court, and to serve a copy thereof
upon Plaintiff's attorney, Corey W.
Szalai, Esq., Corey Szalai Law, PLLC,
10333 Seminole Blvd., Unit 2, Semi-
nole, FL 33778, Telephone (727) 300-
1029, or email to service@cslawpllc.
com, within thirty (30) days of the
first publication of this Notice of Ac-
tion in the Business Observer or by,
the nature of this proceeding being a
suit for partition of the following real
property, to wit:

LOTS 26, 27, 28, 29 AND 30,
W. D. HARRIS SUBDIVISION,
ACCORDING TO THE MAP
OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 4,
PAGE 7, OF THE PUBLIC RE-
CORDS OF PINELLAS COUN-
TY, FLORIDA.
PARCEL I.D.: 25-31-16-37170-
000-0260
A/K/A 1940 7TH AVE S., ST.

PETERSBURG, FL 33712

If you fail to file your response or
answer, if any, in the above proceeding
with the Clerk of this Court, and to
serve a copy thereof upon the Plaintiff's
attorney, Corey W. Szalai, Esq., Corey
Szalai Law, PLLC, 10333 Seminole
Blvd., Unit 2, Seminole, FL 33778,
Telephone (727) 300-1029, or email to
service@cslawpllc.com, within thirty
(30) days of the first date of publication
this Notice in the Business Observer,
then 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 AC-
COMMODATION IN ORDER TO PARTICI-
PATE IN THIS PROCEED-
ING, YOU ARE ENTITLED, AT NO
COST TO YOU, TO THE PROVISION
OF CERTAIN ASSISTANCE. PLEASE
CONTACT:

HUMAN RIGHTS OFFICE
400 S. FT. HARRISON AVE., STE.
500

CLEARWATER, FL 33756
PHONE: 727.464.4062 V/TDD
OR 711 FOR THE HEARING IM-
PAIRED

CONTACT SHOULD BE INITIAT-
ED AT LEAST SEVEN DAYS BEFORE
THE SCHEDULED COURT APPEAR-
ANCE, OR IMMEDIATELY UPON
RECEIVING THIS NOTIFICATION
IF THE TIME BEFORE THE SCHED-
ULED APPEARANCE IS LESS THAN
SEVEN DAYS.

DATED at Pinellas County this day of
FEB 23 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
Feb. 27; Mar. 6, 13, 20, 2026
26-00897N

PUBLISH YOUR LEGAL NOTICE

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

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

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

or email legal@businessobserverfl.com

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.: 25-009273-CO
OASIS HOME OWNERS', INC., a Florida profit corporation,
Plaintiff, v.

WILLIAM H. RYAN; SHARON S. RYAN; KELLY M. RYAN; ANY AND ALL UNKNOWN PERSONS IN POSSESSION OF THE PROPERTY; and CATHCART CONSTRUCTION COMPANY FLORIDA, LLC,
Defendants.

TO: WILLIAM H. RYAN
SHARON S. RYAN
KELLY M. RYAN
12766 Seminole Boulevard
Lot #91, Largo
Florida 33778

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

Unit Number 91, 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 1969 mobile home bearing identification number 1611 and title number 4289117 and the appurtenant Stock Share Certificate of Oasis Home Owners Inc. Parcel Identification # 10-30-15-63710-000-0910 Also known as 12766 Seminole Boulevard, Lot #91, Largo, Florida 33778, together with an equity owned in

said unit or any assets of the Association, including a Membership Certificate representing one (1) share in the Association, and any other incident of ownership arising therefrom, together with all rights and privileges appurtenant to.

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

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

DATED this 20th day of February, 2026.

Clerk of Court, Ken Burke, CPA
By: /s/ Thomas Smith
Deputy Clerk
KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165

Karen E. Maller, Esq.
Johnson Pope Bokor
Ruppel & Burns, LLP
360 Central Avenue,
Suite 500
St. Petersburg, Florida 33701
Feb. 27; Mar. 6, 13, 20, 2026
26-00876N

FIRST INSERTION

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

Case No. 25-007905-CO
WOODSIDE VILLAGE
CONDOMINIUM ASSOCIATION,
INC.,
Plaintiff, vs.

PETER BENBURY WOOD,
PALMER BATTLE WOOD,
and UNKNOWN TENANT(S),
Defendants.

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

THAT CERTAIN PARCEL CONSISTING OF UNIT 1801A, AS SHOWN ON CONDOMINIUM PLAT OF WOODSIDE VILLAGE, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM PLAT BOOK 34, PAGES 78 THROUGH 86, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4861, PAGES 617 THROUGH 686, TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID DECLARATION AND CONDOMINIUM PLAT AS FROM TIME TO TIME MAY BE MADE, ALL AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH THE EXHIBITS ATTACHED THERETO AND MADE A PART THEREOF; AND TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. PARCEL ID NO.: 31-29-16-99081-014-8011 ("Property")
Property Address: 4215 East Bay Dr #1801A, Largo, Florida,

33764

A Lawsuit has been filed against you in Pinellas County Court, WOODSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC. v. PETER BENBURY WOOD, PALMER BATTLE WOOD, and UNKNOWN TENANT(S), and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

WITNESS my hand and the seal of this Court on this 02/24/2026 day of, 2026.

Ken Burke, Clerk of Court
BY: Stevie Ayars
DEPUTY CLERK
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10597-012
Feb. 27; Mar. 6, 2026 26-00924N

FIRST INSERTION

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

Case No. 25-007905-CO
WOODSIDE VILLAGE
CONDOMINIUM ASSOCIATION,
INC.,
Plaintiff, vs.

PETER BENBURY WOOD,
PALMER BATTLE WOOD,
and UNKNOWN TENANT(S),
Defendants.

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

THAT CERTAIN PARCEL CONSISTING OF UNIT 1801A, AS SHOWN ON CONDOMINIUM PLAT OF WOODSIDE VILLAGE, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM PLAT BOOK 34, PAGES 78 THROUGH 86, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4861, PAGES 617 THROUGH 686, TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID DECLARATION AND CONDOMINIUM PLAT AS FROM TIME TO TIME MAY BE MADE, ALL AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH THE EXHIBITS ATTACHED THERETO AND MADE A PART THEREOF; AND TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

PARCEL ID NO.: 31-29-16-99081-014-8011 ("Property")

Property Address: 4215 East Bay Dr #1801A, Largo, Florida,

33764

A Lawsuit has been filed against you in Pinellas County Court, WOODSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC. v. PETER BENBURY WOOD, PALMER BATTLE WOOD, and UNKNOWN TENANT(S), and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department, Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 34654, Phone (727)847-8110 (voice) in New Port Richey, (352)521-4274, ext. 8110 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

WITNESS my hand and the seal of this Court on this 02/24/2026 day of, 2026.

Ken Burke, Clerk of Court
BY: Stevie Ayars
DEPUTY CLERK
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10597-012
Feb. 27; Mar. 6, 2026 26-00923N

FIRST INSERTION

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

Case No.: 25-004180-CI
SELENE FINANCE LP,
Plaintiff, v.

JESSICA MARINO; UNKNOWN SPOUSE OF JESSICA MARINO; JEANNE MARINO; UNKNOWN SPOUSE OF JEANNE MARINO; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT OF 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.

To the following Defendant(s):
JESSICA MARINO
432 E Orange St.
Tarpon Springs, FL 34689
UNKNOWN SPOUSE OF JESSICA MARINO
432 E Orange St.
Tarpon Springs, FL 34689
UNKNOWN TENANT #1
432 E Orange St.
Tarpon Springs, FL 34689
UNKNOWN TENANT #2
432 E Orange St.
Tarpon Springs, FL 34689

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

LOT 7, A RE-SUBDIVISION OF ALL BLOCK 30, ACCORDING TO THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, FLORIDA, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT

BOOK 5, PAGE 68, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OR WHICH PINELLAS COUNTY, FLORIDA, WAS FORMERLY A PART.

a/k/a 432 E Orange St, Tarpon Springs, FL 34689

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.

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 24 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
Feb. 27; Mar. 6, 2026 26-00920N

FIRST INSERTION

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

Case No. 25-004004-CI
THE BANK OF NEW YORK
MELLON TRUST COMPANY,
NATIONAL ASSOCIATION FKA
THE BANK OF NEW YORK
TRUST COMPANY, N.A. AS
SUCCESSOR TO JPMORGAN
CHASE BANK, N.A., AS TRUSTEE
FOR RESIDENTIAL ASSET
MORTGAGE PRODUCTS, INC.,
MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES
SERIES 2005-RZ3,
Plaintiff, vs.

LISA WULFORST, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 12, 2026, and entered in 25-004004-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RZ3 is the Plaintiff and LISA WULFORST 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 19, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK B, SALLS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 38, OF THE

PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 1465 JEFFERSON AVE S, 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 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 24 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
25-316640 - CyO
Feb. 27; Mar. 6, 2026 26-00928N

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

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 20, 27, 2026 26-00808N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

jerry braun- Household Items.
Louis Stanley- Household items.

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 20, 27, 2026 26-00813N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Tyler Martin- Household Items

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 20, 27, 2026 26-00814N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
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.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 20, 27, 2026 26-00770N

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

--- TAX DEEDS / PUBLIC SALES / ACTIONS / SALES ---

FOURTH INSERTION

NOTICE

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND 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

SECOND 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 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 289 34th St N St Petersburg FL 33713, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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 Mendelsohn, 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, Ernice | 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

THIRD 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

THIRD INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY CASE NO. 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

FOURTH INSERTION

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

CIVIL DIVISION CASE NO.: 25-009768-CO DEERE & COMPANY, Plaintiff, v. BRIAN MATTHEW WELCH, Defendant.

TO: BRIAN MATTHEW WELCH, whose last known address is: 3817 19th Ave. N, St. Petersburg, FL 33713. 6855 40th Ln N, Pinellas Park, FL 33781 5245 Coquina Key Dr SE, Apt. D, Saint Petersburg, FL 33705 66 Woodland Park, Pine City, NJ 14871 YOU ARE NOTIFIED that an action to recover your payment obligations for failure to pay amounts due under an agreement with Plaintiff has been filed against you in Pinellas County, Florida Court and you are required to serve a copy of your written defenses, if any, to it on Miles A. Archabal, Esq., the Plaintiff's attorney, whose address is 200 S. Biscayne Blvd., Suite 1650, Miami, Florida 33131, on or before 30 DAYS FROM FIRST PUBLICATION, 2026, and file the original with the

Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. A copy of this Notice of Action will be published in The Business Observer for four consecutive weeks.

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

Dated this day of JAN 30 2026.
 KEN BURKE,
 CLERK CIRCUIT COURT
 315 Court Street Clearwater,
 Pinellas County, FL 33756-5165
 Clerk of the Court and Comptroller
 By: STEVIE AYARS
 As Deputy Clerk
 February 6, 13, 20, 27, 2026 26-00574N

--- ESTATE ---

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
CASE #: 26-001031-ES
SECTION 003
UCN: 522026CP001031XXESPR
IN RE: ESTATE OF
CHRISTIAN SUN O'DONNELL,
A/K/A CHRISTIAN O'DONNELL,
DECEASED.

The administration of the estate of Christian Sun O'Donnell a/k/a Christian O'Donnell, deceased, whose date of death was April 14, 2025 (25 years of age), is pending in the Circuit Court for Pinellas County, Florida, Probate Division, UCN: 522026CP001031XXESPR, 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 to Creditors is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY FLORIDA
PROBATE DIVISION
FILE NO.: 26-CP-001379
IN RE: ESTATE OF
RICHARD P. CARROLL, JR.,
Deceased.

The administration of the estate of Richard P. Carroll, Jr. deceased, whose date of death was January 21, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Ave. N., St. Petersburg, Florida 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED 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:
Stephen D. Carroll
6632 52nd Lane N.
Pinellas Park, FL 33781

Attorney for Personal Representative:
Stephen J. Stanley
Fla. Bar. 0076082
412 E. Madison St., Ste 1100
Tampa, FL 33602
Tele: 813-226-2727
Fax: 813-200-1013
sjs@stephenstanleylaw.com
February 20, 27, 2026 26-00838N

SECOND 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
probateeam@mglegalteam.com
February 20, 27, 2026 26-00829N

THIRD INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT
FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION

CASE NO. 25-008518-CO
P.W. 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

--- ACTIONS / SALES ---

SECOND INSERTION

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 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 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

SECOND 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

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. 25-003590-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
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
25-12223FL
February 20, 27, 2026 26-00831N

IV20906_V11

SAVE TIME
Email your Legal Notice
legal@businessobserververfl.com • Deadline Wednesday at noon • Friday Publication

--- PUBLIC SALES / ACTIONS / SALES ---

FOURTH 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

FOURTH 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

SECOND 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# 2XPND8X03M809046 2010 Ford Vin # 1FTEX1E1V1AFB62911 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

THIRD 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 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

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

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 25-000900-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

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: fmail@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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Carol Harris - Boxes, totes, household items
Robert Vinson - clothes tvs
Jessica Jensen-Crew - Household items

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 20, 27, 2026 26-00821N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Stephen Lewis - Tatroo chairs 7'x 3' Tatroo equipment

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 20, 27, 2026 26-00816N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage at 4750 62nd Ave N Pinellas Park, FL 33781 on 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.
Auzy Williams- Furniture, clothes, boxes, wall art, lamps, vacuum, luggage, totes, and toys

This auction will be listed and advertised on www.storage-treasures.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

SECOND INSERTION

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.

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

FOURTH 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, DEWISEES, GRANTEEES, 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 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

FOURTH 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 ---

SECOND 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-
CORDING 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

SECOND 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,
DEVEISEES, 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, DEVEISEES,
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,
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

SECOND INSERTION

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

Case No.: 25-002593-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

SECOND 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

SECOND 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

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. 25-003098-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.

GHDOTTI | 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 Dugger, 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@ghdottiberger.com
Bidder No: 24717
February 20, 27, 2026 26-00798N

SECOND 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 LHOME
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
LHOME 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 Ham-
pton 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:
flrealprop@kelleykronenberg.com
File No: 3843-000089
February 20, 27, 2026 26-00784N

SECOND 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

SECOND INSERTION

NOTICE OF ADMINISTRATION
AND NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY
STATE OF FLORIDA
CASE NO.: 25-012011-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

SECOND 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. 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,
erlebin@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

SECOND 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

--- ESTATE ---

SECOND 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

SECOND 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,
Deceased.

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 must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

SECOND INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 7220 4th St N. St. Petersburg, FL. 33702
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.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 20, 27, 2026 26-00809N

SECOND 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:

CASSONDRA 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-011734-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@ahavalegalcyllaw.com
Secondary E-Mail:
jovita@ahavalegalcyllaw.com
February 20, 27, 2026 26-00776N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-1088-ES
Division Probate
IN RE: ESTATE OF
RALPH GEORGE
SCHROEDER, JR.
Deceased.

The administration of the estate of Ralph George Schroeder, Jr., deceased, whose date of death was October 16, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

Personal Representative:

Terrance A. Schroeder
5459 Greyston Street
Palm Harbor, Florida 34685
Attorney for Personal Representative:
Thomas M. Tarsia, Esq.
Florida Bar Number: 51628
2002 Del Prado Blvd. S
Unit 205
Cape Coral, FL 33990
Telephone: (239) 933-9383
Fax: (239) 933-9459
E-Mail: tarsia@tarsialawgroup.com
Secondary E-Mail:
cirillo@tarsialawgroup.com
February 20, 27, 2026 26-00775N

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.

--- TAX DEEDS ---

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 10190
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
SCHOOLEY'S HOMEVILLE NO. 2 BLK 1, LOT 7
PARCEL: 30-31-17-79038-001-0070

Name in which assessed:

CHANTAY BURGESS EST
ELIZA BURGESS

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

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
February 6, 13, 20, 27, 2026
26-00503N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT MARTIN PICO APOLLO GROUP HOLDINGS, LLC AND OCEAN BANK, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 08529
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
RIDGEWOOD TERRACE LOT 170
PARCEL: 27-31-16-75402-000-1700

Name in which assessed:

CAPRICE INC

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

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
February 6, 13, 20, 27, 2026
26-00501N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT MARTIN PICO APOLLO GROUP HOLDINGS, LLC AND OCEAN BANK, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 08525
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
RIDGEWOOD TERRACE LOT 139
PARCEL: 27-31-16-75402-000-1390

Name in which assessed:

JABAAR J EDMOND

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

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
February 6, 13, 20, 27, 2026
26-00500N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT MARTIN PICO APOLLO GROUP HOLDINGS, LLC AND OCEAN BANK, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 08372
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
TANGERINE TERRACE NO. 2 BLK B, LOTS 25 AND 26
PARCEL: 26-31-16-89712-002-0250

Name in which assessed:

ADRANA BULLOCK EST

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

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
February 6, 13, 20, 27, 2026
26-00498N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 07785
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
WEST CENTRAL AVENUE BLK 14, LOT 7
PARCEL: 22-31-16-96174-014-0070

Name in which assessed:

WILLIE EDMONDS

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

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
February 6, 13, 20, 27, 2026
26-00497N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 07597
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
PASADENA ESTATES SEC E BLKS 75,77,78 & 118 TO 125 BLK 118, LOT 6
PARCEL: 20-31-16-67104-118-0060

Name in which assessed:

JAMES D KOWALSKI

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

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
February 6, 13, 20, 27, 2026
26-00496N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT MARTIN PICO APOLLO GROUP HOLDINGS, LLC AND OCEAN BANK, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 00189
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
BAYOU GARDENS LOT 15 & E 27FT OF LOT 14 & W 2FT OF LOT 16 (AKA PARCEL NO. 2)
PARCEL: 11-27-15-03834-000-0150

Name in which assessed:

ANTHONY ESPOSITO
DEENA ESPOSITO

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

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
February 6, 13, 20, 27, 2026
26-00475N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT SOLERA NATIONAL BANK, CUST FBO JING JIE ROTH IRA JJIE RD LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 00019
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
BAHIA VISTA SUB LOT 49 & PART OF WATER LOT A LYING WITHIN SIDE LOT LINES EXTENDED S'LY
PARCEL: 12-30-14-02394-000-0490

Name in which assessed:

STEVE HUTCHINGS

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

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
February 6, 13, 20, 27, 2026
26-00473N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 02857
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
MIDWAY MOBILE HOME PARK (UNRECORDED) LOT C-8
PARCEL: 10-30-15-57790-003-0080

Name in which assessed:

DEAN ALLEN PRUITT
MARIA LUISA PRUITT
Ron Pruitt

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

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
February 6, 13, 20, 27, 2026
26-00491N

FOURTH 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: 00577
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
INNISBROOK NO. 13 CONDO BLDG 13, APT 219
PARCEL: 25-27-15-43094-013-2190

Name in which assessed:

ERIC MIXON KNELLINGER
REV LIV TRUST
ERIC MIXON KNELLINGER
TRUSTEE

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

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
February 6, 13, 20, 27, 2026
26-00478N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 02758
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
DANSVILLE - PHASE 4 AND 5A LOT 418
PARCEL: 08-30-15-20346-000-4180

Name in which assessed:

JARED DRIVER
MARTHA LYNETTE WRIGHT
LINDA HAYNES
MICHAEL HAYNES
PERCELL HAYNES

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

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
February 6, 13, 20, 27, 2026
26-00490N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT MARTIN PICO APOLLO GROUP HOLDINGS, LLC AND OCEAN BANK, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 00134
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
FOREST RIDGE PHASE TWO LOT 140
PARCEL: 01-27-15-29057-000-1400

Name in which assessed:

SOUTH MERIDIAN HOMES LLC

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

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
February 6, 13, 20, 27, 2026
26-00474N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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 20, 27, 2026 26-00811N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 4495 49th St N. St. Petersburg FL, 33709 on 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.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 20, 27, 2026 26-00768N

SUBSCRIBE TO THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com

Business
Observer

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-006742-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

SECOND 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

SECOND 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 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

SECOND 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 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
Secondary E-Mail: Suzie@atypip.com
February 20, 27, 2026 26-00817N

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 26-000277-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

SECOND INSERTION

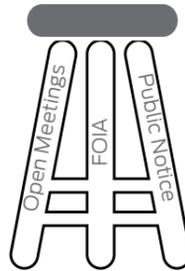
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-006560-CI
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. LUIS ALDANA; KATLYN MANCHAME ALDANA A/K/A KATLYN ALDANA; et al., Defendant(s).
TO: Luis Aldana
Last Known Residence: 9167 108th St 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
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Business Observer
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Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

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To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com