

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES / PUBLIC NOTICE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

5890 54th Ave. N, Kenneth City, FL 33709 on April 9, 2026 at 11:30 AM

Justin Brewer - appliances, electronics, furniture, 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.
March 20, 27, 2026 26-01230N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

6780 Seminole Blvd Seminole, FL 33772 April 10, 2026 @ 12:00pm

Whitney Schiller Christmas, shoes clothes home decor
Benjamin Boraas Home goods

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.
March 20, 27, 2026 26-01218N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 930 Pasadena Ave S. South Pasadena FL 33707 on April 9 2026 @ 11:15 AM

Charles Galdorisi- Household Items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
March 20, 27, 2026 26-01225N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 2925 Tyrone Blvd. N. St. Petersburg FL,33710 on April 10, 2026 at 11:30 AM

Jeff Conley-Kayaks, patio furniture, mountain bike
Linda Schneegold- Electronics, appliances, Household goods

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.
March 20, 27, 2026 26-01273N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

4319 Duhme Rd. St Petersburg FL 33708
Auction date is 04/08/2026 @ 10:30 AM

Denise Stueve - Household items
Denise Stueve - Boxes and bins of house hold items
casey owens - household items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
March 20, 27, 2026 26-01246N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage at 4750 62nd Ave N Pinellas Park, FL 33781 on April 10th, 2026 at 11AM

Michael Keith Scott-Household items, boxes, mattress, bedding, shelves, cabinets, appliances, vacuum, dresser, wall art, electronics, and metal signs
DyAire Kennedy-Clothing, shoes, bags, and suitcase

This auction will be listed and advertised on www.storagetreasures.com. Purchases must be made in cash only and paid at the above referenced facility in order to complete transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
March 20, 27, 2026 26-01248N

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 Saint Pete Snaps located at 714 Grove St N #2 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 12th day of March, 2026
Riviera Resources LLC
Owen Thompson, MBR
March 20, 2026 26-01220N

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 EAGLE PLUMBING USA located at 8751 118TH WAY 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 13th day of March, 2026
EAGLE SEWER AND DRAIN CLEANING INC
March 20, 2026 26-01233N

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 Candy Shield Auto Spa located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of March, 2026
Cold Shine Details Limited Liability Company
March 20, 2026 26-01287N

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 Lendz Financial located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of March, 2026
RELIABLE HOLDINGS MANAGER LLC
March 20, 2026 26-01292N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1650 7th Ave N St Petersburg FL 33713 April 9, 2026 @ 11:00 AM

Mason Coley- Boxes, furniture
Taylor Farr- Clothing, household items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
March 20, 27, 2026 26-01192N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 8610 66th St N Pinellas Park, FL 33782, on 04/10/2026 @ 12:30pm. Site 8640

Mariah Fields - Boxes
Jeremiah Robison - Bike parts, tools, dresser, suitcases

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.
March 20, 27, 2026 26-01245N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 930 Pasadena Ave S. South Pasadena FL 33707 on April 9 2026 @ 11:15 AM

Benjamin Wright- Household Items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
March 20, 27, 2026 26-01226N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 4495 49th St N. St. Petersburg FL,33709 on April 9, 2026 at 10:00 AM

Richard Sabin - Exercise bike
Stacey Jo Steen - household goods

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.
March 20, 27, 2026 26-01191N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 7220 4th St N. St. Petersburg, FL. 33702
April 10, 2026 -1:00 p.m.

Kristiana Kelley- Totes, stroller
Kenny Wayne- Tool box, back pack
Jacquelyn Nefores- Totes, walkers, laundry baskets

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.
March 20, 27, 2026 26-01194N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 1855 32nd St. N St. Petersburg, FL 33713 on April 09, 2026, at 10:30 AM.

Dustin Ruddell - Fabric
Arrol Bethune - Household Goods
Keshea Qawaile Simmons - Household Goods
David West - household items/furniture/clothes
Cory Sontag - office, packing supplies

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
March 20, 27, 2026 26-01189N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10111 Gandy Blvd N St Petersburg FL 33702 on 4/8/2026 @ 11:30am

Sheila Bracey Clothing,Household Goods
Shaneece Bell Clothing,Household Goods

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.
March 20, 27, 2026 26-01190N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 2950 Gandy Blvd, St. Petersburg, FL 33702, April 9, 2026 @ 12:00 PM

Kathleen Clifton - totes, bags

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.
March 20, 27, 2026 26-01231N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 9999 Gandy Blvd. N. St. Petersburg, Fl. 33702 on April 8, 2026, at 11:00am.

Brittany Malen Household items, Electronics, Books, Clothing, Shelving

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
March 20, 27, 2026 26-01193N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals at the location indicated:
6901 Park Blvd N
Pinellas Park, FL 33781
April 8th, 2026 at 12:00pm

- **Robert Gray:** Air Mattress, Wall Art, Furniture Swords, Mirrors *Does Not Include Scooter
- **Lukasz Wojtas:** Wall Art ,Toy Chest, Boxes , Totes, Appliances, Electronics, Engine Lift and Car Parts, * Does Not Include Vehicle

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.
March 20, 27, 2026 26-01227N

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of PAUL MORRIS and NANCY SPITNALE and GLEN SPITNALE will, on April 1, 2026, at 10:00 a.m., at 1654 Clearwater Largo Road, Lot #141, Clearwater, Pinellas County, Florida 33756; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1970 HILL MOBILE HOME,
VIN: HF4090D,
TITLE NO.: 0003718315
and all other personal property located therein

PREPARED BY:

J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#31021-2827)
March 20, 27, 2026 26-01274N

FIRST INSERTION

NOTICE OF PUBLIC SALE

U-Stow-N-Go, wishing to avail itself of the provisions of applicable laws of this state, Civil Code Sections 83.801-83.809, hereby gives notice of sale under said law.

On: 4/9/2026, U-Stow-N-Go, located at 1351 Heather Ridge Blvd., Dunedin, Florida, 34698, (727-735-0047), at 2:00pm will conduct a public sale to the highest bidder for cash, of miscellaneous items.

Julia Hopwood Unit # 157 and #163

Owner reserves the right to bid, and to refuse or reject any and all bids. The sale is being held to satisfy cost of storage, which has not been paid.
U-STOW-N-GO
1351 HEATHER RIDGE BLVD.
DUNEDIN, FL. 34698
727-735-0047
FAX:727-735-0790
March 20, 27, 2026 26-01204N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 4/15/2026 at 11 00 a m the following vessel may be sold at public sale for storage charges to FS 328.17 Owner(s) FRANCIS J POLVINO KATHLEEN J POLVINO Tenant Ken Norman No Address /Info Found DESCRIPTION OF VESSEL 1987 Hunter Sailboat Hin# HUN40097C585 vessel may be released prior to the Sale.Held at BOCA CIEGA LAND CO. LLC 101 150TH AVENUE MADEIRA BEACH, FL 33708
March 20, 27, 2026 26-01290N

FIRST INSERTION

Notice of Public Sale

Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999

Sale Date April 10, 2026 @ 10:00 am
3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V13295 2001 CGD Hull ID#: CGDSERM1H011 DO#: 1117261 in-board fishery diesel fiberglass 31ft R/O Dain Alexander Hagen Lienor: Marker 25 Marina 1700 Channel Marker Way Tarpon Springs

V13296 1977 Seacraft FL9562De Hull ID#: SECF80640777 outboard pleasure gas fiberglass 18ft R/O Juan Carlos Esparis Lienor: Boat & Motor Superstore 36851 US Hwy 19 N Palm Harbor

March 20, 27, 2026 26-01217N



SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com

--- PUBLIC SALES / PUBLIC NOTICE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Bert Smith BMW gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle(s) on April 10, 2026 at 8:30 a.m. at 3800 34th St. North, St. Petersburg, FL 33714. Please call 727-235-0507 to arrange full payment due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have right to a hearing prior to sale with Clerk of Court. Owner has right to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to FL Statute section 713.585. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids.

2022 BMW X3 VIN#: 5UX43DP06N9M73571 - \$7362.00
March 20, 2026 26-01276N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Millennium Tire Service, LLC gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle(s) on April 10, 2026 at 8:30 a.m. at 10925 US Hwy 19 N., Clearwater, FL 33764. Please call 727-320-7003 to arrange full payment due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have right to a hearing prior to sale with Clerk of Court. Owner has right to recover possession of vehicle without judicial proceedings as pursuant to FL Statute section 559.917. The lien claimed by the lienor is subject to enforcement pursuant to FL Statute section 713.585. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids.

2019 FORD - VIN#: 1FT8W3DT1KED07447 - \$18,004.49
March 20, 2026 26-01280N

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 Blue Rune Hobby and Games 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 March, 2026
Blue Rune LLC
Joshua J Bradford
March 20, 2026 26-01294N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of ACE AUTO CLINIC, located at 1031 Paseo Del Rio NE, in the City of St Petersburg, County of Pinellas, State of FL, 33702, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 17 of March, 2026.
FOPL LLC
1031 Paseo Del Rio NE
St Petersburg, FL 33702
March 20, 2026 26-01270N

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

NOTICE IS HEREBY GIVEN that Troy D Herrick / DETAILS BY TDH, LLC will engage in business under the fictitious name FLOW STOP PREP, with a physical address 3018 Homestead Court Clearwater, FL 33759, with a mailing address 3018 Homestead Court Clearwater, FL 33759, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

March 20, 2026 26-01296N

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 Chief located at 2536 Countryside Blvd Suite 400 in the City of Palm Harbor, Pinellas, FL 34683 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of March, 2026
CATALYST PARTNERS VENTURES LLC
Tisa Daniels
March 20, 2026 26-01243N

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 HeyHi located at 2500 Dartmouth Ave N, in the County of Pinellas, in the City of Saint Petersburg, Florida 33713 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Saint Petersburg, Florida, this 16th day of March, 2026.
BAY DESIGN LLC
March 20, 2026 26-01238N

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 LEMON MANAGEMENT located at: 1501 W LEMON ST in the city of TAMPA, FL 33606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 11th day of March 2026.

OWNER:
1501 W LEMON, LLC
1501 W LEMON ST
TAMPA, FL 33606
March 20, 2026 26-01195N

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 Jacquelin Blegen Media located at 2975 Gulf To Bay Blvd Apt 1513, in the County of Pinellas, in the City of Clearwater, Florida 33759 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Clearwater, Florida, this 11th day of March, 2026.
Jacquelin Blegen
March 20, 2026 26-01196N

NOTICE OF PUBLIC SALE

TRI J CO. TOWING & RECOVERY INC.
125 19TH ST SOUTH
ST PETERSBURG, FL 33712
PHONE: 727-822-4649
FAX: 727-822-3043

TRI J CO TOWING & RECOVERY INC GIVES NOTICE THAT ON 4-17-2026 AT 10:00AM THE FOLLOWING VEHICLE(S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 125 19TH ST SOUTH ST PETERSBURG, FL 33712 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

19UUA8F28AA019379 2010 ACUR
WBA5A5C51FD519077 2015 BMW
1G6DW677760141990 2006 CADI
2G61S5S32E9194730 2014 CADI
1GCCSCEA5G1395759 2016 CHEV
1G1ZD5ST5P225840 2023 CHEV
1GCCE19V36Z204829 2006 CHEV
1G1AK52F357580946 2005 CHEV
3FCMF53G3JA10593 1995 DUTS
1FTKRIA8SAPA21516 2010 FORD
3FA6P0HD0JR162747 2018 FORD
1FTEW1E5XKFB12593 2019 FORD
1FTRF122X8KD52903 2008 FORD
JHLRE48769C002352 2009 HOND
1HGCR2F55DA065915 2013 HOND
3CZRU5H36MM724683 2021 HOND
NOVIN 2000 HUFFY/BICYCLE
KM8K22AB6NU898792 2022 HYUN
KM8J33A40JU763981 2018 HYUN
KM8S5DA13NU053439 2022 HYUN
JKAZXCD147A024596 2007 KAWK
2MELM74601TX604581 1996 MERC
WDCCG5HB5EG196572 2014 MERZ
WDDZF6JB9KA517048 2019 MERZ
JN8AT2MT8LW017825 2020 NISS
3NICP5DV5LL539333 2020 NISS
4S4BRDKCXC2218447 2012 SUBA
JTEZU5JR0H5162551 2017 TOYT
3VV3B7A4XJLM183372 2018 VOLK

March 20, 2026 26-01291N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Sylvan Abbey Memorial Park and Cremation Gardens, located at 1929 Allen Parkway, in the City of Houston, County of Pinellas, State of TX, 77019, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 18 of March, 2026.
S.E. Combined Services of Florida, LLC
1929 Allen Parkway
Houston, TX 77019
March 20, 2026 26-01313N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Serenity Memorial Park and Cremation Gardens, located at 1929 Allen Parkway, in the City of Houston, County of Pinellas, State of TX, 77019, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 18 of March, 2026.
SCI Funeral Services of Florida, LLC
1929 Allen Parkway
Houston, TX 77019
March 20, 2026 26-01312N

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#
16	FORD	1FA6P8JZ2G5522181
08	FORD	1ZVHT82H885103786
22	HARLEY	1HD1BVJ1NB059216
15	HONDA	19XFB2F51FE028859
06	HONDA	1HGFA16596L016951
18	KIA	5XXGT4L34JG255639
20	MAZDA	JM3KFA8M4L0723360
15	TOYOTA	4T1BF1FK1FU487325
22	TOYOTA	JTDEPMAE3NJ201265
01	TOYOTA	INXBR12E11Z41268

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 04-17-2026 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
March 20, 2026 26-01237N

CITY OF OLDSMAR, FLORIDA REQUEST FOR PROPOSALS 2026-001-RFP: STATE GOVERNMENTAL RELATIONS

The City of Oldsmar, Florida, a Florida Municipal Corporation, is soliciting proposals from qualified firms interested in entering into an agreement with the City of Oldsmar to provide the City with State Governmental Relations Services, including but not limited to the development of legislative strategy, policy recommendations to agencies and elected officials, monitoring legislation and policy, securing appropriations, and advocating for legislation consistent with the City's legislative program and priorities.

Contractors with demonstrated expertise in this field are invited to submit a proposal. The Request for Proposal (RFP) can be obtained from the City of Oldsmar, Administrative Services Department, 100 State Street West, Oldsmar, Florida 34677-3655; or the City of Oldsmar website at www.oldsmarfl.gov on **March 20, 2026**. Questions regarding this RFP should be directed to Jennifer Campbell, Senior Procurement Analyst, at purchasing@oldsmarfl.gov. All questions must be received in writing no later than 5:00 PM, local time, April 6, 2026, and will be answered via written addendum.

The proposals shall be submitted to the City of Oldsmar, to the attention of the Administrative Services Department, 100 State Street West, Oldsmar, Florida, 34677-3655 no later than 2:00 PM, local time, **April 21, 2026**, at which time and place they will be opened in the City Hall 2nd Floor Conference Room, located at 100 State Street W. in Oldsmar, Florida.

The City of Oldsmar staff will evaluate the submitted proposals based on the criteria established in the Request for Proposal and rank the qualified Proposers in order of preference. A recommendation will be made to the City Manager seeking approval of the ranking based on the established criteria to begin negotiations with the top-ranked firm. Approval will be sought from City Council to award a contract/agreement to the proposer that best meets the interests of the City of Oldsmar.

Persons with disabilities requiring reasonable accommodation to participate in this proceeding/event, should call (813) 749-1115 (voice), (813) 854-3121 (fax), not later than seven days prior to the proceeding.

CITY OF OLDSMAR, FLORIDA
Cynthia S. Nenko
Director of Administrative Services

March 20, 2026 26-01289N

CITY OF ST. PETERSBURG NOTICE OF PUBLIC HEARING REGARDING Approval of a Special Exception or Site Plan

Approval of a modification of a previously approved site plan (Case Nos. 05-31000044, 18-31000003, 21-31000008, 23-31000009 and 24-31000003) to allow for the construction of a 150-foot tall, 96-unit multifamily building at the southwest corner of Academy Way S. and Harbor Way S. The applicant is requesting a variance to the maximum building height from 85 feet to 150 feet.

Case number: 25-31000012 Addresses: 4500, 4590 and 4630 54th Avenue South

The Development Review Commission (DRC) Public Hearing is scheduled to be held on Wednesday, April 1, 2026, at 1:00 P.M. in Council Chambers, City Hall, located at 175 Fifth Street North, St. Petersburg, Florida. For more information, please contact our office, Development Review Services Division at DRC@StPete.org.

Notice is hereby given that all interested parties may appear at the meeting and be heard by the Development Review Commission, with respect to the proposed Special Exception or Site Plan Review case listed above.

The city, in compliance with the Americans with Disabilities Act of 1990 (ADA), provides reasonable accommodations for all official City proceedings. If you wish to request an accommodation under the ADA, you should contact the City Clerk not less than 72 hours prior to the meeting by calling 727-893-7448 or TDD 727-892-5259, or the Florida Relay Telecommunication Service at 7-1-1. The city cannot guarantee the availability of persons capable of assisting individuals with a hearing impairment or who are unfamiliar with the English language but will attempt to provide such assistance if requested.

Copies of the proposed request are available at the Development Review Services Division, MSC Building, and may be inspected by the public. In accordance with Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by a governmental board, commission, or agency, they will need a record of the proceeding. It is up to the potentially adversely affected citizen to ensure that a verbatim record of the proceeding is made, including testimony and evidence upon which the appeal is to be based. Any person who may need such a record can arrange for a court reporter to attend the public hearing. Appeal information is set forth in Section 16.70.010.6 of the City Code, which can be accessed online, along with all of City Code Chapter 16, at www.stpete.org.
March 20, 2026 26-01184N

FIRST INSERTION

NOTICE OF PUBLIC SALE

TROPICANA MINI STORAGE – LARGO, located at 220 Belcher Rd., Largo, FL 33771, gives notice that the following units will be advertised and sold by competitive bidding on www.storagetreasures.com to satisfy the owner's lien.

B050 – Sean Smith, E077 – Laura Fagan, I038 – Alyx Cassidy
The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on **Saturday, April 11, 2026 at 11AM**. Purchases must be made with cash only and paid at the above referenced facility to finalize the transaction. Tropicana Mini Storage - Largo may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
March 20, 27, 2026 26-01307N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
9125 Ulmerton Rd Largo, FL 33771 4/8/2026 at 12:30pm

Erica Martinez Household Goods

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.
March 20, 27, 2026 26-01247N

FIRST INSERTION

NOTICE OF APPLICATION FOR AUTHORITY TO TRANSFER WATER AND WASTEWATER CERTIFICATES OF AUTHORIZATION TO ANOTHER REGULATED UTILITY

DOCKET NO. 20260032-SW

APPLICATION FOR TRANSFER OF FACILITIES OF PLACID LAKES UTILITIES, INC. AND WATER CERTIFICATE NO. 401-W TO SUNSHINE WATER SERVICES COMPANY IN HIGHLANDS COUNTY

DATE OF CUSTOMER NOTICE – 03/12/2026

Notice is hereby given that Sunshine Water Services Company (“SWS”), has filed an Application for Approval of Transfer of Water and Wastewater systems of Placid Lakes Utilities, Inc. (“Placid Lakes”) in Highlands County, Florida, pursuant to Section 367.071, Florida Statutes, and Rule 25-30.037, Florida Administrative Code.

SWS is not requesting a change to rates, classifications, charges, or rules and regulations; therefore, your current rates will not be affected by this transfer. Placid Lakes provides service to water and wastewater systems to the Placid Lakes Subdivision in the following described territory in Highlands County, Florida:

The following is a simplified legal description of Placid Lake's service territory. For the full legal description, please contact SWS at the contact information below.

LEGAL DESCRIPTION

Township 37 South, Range 29 East in Sections 9, 10, 11, 14, 22, and 23.
Township 37 South, Range 29 East in Section 2, 11, 13, and 24.

Common street names affected by the transfer: Catfish Creek Road, Christine Street Northwest, Claremont Avenue, Concord Parkway Northwest, Enos Avenue, Lake Groves Road Northeast, Lake Groves Road Northwest, Placid Lakes Boulevard, Placid View Drive, Seneca Drive Northwest, Tobler Boulevard Northwest, Washington Boulevard Northeast, and Washington Boulevard Northwest.

For more information concerning this notice, please contact SWS at the address below:

Sunshine Water Services Company
200 Weathersfield Ave
Altamonte Springs, FL 32714
Office: (866) 842-8432
Fax: (863) 465-1313

Contact us online: <https://account.myutility.us/account/contact-us.aspx>

Any objection to this application must be made in writing and filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than thirty (30) days after the last date that the notice was mailed or published, whichever is later.

March 20, 2026 26-01209N

FIRST INSERTION

NOTICE OF APPLICATION FOR AUTHORITY TO TRANSFER AN EXEMPT ENTITY TO A REGULATED UTILITY AND AMENDMENT OF CERTIFICATE OF AUTHORIZATION TO EXTEND SERVICE AREA

DOCKET NO. 20260033-SW

APPLICATION FOR TRANSFER OF ASSETS OF EXEMPT UTILITY AND AMENDMENT OF CERTIFICATE NO. 347-S BY SUNSHINE WATER SERVICES COMPANY

DATE OF CUSTOMER NOTICE – 03/12/2026

Notice is hereby given that Sunshine Water Services Company (“SWS”), has filed an Application for Approval for the transfer to it of the wastewater system owned by Placid Lakes Utilities, Inc. (“Placid Lakes”) and to amend Wastewater Certificate No. 347-S, to add the following land in Highlands County, Florida, pursuant to Sections 367.045 and 367.071, Florida Statutes, and Rules 25-30.030 and 25-30.037, Florida Administrative Code.

SWS is not requesting a change to the current rates and charges that currently apply to Placid Lakes wastewater customers; therefore, your current rates will not be affected by this transfer. Placid Lakes provides service to water and wastewater systems to the Placid Lakes Subdivision in the following described territory in Highlands County, Florida:

The following is a simplified legal description of Placid Lake's service territory. For the full legal description, please contact SWS at the contact information below.

LEGAL DESCRIPTION

Township 37 South, Range 29 East in Sections 9, 10, 11, 14, 22, and 23.
Township 37 South, Range 29 East in Section 2, 11, 13, and 24.

Common street names affected by the transfer: Catfish Creek Road, Christine Street Northwest, Claremont Avenue, Concord Parkway Northwest, Enos Avenue, Lake Groves Road Northeast, Lake Groves Road Northwest, Placid Lakes Boulevard, Placid View Drive, Seneca Drive Northwest, Tobler Boulevard Northwest, Washington Boulevard Northeast, and Washington Boulevard Northwest.

For more information concerning this notice, please contact SWS at the address below:

Sunshine Water Services Company
200 Weathersfield Ave
Altamonte Springs, FL 32714
Office: (866) 842-8432
Fax: (863) 465-1313

Contact us online: <https://account.myutility.us/account/contact-us.aspx>

Any objection to this application must be made in writing and filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than thirty (30) days after the last date that the notice was mailed or published, whichever is later.
March 20, 2026 26-01210N

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.

--- PUBLIC SALES / PUBLIC NOTICE ---

FICTITIOUS NAME NOTICE

Notice is hereby given that Fire Safety, Inc. and FSI Fire Safety Systems, Inc., desiring to engage in business under the fictitious names Sciens Building Solutions located at 2721 Roosevelt Blvd, Clearwater, FL 33760, intends to register said names in Pinellas County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. March 20, 2026 26-01198N

FICTITIOUS NAME NOTICE

Notice is hereby given that ZINDRO VAULT LLC, OWNER, desiring to engage in business under the fictitious name of ZINDRO WORKS located at 7901 4TH ST N STE 300, ST. PETERSBURG, FLORIDA 33702 intends to register the said name in PINELLAS county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. March 20, 2026 26-01229N

FICTITIOUS NAME NOTICE

This notice is hereby given that Sunshine Performance Holdings Inc., owner, desiring to engage in business under the fictitious name Sunshine Stretch in Pinellas County, Florida, intends to register said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. March 20, 2026 26-01185N

FICTITIOUS NAME NOTICE

Notice is hereby given that (Christopher Cooper), desiring to engage in business under the fictitious name (4934 Smokers) located at (4934 1/2 15th Ave S. Gulfport, FL 33707), 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. March 20, 2026 26-01197N

FICTITIOUS NAME NOTICE

Notice is hereby given that Fire Safety, Inc. and FSI Fire Safety Systems, Inc., desiring to engage in business under the fictitious names Sciens FSI Division located at 2721 Roosevelt Blvd, Clearwater, FL 33760, intends to register said names in Pinellas County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. March 20, 2026 26-01199N

FICTITIOUS NAME NOTICE

Notice is hereby given that Performance Feeders, Inc., desiring to engage in business under the fictitious name GFG, located at 251 Dunbar Ave, Oldsmar, FL 34677, 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. March 20, 2026 26-01200N

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 Sunlight Mobility located at 7901 4TH ST N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of March, 2026 Sunlight Mobility Group LLC March 20, 2026 26-01293N

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 Kanto Auto Detailing located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of March, 2026 Kanto Group LLC March 20, 2026 26-01288N

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 Selbu Systems located at 4740 25TH AVE N in the City of ST PETERSBURG, Pinellas, FL 33713 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of March, 2026 JACK SELBO March 20, 2026 26-01275N

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 TRACKSIDE located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of March, 2026 TRACKSIDE HOSPITALITY LLC March 20, 2026 26-01272N

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 JoinPolly 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 12th day of March, 2026 Piper Wellness LLC March 20, 2026 26-01211N

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 Normie located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 13th day of March, 2026 Brooks & Noella LLC March 20, 2026 26-01242N

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 La Forte 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 13th day of March, 2026 JAX MOBILE MASSAGE LLC March 20, 2026 26-01228N

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 Creative Solutions for Hope 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 11th day of March, 2026 Creative Solutions for Autism, Inc. March 20, 2026 26-01203N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Red Herring Motorsports located at 1451 39th St N in the City of Saint Petersburg, Pinellas, FL 33713 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of March, 2026 Water Walker Works, LLC March 20, 2026 26-01202N

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 Kings of Lending located at 3750 S Susan St in the City of Santa Ana, Pinellas, CA 92704-6949 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of March, 2026 E Mortgage Capital, Inc. March 20, 2026 26-01201N

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 Con Radius Design located at 3833 Powerline Rd Suite 201 in the City of Fort Lauderdale, Pinellas, FL 33309 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 13th day of March, 2026 AHLER LLC March 20, 2026 26-01232N

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 D5 Steel, Inc. located at 4300 Legendary Drive in the City of Suite 206, Pinellas, FL 32541 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of March, 2026 Division 5 Steel Inc. March 20, 2026 26-01268N

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 SANS POISON located at 200 2ND AVE S #181 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 15th day of March, 2026 Dawn Trubow March 20, 2026 26-01244N

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 Immortal Metals located at 6265 118th Ave in the City of Largo, Pinellas, FL 33773 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of March, 2026 Adelyn P. Donnelly Schneider March 20, 2026 26-01219N

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 Palintropic 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 12th day of March, 2026 Palintropic LLC March 20, 2026 26-01212N

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 Savia 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 16th day of March, 2026 SAVIA Group, LLC March 20, 2026 26-01249N

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 QUEZADA REALTY 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 16th day of March, 2026 QUEZADA REALTY INC. March 20, 2026 26-01250N

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 Stravet-IT 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 16th day of March, 2026 Stravet LLC March 20, 2026 26-01251N

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 Lendvio located at 3333 Michelson Dr #300-48 in the City of Irvine, Pinellas, CA 92612 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of March, 2026 GLOBAL FUNDING ENDEAVORS LLC March 20, 2026 26-01271N

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 Advantage Plastics 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 16th day of March, 2026 All In Plastic Solutions LLC Anisuz Saman March 20, 2026 26-01252N

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

NOTICE IS HEREBY GIVEN that ERIC M FARRINGTON / VANESSA L FARRINGTON / INTERIOR AUTO MEDIC LLC will engage in business under the fictitious name TITAN TIDY, with a physical address 1309 Woodbine St Clearwater, FL 33755, with a mailing address 1309 Woodbine St Clearwater, FL 33755, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. March 20, 2026 26-01295N

--- ESTATE ---

FIRST INSERTION

NOTICE OF TRUST IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA Probate Division File No. 25-005358-ES IN RE: ESTATE OF MARGARET RENO DECEASED

MARGARET RENO, a resident of Pinellas County, Florida, who died on January 31, 2025, was the grantor of a trust entitled:

The Reno Family Trust U/A/D November 10, 2005, as restated and amended which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code.

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

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

Signed on this 2nd day of June, 2025. SUSAN KANE CARR 6800 34TH AVE N ST PETERSBURG, FL 33710 Copy mailed to Cynthia E. Orozco, Attorney for the Trustee on CLERK OF THE CIRCUIT COURT By: March 20, 27, 2026 26-01278N

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case No.: 2026-CP-2579 Division: PROBATE IN RE: ESTATE OF Deirdre Isabel Alexander, Deceased.

The administration of the estate of Deirdre Isabel Alexander, deceased, whose date of death was Sun Feb 01 2026 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 file number of the estate is 2026-CP-2579. 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 THE DATE THAT IS 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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 March 20, 2026.

Personal Representative: Signature: Jason Kral (Mar 11, 2026 13:49:02 EDT) Email: jkral@mattweidnerlaw.com Jason Kral, Esq. 856 2nd Avenue North, St. Petersburg, FL 33701

Attorney for Personal Representative: Signature: matthew weidner (Mar 13, 2026 13:12:53 EDT) Email: weidner@mattweidnerlaw.com Matthew D. Weidner, Esquire Attorney for Personal Representative Florida Bar No.: 185957 Matthew Weidner PA 856 2nd Avenue North St. Petersburg, FL 33701 Telephone: 727-954-8752 E-Mail: Weidner@MattWeidnerLaw.com Secondary E-Mail: Crystal@MattWeidnerLaw.com March 20, 27, 2026 26-01298N

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS. Some officials want to move notices from newspapers to government-run websites, where they may not be easily found. This is like putting the fox in charge of the hen house. Keep Public Notices in Newspapers NEWS MEDIA ALLIANCE www.newsmediaalliance.org

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 26-000160-ES
Division 004
IN RE: ESTATE OF
PATRICIA C. HILL
Deceased.

The administration of the estate of Patricia C. Hill, deceased, whose date of death was March 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave N. 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 March 20, 2026.

Fraser W. Hill,
Personal Representative
129 Shipyard Creek Rd
Edenton, North Carolina 27932
Jovita Ahava, Esq.
Attorney for Personal Representative
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@ahavalegacylaw.com
Secondary E-Mail:
jovita@ahavalegacylaw.com
March 20, 27, 2026 26-01186N

FIRST INSERTION

CREDITORS NOTICE
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
UCN:522026CP002683XXESPR
File No. 26- 2683 ES
In Re: The Estate of
DARELL FREDRICK GROVES,
DECEASED

The administration of the estate of DARELL FREDRICK GROVES, deceased, File Number 26-2683-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of first publica-

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

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

ALL CLAIMS AND DEMANDS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILE TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative:
Gerrianne Marie Groves
6580 Seminole Blvd., #327
Seminole, FL 33772
Attorney for Personal Representative:
Paul J. Burns, Esq.
12525 Walsingham Road
Largo, FL 33774
(727) 595-4540
Florida Bar No. 968201
SPN 1517068
Pburns20@tampabay.rr.com
March 20, 27, 2026 26-01309N

FIRST INSERTION

CREDITORS NOTICE
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522026CP002466XXES
File No. 26- 2466 ES
In Re: The Estate of
PATSY E. SMITH, A/K/A/
PATSY EARLENE SMITH
DECEASED

The administration of the estate of PATSY E. SMITH, deceased, File Number 26-2466-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of first publica-

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

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

ALL CLAIMS AND DEMANDS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILE TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative:
Tambra L. Orr
7265 122nd Way
Seminole, FL 33772
Attorney for Personal Representative:
Paul J. Burns, Esq.
12525 Walsingham Road
Largo, FL 33774
(727) 595-4540
Florida Bar No. 968201
SPN 1517068
Pburns20@tampabay.rr.com
March 20, 27, 2026 26-01308N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-006543-ES
IN RE: THE ESTATE OF
MARIE J. LANG,
Deceased.

The administration of the estate of MARIE J. LANG, deceased, whose date of death was September 21, 2024, File Number 25-006543-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Peter Musante, Sr.
Personal Representative
P.O. Box 8068
Clearwater, FL 33758
ROBERT C. THOMPSON, JR.,
Esquire
FBN #390089 SPN #02528094
rt@thompsonfernald.com
THOMPSON & FERNALD, P.A.
611 Druid Road East,
Suite 705
Clearwater, Florida 33756
Tel: (727) 447-2290
Fax: (727) 443-1424
Attorney for Personal Representative
March 20, 27, 2026 26-01279N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH CIRCUIT COURT
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-012185-ES
IN RE: ESTATE OF
RICHARD B. MCKAY,
Deceased.

The administration of the estate of Richard B. McKay, deceased, whose date of death was September 29, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Richard B. McKay, Jr.
950 Summit Avenue
Westfield, NJ 07090
Attorney for Personal Representative:
Kevin Hernandez, Esquire
FBN 0132179 SPN 02602269
The Hernandez Law Firm, P.A.
28059 U.S. Highway 19 N,
Suite 101
Clearwater, FL 33761
Telephone: (727) 712-1710
Primary email:
eservice1@thehernandezlaw.com
Secondary email:
david@thehernandezlaw.com
Secondary email:
hms@thehernandezlaw.com
March 20, 27, 2026 26-01297N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH CIRCUIT COURT
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-012033-ES
IN RE: ESTATE OF
MARION HEMMING,
Deceased.

The administration of the estate of Marion Hemming, deceased, whose date of death was October 19, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Frank E. Hemming, III
8 Sepia Lane
Gansevoort, NY 12831
Attorney for Personal Representative:
Kevin Hernandez, Esquire
FBN 0132179 SPN 02602269
The Hernandez Law Firm, P.A.
28059 U.S. Highway 19 N,
Suite 101
Clearwater, FL 33761
Telephone: (727) 712-1710
Primary email:
eservice1@thehernandezlaw.com
Secondary email:
victoria@thehernandezlaw.com
Secondary email:
hms@thehernandezlaw.com
March 20, 27, 2026 26-01299N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 26-002006-ES
IN RE: ESTATE OF
LILLIAN MADELINE KAZARIAN,
DECEASED.

The administration of the estate of LILLIAN MADELINE KAZARIAN, deceased, whose date of death was February 10, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
DAVID W. KAZARIAN
5858 Central Ave
St. Petersburg, FL 33707
Attorney for Personal Representative:
Bruce Marger Esq.
BATTAGLIA, ROSS,
DICUS & McQUAID, P.A.
5858 Central Ave.,
St. Petersburg, FL 33707
(727) 381-2300
FBN: 50380
Primary Email: bmargin@brdwlw.com
Secondary Email:
probatecasemgr@brdwlw.com
March 20, 27, 2026 26-01310N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-002216-ES
Division 4
IN RE: ESTATE OF
GLORIA E. HYDE
Deceased.

The administration of the estate of GLORIA E. HYDE, deceased, whose date of death was December 21, 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 March 20, 2026.

Personal Representative:
KEITH KRASSNER
17622 ESPRIT DRIVE
TAMPA, Florida 33647
Attorney for Personal Representative:
FRANCIS M. LEE, Attorney
Florida Bar Number: 0642215
4551 MAINLANDS BLVD W, STE F
PINELLAS PARK, FL 33782
Telephone: (727) 576-1203
Fax: (727) 576-2161
E-Mail: patricia@franklelaw.com
Secondary E-Mail:
frank@franklelaw.com
March 20, 27, 2026 26-01255N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-002136-ES
Division 003
IN RE: ESTATE OF
DENNIS D. POTOKAR
Deceased.

The administration of the estate of Dennis D. Potokar, deceased, whose date of death was January 15, 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, 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 March 20, 2026.

Personal Representative:
Kathleen C. Hicks
608 Smallwood Circle
Clearwater, Florida 33755
Attorney for Personal Representative:
Jeffrey P. Coleman Attorney
Florida Bar Number: 503614
581 South Duncan Avenue
Clearwater, FL 33756
Telephone: (727) 461-7474
Fax: (727) 461-7476
E-Mail: jeff@colemanlaw.com
Secondary E-Mail:
joanne@colemanlaw.com
March 20, 27, 2026 26-01187N

SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com
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Friday Publication

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UNIFORM CASE NO.:
522026CP002568XXESP
LOCAL REFERENCE NO.:
26-002568-ES
IN RE: Estate of
YVONNE-MARIE KIMBERLY,
Deceased.

The administration of the estate of YVONNE-MARIE KIMBERLY, Deceased, Uniform Case Number 522026CP002568XXESP and Local Reference Number 26-002568-ES, whose date of death was August 3, 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 Representatives 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 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 DATE OF THE FIRST PUBLICATION

OF THIS NOTICE.

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

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 the first publication of this Notice is March 20, 2026.

CHARLES MICHAEL MORLEY, JR.,
as Personal Representative
10938 55th Street South,
Lake Worth, FL 33449

MICHELLE LEAH CANALE,
as Personal Representative
1918 Racimo Drive,
Sarasota, FL 34240

James W. Martin, Esq.
James W. Martin, P.A.
1220 Murok Way South
St. Petersburg, FL 33705
Phone (727) 821-0904
Email jim@jamesmartinpa.com
Florida Bar Number 174794
Attorney for Personal Representatives
March 20, 27, 2026 26-01256N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
File No. 26-001175-ES
Division Probate
IN RE: ESTATE OF
DAVID LEE TUTTLE
Deceased.

The administration of the estate of David Lee Tuttle, deceased, whose date of death was October 29, 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 representatives 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 March 20, 2026.

Co-Personal Representatives:
Dawn T. Page
3135 20th Street North
St. Petersburg, Florida 33713

Jonathan Tuttle
2462 4th Avenue South
St. Petersburg, Florida 33712

Attorney for Personal Representatives:
/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:
March 20, 27, 2026 26-01305N

FIRST INSERTION

NOTICE TO CREDITORS
(Formal Administration)
IN THE 6th JUDICIAL CIRCUIT
COURT IN AND FOR
PINELLAS COUNTY,
FLORIDA.
PROBATE DIVISION
CASE NO.: 25-10583-ES
DIVISION: NEWTON
IN RE: The Estate of
ROBERT M. BERMEL,
Deceased.

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

The administration of the estate of ROBERT M. BERMEL, deceased, whose date of death was February 20, 2025, and whose social security number is XXX-XX-1744, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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 §§ 732.216-228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.221.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required

to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Attorney and Personal Representative Giving Notice:

/s/ Steven E. Gurian
STEVEN E. GURIAN, ESQ.,
Attorney for Petitioner
and as Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive,
18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
March 20, 27, 2026 26-01223N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011955-ES
IN RE: ESTATE OF
MAXENE RICKEY MCCONN,
Deceased.

The administration of the estate of MAXENE RICKEY MCCONN, deceased, whose date of death was October 31, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

A Personal Representative or cura-

tor 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.

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: March 20, 2026.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

Robert D. Hines, Esq.
Attorney for Curator
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:
jriversa@hnh-law.com
March 20, 27, 2026 26-01269N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-001303-ES
IN RE: ESTATE OF
SHENIA FUNDORA,
Deceased.

The administration of the estate of SHENIA FUNDORA, deceased, whose date of death was December 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, 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: March 20, 2026.

RANDY KOTTWITZ
Personal Representative
457 West Dobson Mill Road
Pilot Mountain, NC 27041

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
March 20, 27, 2026 26-01263N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO. 26-001848-ES
IN RE: ESTATE OF
DOROTHY ANN KIELLACH,
Deceased.

The administration of the ESTATE OF DOROTHY ANN KIELLACH, deceased, whose date of death was January 9, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, 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 personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

Personal Representative:
KIMBERLY S. MERRY
c/o 1217 S. Tamiami Trail
Sarasota, Florida 34239

Attorney for Personal Representative:
/S/ J. ALLISON ARCHBOLD
J. ALLISON ARCHBOLD
Florida Bar Number: 115088
Archbold Law Firm, P.A.
1217 S. Tamiami Trail
Sarasota, FL 34239
Telephone: (941) 960-8825
Fax: (941) 313-8456
Primary Email: jaa@archbold.law
Secondary Email:
service@archbold.law
March 20, 27, 2026 26-01234N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-0095556-ES
Division Probate
IN RE: ESTATE OF
RICHARD P. KRAMER
Deceased.

The administration of the estate of Richard P. Kramer, deceased, whose date of death was January 23, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 March 20, 2026.

Personal Representative:
Mary Conte Mollenhauer, Esq.
605 Crescent Executive Court,
Suite 112
Lake Mary, Florida 32746

Attorney for Personal Representative:
Mary Conte Mollenhauer, Esq.
Florida Bar Number: 43595
CONTE MOLLENHAUER LAW
FIRM
605 Crescent Executive Court,
Ste. 112
Lake Mary, Florida 32746
Telephone: (321) 926-3242
E-Mail: mary@marycontelaw.com
Secondary E-Mail:
cynthia@flestateparalegal.com
March 20, 27, 2026 26-01236N



What is a public notice?

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

Are there different types of legal notices?

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

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

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

Who benefits from legal notices?

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

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

How much do legal notices cost?

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

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

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

**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**
1A1024P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH
JUDICIAL CIRCUIT, FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF: 26-2283 ES
UCN: 522026CP002283XXESPR
IN RE: ESTATE OF
IRVIN NORRIE KETY
a/k/a IRVIN N. KETY
Deceased

The administration of the estate of IRVIN NORRIE KETY a/k/a IRVIN N. KETY, deceased, whose date of death was January 20, 2026, is pending in the Circuit Court for Pinellas County, Florida Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED

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

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

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

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

Personal Representative:
CHARNA ELISE KETY a/k/a
CHARNA E. KETY
518 W. Davis Blvd.
Tampa, Florida 33606

Attorney for Personal Representative:
MICHAEL W. PORTER, Esquire
Law Firm of Michael W. Porter
Attorney for Personal Representative
Florida Bar Number: 607770
535 49th Street North,
St. Petersburg, FL 33710
Telephone (727) 327-7600
Primary Email:

Mike@mwplawfirm.com
March 20, 27, 2026 26-01286N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-001272-ES
IN RE: ESTATE OF
LILY Y. JACOB A/K/A LILY YESSA
JACOB A/K/A LILY JACOB
Deceased.

The administration of the estate of Lily Y. Jacob a/k/a Lily Yessa Jacob a/k/a Lily Jacob, deceased, whose date of death was January 7, 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. 732.221, 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 March 20, 2026.

Personal Representative:
Teressa Jacob
9017 Rosalyn Glen Road
Cornelius, North Carolina 28031
Attorney for Personal Representative:

/s/ William Rambaum
William Rambaum Attorney
Florida Bar Number: 0297682
PLG Law
3684 Tampa Road, Suite 2
Oldsmar, FL 34677
Telephone: (727) 781-5357
Fax: (704) 285-8136
E-Mail: brambaum@plglawyer.com
Secondary E-Mail:
sandra@plglawyer.com
March 20, 27, 2026 26-01222N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-001274-ES
IN RE: ESTATE OF
BENJAMIN KARL ADAIR
A/K/A BENJAMIN K. ADAIR
Deceased.

The administration of the estate of Benjamin Karl Adair a/k/a Benjamin K. Adair, deceased, whose date of death was September 15, 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 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 March 20, 2026.

Personal Representative:
Patricia Adair
7349 Ulmertown Road, Lot 1346
Largo, Florida 33771
Attorney for Personal Representative:

/s/ William Rambaum
William Rambaum Attorney
Florida Bar Number: 0297682
PLG Law
3684 Tampa Road, Suite 2
Oldsmar, FL 34677
Telephone: (727) 781-5357
Fax: (704) 285-8136
E-Mail: brambaum@plglawyer.com
Secondary E-Mail:
sandra@plglawyer.com
March 20, 27, 2026 26-01235N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case Number: :26-001497-ES
IN RE: ESTATE OF
HENRY STEPHAN PLOVAK,
a/k/a HENRY S. PLOVAK,
Deceased

The administration of the estate of HENRY STEPHAN PLOVAK, a/k/a HENRY S. PLOVAK, deceased, whose date of death was December 12, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 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 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 March 20, 2026.

Amy Ann Plavak
Personal Representative
5230 26th Ave. A. Ct.
Moline, Illinois 61265

/s/ Christina Green Rankin
Christina Green Rankin, Esq.
FLA BAR 0651621
Attorney for Personal Representative
1010 Drew Street
Clearwater, Florida 33755
Email: cgrankin@greenlawoffices.net
March 20, 27, 2026 26-01215N

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-001647-ES
Division ES
IN RE: ESTATE OF
BETTY JOYCE ALI-TURNER a/k/a
BETTY J TURNER a/k/a JOYCE
TURNER a/k/a BETTY J. ALI
a/k/a BETTY J. BAHADUR,
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 Betty Joyce Ali-Turner, also known as Betty J Turner, Joyce Turner, Betty J. Ali, Betty J. Bahadur, deceased, File Number 26-001647-ES; by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756; that the decedent's date of death was January 22, 2026; that the total value of the estate is exempt homestead property and that the names and addresses of those to whom it has been assigned by such order are:

Randolph Timothy Ali
5860 43rd Terrace N. Unit 1514
Kenneth City, FL 33709
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Person Giving Notice:
Randolph Ali
Randolph Timothy Ali
5860 43rd Terrace North Unit 1514
Kenneth City, FL 33709

Attorney for Person Giving Notice:
Jonathan P. Kinsella
Jonathan P. Kinsella
Attorney for Petitioners
Email:
Jonathan@HKHelderLaw.com
Secondary Email:
staff2@HKHelderLaw.com
Florida Bar No. 96398
HKH Elder Law
5235 16th Street North, Ste. 200
St. Petersburg, FL 33703
Telephone: (727) 343-8959
March 20, 27, 2026 26-01254N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-000960-ES
IN RE: THE ESTATE OF
MICHAEL W. SHINE,
Deceased

The administration of the estate of MICHAEL W. SHINE, deceased, whose date of death was December 7, 2025, File Number 26-000960-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Peter Musante, Sr.
Personal Representative
P.O. Box 8068
Clearwater, FL 33758
SYDNEY P. CORAGGIO, Esquire
FBN # 1048836
sc@thompsonfernald.com
THOMPSON & FERNALD, P.A.
611 Druid Road East,
Suite 705
Clearwater, Florida 33756
Tel: (727) 447-2290
Fax: (727) 443-1424
Attorney for Personal Representative
March 20, 27, 2026 26-01306N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY FLORIDA
PROBATE DIVISION
File Number: 25-005038-ES
IN RE: ESTATE OF
MICHAEL S. RAY
Deceased.

The administration of the estate of MICHAEL S. RAY, deceased, File Number: 25-005038-ES, whose date of death was February 7, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756, Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

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

The date of first publication of this notice is: March 20, 2026

Personal Representative
SHEENA RAY
2560 Dobbs Drive NW
Kennesaw, GA 30152

Attorney for Personal Representative
Jo-Anne Herina Jeffreys, Esq.
Florida Bar Number: 99471
Jo-Anne Herina Jeffreys, Esq. PA
3701 9th Street North, Suite 300
Naples, Florida 341023
Telephone: (239) 260-4384
Email:
jhjeffreys@joannejeffreyslaw.com
March 20, 27, 2026 26-01188N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No: 26-000033-ES
IN RE: ESTATE OF
JUSTUS BARTLEWIKI
a.k.a JUSTUS BARTLEWIKI
Deceased.

The administration of the estate of JUSTUS BARTLEWIKI a/k/a JUSTUS BARTLEWIKI, deceased, whose date of death was on March 21, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Department, 315 Court Street, Clearwater, FL 33756. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

Personal Representative:
David St. Hilaie
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@mclane-law.com
March 20, 27, 2026 26-01213N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-002394-ES4
IN RE: ESTATE OF
Barbara J. Seal-Amidei
Deceased.

The administration of the estate of Barbara J. Seal-Amidei, deceased, whose date of death was February 9th, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Attn: Probate, Rm. 106, 315 Court St, Clearwater, FL 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 March 20th, 2026

Personal Representative:
Russell R. Winer
1017 9th Ave N
Saint Petersburg, FL 33705

Russell R. Winer
Attorney at Law
Attorneys for Personal Representative
1017 9th Ave N
St Petersburg, FL 33705
Telephone: (727) 821-4000
Florida Bar No. 517070/523201
Email Addresses:
rw@inherit-florida.com
March 20, 27, 2026 26-01264N

PUBLISH YOUR LEGAL NOTICE

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-002024-ES
IN RE: ESTATE OF
CHERYL ANN KHAN,
Deceased.

The administration of the estate of CHERYL ANN KHAN, deceased, whose date of death was November 20, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33547. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

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

CHASE L. WILSEY
Personal Representative
1000 16th Street North
St. Petersburg, FL 33705
CHASE L. WILSEY
Attorney for Personal Representative
Florida Bar No. 1035227
Fisher and Wilsey, PA
1000 16th Street North
St. Petersburg, FL 33705
Telephone: 727-898-1181
Email: cwilsey@fisher-wilsey-law.com
Secondary:
coidja@fisher-wilsey-law.com
March 20, 27, 2026 26-01300N

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522026CP002519XXESPR
REF#: 26-002519-ES
IN RE: ESTATE OF
LYNETTE C. MAHACEK,
Deceased.

The administration of the estate of LYNETTE C. MAHACEK, deceased, whose date of death was December 18, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is: March 20, 2026

Personal Representative:
SENNAL MAHACEK
c/o Rooth and Rooth P.A.
7600 Seminole Blvd., Suite 102
Seminole, Florida 33772
Attorney for Personal Representative:
MARIE R. ZORRILLA, Attorney
ROOTH & ROOTH P.A.
7600 Seminole Blvd Suite 102
Seminole, FL 33772
Telephone: (727) 397-4768
Florida Bar No. 0118979
E-Mail: marie@roothlaw.com
E-Mail: ryan@roothlaw.com
March 20, 27, 2026 26-01277N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-001589-ES-003
Division: 003
IN RE: ESTATE OF
TOULA DEMERGE,
Deceased.

The administration of the estate of Toula P. Demerge, deceased, whose date of death was December 1, 2025; social security number xxx xx 8400, File Number 26-001589-ES-003, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

PAULETTE PETRYK
Personal Representative
15409 263rd Avenue SE
Issaquah, WA 98027
GREGORY A. FOX
Attorney for Personal Representative
Florida Bar No. 382302
FOX & FOX, P.A.
2515 Countryside Blvd. Ste G
Clearwater, Florida 33763
Telephone: 727-796-4556
E-mail: greg@foxlawpa.com
March 20, 27, 2026 26-01221N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-011181-ES
IN RE: ESTATE OF
DAVID AVINA ZUNIGA,
Deceased.

The administration of the Estate of David Avina Zuniga, deceased, whose date of death was June 27, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Hannia Citali Quiroz Garcia
405 N. Hercules Avenue
Clearwater, Florida 33765
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
March 20, 27, 2026 26-01214N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 26-000550-ES
IN RE: ESTATE OF
KATHRYN S. SHIELDS,
Deceased

The administration of the estate of KATHRYN S. SHIELDS, deceased, whose date of death was December 2, 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 WITHIN 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 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Tricia Bennett
11020 Whitney Chase Dr.
Riverview, FL 33579
/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
Email: kdileone@greenlawoffices.net
March 20, 27, 2026 26-01216N

FIRST INSERTION

NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY STATE OF FLORIDA
CASE NO.: 26-001104-ES
Division: Probate
IN RE: ESTATE OF
MARGARET R. SALMON,
Deceased.

The administration of the Estate of MARGARET R. SALMON, deceased, Case No.:26-001104-ES, is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756.

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

All other creditors of decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

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

MOLLY B. DAVIS
Personal Representative
Sean W. Scott, Esq.
Scott Law Offices, WLAU, 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
March 20, 27, 2026 26-01261N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010663-ES
IN RE: ESTATE OF
RICHARD BENNETT STONE,
Deceased.

The administration of the estate of Richard Bennett Stone, deceased, whose date of death was August 25, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

David Stone
37361 Munger St.
Livonia, MI 48154
Petitioner
Michael J. Faehner, Esq.
Florida Bar No. 23043
301 Woodlands Pkwy, #10
Oldsmar, FL 34677
Telephone: (727) 306-0201
Email: michael@faehner.com
Secondary Email: filings@faehner.com
March 20, 27, 2026 26-01262N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-002217-ES
Division ES
IN RE: ESTATE OF
DONNA WELLING,
Deceased.

The administration of the estate of Donna Welling, deceased, whose date of death was January 28, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, 6th Floor, 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 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: March 20, 2026.

Signed on 2-27-26.
Diann Linda Welling
Personal Representative
1500 55th Ave. N.
St. Petersburg, Florida 33703
Alana D. Horner
Attorney for Personal Representative
Florida Bar No. 1011342
HKH Elder Law
5235 16th Street N., Ste. 200
St. Petersburg, FL 33703
Telephone: (727) 343-8959
Email: Alana@HKHElderLaw.com
Secondary Email:
staff2@HKHElderLaw.com
March 20, 27, 2026 26-01267N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN 522026CP002399XXESXX
Ref No. 26-002399ES4
IN RE: ESTATE OF
ROXANNE LINDQUIST
Deceased.

The administration of the estate of ROXANNE LINDQUIST, deceased, whose date of death was January 19, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Ref No. 26-002399-ES4, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
LARRY LINDQUIST
15 Old Academy Street, Apt. 204
Fairfax, Vermont 05454
Attorney for Personal Representative:
THOMAS G. TRIPP
4930 Park Boulevard, Suite 12
Pinellas Park, Florida 33781
Phone (727) 544-8819
Facsimile (727) 546-0529
Email: tom@tomtrippplaw.com
FL Bar No. 0377597
March 20, 27, 2026 26-01311N

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

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified. Newspaper legal notices fulfill all of those standards.



--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 25-006009-CI PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. HENRY A. FUSSELL, et al., Defendants.

NOTICE is hereby given that Ken Burke, Clerk of the Circuit Court of Pinellas County, Florida, will on April 28, 2026, at 10:00 a.m. ET, via the online website www.pinellas.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pinellas County, Florida, to wit:

Lot 7, Block C, CORAL HEIGHTS, according to the map or plat thereof, as recorded in Plat Book 31, Page(s) 71 through 73, inclusive, of the Public Records of Pinellas County, Florida.

Property Address: 3672 136th Avenue, Largo, FL 33771

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

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

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

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

SUBMITTED on this 16th day of March, 2026.

TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147

Kathryn I. Kasper, Esq. FL Bar #621188

Attorneys for Plaintiff OF COUNSEL:

Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430

Winter Park, FL 32789

Telephone: (205) 930-5200

Facsimile: (407) 712-9201

March 20, 27, 2026 26-01257N

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

Case No.: 25-006952-CI KIAVI FUNDING, INC., Plaintiff, v. NEPTUNE PROPERTY GROUP LLC, a Florida Limited Liability Company; NICHOLAS SALTZMAN, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

To the following Defendant(s): NEPTUNE PROPERTY GROUP LLC, a Florida Limited Liability Company (LAST KNOWN ADDRESS) 2630 52ND ST N ST PETERSBURG FL 33710

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

LOT 11, GULF TERRACE FIRST ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 68, PAGE 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

a/k/a 2181 22nd Way SW, Largo, FL 33774

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 MAR 17 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

March 20, 27, 2026 26-01282N

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 25-003883-CI NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. ELAINE WALKER A/K/A ELAINE WILSON, et al., Defendant.

To: COURTNEY M. MCCLENDON 112 BELLEAIR PL CLEARWATER, FL 33756

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 1, BLOCK 5, PASADENA HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 84 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Ian R. Norych, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled

Court on or before or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 16th day of March, 2026.

KEN BURKE, CPA

CLERK OF COURT OF PINELLAS COUNTY

As Clerk of the Court

BY: /s/ Thomas Smith

Deputy Clerk

Bill To: MCCALLA RAYMER LEIBERT PIERCE, LLP

225 East Robinson Street, Suite 155,

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Email: Kimberlee.Masters@mccalla.com

25-12607FL

March 20, 27, 2026 26-01258N

FIRST INSERTION

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

CIVIL DIVISION REF: 25-006837-CI

UCN: 522025CA006837XXCICI

MICHAEL STEFFEN, as TRUSTEE FOR THE ALL MIXED UP LAND TRUST DATED APRIL 22, 2025;

Plaintiff, vs. CODY MCRANIE;

UNKNOWN TENANT IN POSSESSION 1; and UNKNOWN TENANT IN POSSESSION 2,

Defendants,

NOTICE IS HEREBY given that pursuant to the final judgment of foreclosure, Ken Burke, the Clerk of Court for Pinellas County will sell the property situated in Pinellas County, Florida described as:

Lot 5, BAY HARBOR ESTATES, a subdivision according to the Plat thereof recorded in Plat Book 65, Page 63, of the Public Records of Pinellas County, Florida. Address: 14391 91ST AVE SEMINOLE, FL 33776

or their attorney shall be responsible for preparing, in accordance with section 45.031(2), Florida Statutes, and submitting the Notice of Sale to a legal publication. The original Notice of Sale and Proof of Publication must be filed with the Clerk of the Circuit Court at least 24 hours prior to the scheduled sale date.

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.

Dated this 17th day of March, 2026.

Plaintiff's Attorney: /s/ Natalia Ouellette-Grice

Natalia Ouellette-Grice, Esq

Florida Bar Number: 68905

LCO Law LLC

2901 W. Busch Blvd Ste 805

Tampa, Florida 33618

Phone: (813) 480-2106

E-service: natalia@lcolawfl.com

Secondary E-service: alexander.maldonado@lcolawfl.com

L-3185

March 20, 27, 2026 26-01285N

FIRST INSERTION

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

CASE NO.: 23-009076-CI

TRUIST BANK, as successor by merger to SUNTRUST BANK,

Plaintiff, vs. KENNITH W. BLAN, UNKNOWN SPOUSE OF KENNITH W. BLAN,

KENNITH W. BLAN JR, LYNDY E. BLAN, CODE ENGINEERED SYSTEMS INC., POINT SEASIDE RESIDENTS ASSOCIATION, INC., UNKNOWN TENANT #1,

UNKNOWN TENANT #2, and all unknown parties claiming an interest by, through, under or against any Defendant, or claiming any right, title, and interest in the subject property,

Defendants.

NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure, entered March 12, 2026, and entered in Case Number: 23-009076-CI of the Circuit Court in and for Pinellas County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and KENNITH W. BLAN, KENNITH W. BLAN JR, LYNDY E. BLAN, POINT SEASIDE RESIDENTS ASSOCIATION, INC., are the Defendants, the Pinellas County Clerk of the Court, Ken Burke, will sell to the highest and best bidder for cash, by electronic sale online at www.pinellas.realforeclose.com, beginning at 10:00 o'clock A.M. on the 10th day of June, 2026 the following described property as set forth in said Uniform Final Judgment of Foreclosure, to-wit:

Property Address: 921 Point Seaside Dr, Crystal Beach, FL 34681

Property Description:

Lot 42, POINT SEASIDE PHASE 1, according to the map or plat thereof as recorded in Plat Book 85, Pages 50 and 51, Public Records of Pinellas County, Florida.

Any person 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/ Arthur Barksdale

Arthur Barksdale

Florida Bar No.: 0040628

DI MASI | BURTON, P.A.

801 N. Orange Avenue,

Suite 500

Orlando, Florida 32801

Ph (407) 839-3383

Fx (407) 839-3384

Primary E-Mail: jdlaw@orlando-law.com

Attorneys for Plaintiff

March 20, 27, 2026 26-01241N

FIRST INSERTION

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

CASE NO: 26-1354-CI

CLEARWATER SAND KEY CLUB, INC., NUMBER 1, A

CONDOMINIUM, a Florida not-for-profit corporation,

Plaintiff, vs. GARY CARFAGNO, BROOKE KELLEY, NANCY

WHITEMALONEY and ANY UNKNOWN OCCUPANTS IN

POSSESSION, Defendants.

TO: BROOKE KELLEY

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, CLEARWATER SAND KEY CLUB, INC., NUMBER 1, A CONDOMINIUM, herein in the following described property:

Unit 102 of CLEARWATER SAND KEY CLUB INC., NUMBER 1, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4198, Page(s) 151, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements. With the following street address:

1390 Gulf Blvd., #102, Clearwa-

ter, Florida, 33767.

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

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

WITNESS my hand and the seal of this Court on 17th day of March, 2026.

Business Observer

KEN BURKE

CLERK AND COMPTROLLER

By: /s/ Thomas Smith Deputy Clerk

Greenberg Nikoloff, P.A.

1964 Bayshore Blvd., Suite A

Dunedin, FL 34698

(727) 738-1100

March 20, 27, 2026 26-01283N

FIRST INSERTION

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

Case No. 26-001530-CI

REGIONS BANK D/B/A REGIONS MORTGAGE,

Plaintiff, vs. ANY UNKNOWN PARTY WHO

MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH,

UNDER OR AGAINST BONNIE JEAN ENGHAUER AKA BONNIE JEAN GOSSLING; TIMOTHY EDWARD GOSSLING; UNKNOWN SPOUSE OF TIMOTHY EDWARD GOSSLING; and UNKNOWN TENANT

Defendant.

TO: ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST BONNIE JEAN ENGHAUER AKA BONNIE JEAN GOSSLING

last known address, 1707 Jefferson Avenue, Largo, Florida 33770

Notice is hereby given to ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST BONNIE JEAN ENGHAUER AKA BONNIE JEAN GOSSLING that an action of foreclosure on the following property in Pinellas County, Florida:

LOT 11, MARLOWE HEIGHTS, ACCORDING TO THE MAP

OR PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 62, 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 Leslie S. White, Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346, 30-days from the first date of publication and file the original with the clerk of the court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON MARCH 16th, 2026.

KEN BURKE, CPA

Clerk of Circuit Court

By: /s/ Thomas Smith

Deputy Clerk

Leslie S. White, Esquire, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346

6255306.v1

March 20, 27, 2026 26-01259N

FIRST INSERTION

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

Case No. 25-006113-CI

REGIONS BANK DBA REGIONS MORTGAGE,

Plaintiff, vs. ANY UNKNOWN PARTY WHO

MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH,

UNDER OR AGAINST MARTHA KOSLOW; WILLIAMSBURG CONDOMINIUM, INC.;

WILLIAMSBURG OF ST. PETERSBURG, INC.;

KEITH ARTHUR KOSLOW; UNKNOWN SPOUSE OF KEITH ARTHUR KOSLOW; SCOTT MICHAEL KOSLOW; UNKNOWN SPOUSE OF SCOTT MICHAEL KOSLOW;

LIANE KOSLOW; UNKNOWN SPOUSE OF LIANE KOSLOW;

DEBORAH AMATO; UNKNOWN SPOUSE OF DEBORAH AMATO;

KIM BORG; UNKNOWN SPOUSE OF KIM BORG; and UNKNOWN TENANT

Defendant.

TO: LIANE KOSLOW and UNKNOWN SPOUSE OF LIANE KOSLOW,

last known address, 8420 Hollynn Lane, Apt. 92, Lincoln, NE 68512

Notice is hereby given to LIANE KOSLOW and UNKNOWN SPOUSE OF LIANE KOSLOW that an action of foreclosure on the following property in Pinellas County, Florida:

UNIT NO. 8218-D, BUILDING 6 OF WILLIAMSBURG, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 4694, PAGE 457, AND ALL EX-

HIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 28, PAGE 108, 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 Leslie S. White, Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802, 30-days from the first date of publication and file the original with the clerk of the court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON MAR 16 2026.

KEN BURKE,

CLERK CIRCUIT COURT

315 Court Street Clearwater, Pinellas County, FL 33756-5165

KEN BURKE, CPA

Clerk of the Circuit Court

By: Stevie Ayars

As Deputy Clerk

Leslie S. White, Esquire, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-009429-CO
COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
JOSHUA CARVAJAL and UNKNOWN TENANT(S),
Defendants.

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. 25-009429-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

UNIT 614, COACHMAN CREEK, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, AS SHOWN ON PLAT RECORDED IN CONDOMINI-

UM PLAT BOOK 36, PAGES 88 THROUGH 105, INCLUSIVE, ALL IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 4913, PAGE 1436, AND ALL AMENDMENTS THERETO, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL ID NO.: 08-29-16-16809-006-6140 ("Property")

Property Address: 2625 State Road 590, Unit 614, Clearwater, FL 33759

at public sale, to the highest and best bidder for cash at 10:00 a.m. on April 9, 2026 The sale shall be conducted online at <http://www.Pinellas.realforeclose.com>. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days

Dated this 17th day of March 2026.
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
pleadings@rpjlaw.com
Counsel for Plaintiff
By: /s/ Jennifer Schick.
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No.: 0394580
Adam C. Gurley,
Florida Bar No.: 112519
Jennifer Schick,
Florida Bar No.: 195790
10223-254
March 20, 27, 2026 26-01284N

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-004507-CI
COMPU-LINK CORPORATION, DBA CELINK,
Plaintiff, vs.
LOUIS L. FORTEAU AND STEVE I. FORTEAU, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 16, 2025, and entered in 25-004507-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein COMPU-LINK CORPORATION, DBA CELINK is the Plaintiff and LOUIS L. FORTEAU; STEVE I. FORTEAU; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 April 09, 2026, the following

FIRST INSERTION

described property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK 5, WEDGEWOOD PARK SIXTH ADDITION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 54, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 6741 18TH STREET SOUTH, ST 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 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 March, 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
25-322064 - NaP
March 20, 27, 2026 26-01304N

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26-000501-CI
CHASE HOME LENDING MORTGAGE TRUST 2024-RPL3 MORTGAGE CERTIFICATES, SERIES 2024-RPL3,
Plaintiff, vs.
CHERIE L. COOK, et al.
Defendant(s).

TO: CHERIE L. COOK, UNKNOWN SPOUSE OF CHERIE L. COOK, 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:

THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF PINELLAS AND THE STATE OF FLORIDA IN DEED BOOK 4406 AT PAGE 1828 AND DESCRIBED AS FOLLOWS:

LOT 20, BLOCK 30, SKYVIEW TERRACE SECOND ADDITION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 2-4, 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 11th day of March, 2026.

KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater, Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
BY: /s/ Thomas Smith
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: fmail@raslg.com
25-349980
March 20, 27, 2026 26-01205N

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 52-2020-CA-000049
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER FOR CASCADE FUNDING MORTGAGE TRUST HB13,
Plaintiff, vs.
ALBERT MYRICK, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 21, 2026, and entered in Case No. 52-2020-CA-000049 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 for Cascade Funding Mortgage Trust HB13, is the Plaintiff and Albert Myrick, United States of America Acting through Secretary of Housing and Urban Development, Unknown Party #1 nka Steven Myrick, Unknown Party #2 nka Kiana Myrick, 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 April 28, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 2, OAK VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 ON PAGE 22, PUBLIC RECORDS OF PINEL-

LAS, COUNTY, FLORIDA.
A/K/A 1580 OAK VILLAGE DRIVE LARGO FL 33778

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 09 day of March, 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar # 106621
Justin Ritchie, Esq.
IN/19-025903
March 20, 27, 2026 26-01207N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-011607-CO
BELLEAIR KEY ASSOCIATION INC.,
Plaintiff, vs.
SHEILA E CARLSON, JAY A. CARLSON and UNKNOWN TENANT(S),
Defendants.

TO: JAY A. CARLSON
YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida:

UNIT 306, BELLEAIR KEY, A CONDOMINIUM, according to the plat thereof recorded in Condominium Plat Book 21, Pages 115, 116, 117 and 118 and being further described in that certain Declaration of Condominium recorded in Official Records Book 4325, Page 151 as Clerk's Instrument No. 75112801, of the Public Records of Pinellas County, Florida, together with an undivided 4.1206% share in the common elements appurtenant thereto.

PARCEL ID NO.: 30-29-15-06975-000-3060 ("Property")

Property Address: 3400 Gulf Boulevard, Unit 306, Belleair Beach, FL 33786

A Lawsuit has been filed against you in Pinellas County Court, BELLEAIR KEY ASSOCIATION INC. v SHEILA E CARLSON, JAY CARLSON, 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 17th day of March, 2026.

Ken Burke, Clerk of Court
BY: /s/ Thomas Smith
DEPUTY CLERK

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10446-007
March 20, 27, 2026 26-01281N

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. 25-004115-CI
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
TIFFANY BENOIT AS TRUSTEE OF THE TIFFANY BENOIT REVOCABLE TRUST DATED FEBRUARY 14, 2022 AND TIFFANY BENOIT, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 27, 2026, and entered in 25-004115-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and TIFFANY BENOIT AS TRUSTEE OF THE TIFFANY BENOIT REVOCABLE TRUST DATED FEBRUARY 14, 2022; TIFFANY BENOIT; CAPRI LAGOONS UNIT IV, INC. are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on April 08, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT NO. 4 OF CAPRI LAGOONS UNIT IV, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 4929, PAGE 414, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 37, PAGE 52, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 12482 CAPRI CIR N #4, TREASURE ISLAND, FL 33706

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 March, 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
25-291024 - NaP
March 20, 27, 2026 26-01303N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-002625-CO
KM LARGO MHC, LLC,
Plaintiff, vs.
KEITH E. SCHERER and CITIFINANCIAL EQUITY SERVICES INC,
Defendants.

Notice is hereby given that, pursuant to the Amended Default Final Judgment and Order Directing Clerk to Disburse Court Registry Funds entered in this

cause, in the County Court of Pinellas County, Ken Burke, Pinellas County Clerk of the Court, will sell the property situated in Pinellas County, Florida, described as:

1973 FEST mobile home bearing vehicle identification number 321202FS1854.
Property Address: 1399 South Belcher Road, Lot No. 107, Largo, Florida 33771

at public sale, to the highest and best bidder, for cash, via the internet at www.pinellas.realforeclose.com at 10:00 A.M. on the 21st day of April 2026. Any person claiming an interest

in the surplus from the sale, if any, other than the property owner, must file a claim within 60 days after the sale.

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

is less than 7 days; if you are hearing or voice impaired, call 711."

Respectfully submitted,
ATLAS LAW, PLLC
Brian C. Chase, Esq. - Fla. Bar No. 17520
LeBron C. Page, Esq. - Fla. Bar No. 1030825
Daniel M. Hartzog, Esq. - Fla. Bar No. 652067
1313 North Howard Avenue
Tampa, Florida 33607
813.241.8269
efiling@atlaslaw.com
Attorneys for Plaintiff
March 20, 27, 2026 26-01302N

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

Case No: 26-001152-CO
PINELLAS COUNTY, FLORIDA, a
political subdivision of the State of
Florida,
Petitioner, v.
STACEY FITZGERALD,
Respondent.

TO: Stacey Fitzgerald
15672 US Highway 19 N, Apt 416
Clearwater, FL 33764

You are hereby notified that an action for Custody of Neglected or Cruelly Treated Animals Pursuant to Section 828.073, Florida Statutes has been filed against you in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida with case style of Pinellas County v. Stacey Fitzgerald, and you are required to serve a copy of your written defenses, if any, to Petitioner's attorney, David Barrera, Esq., Pinellas County Attorney's Office, 315 Court Street, 6th Floor, Clearwater, FL 33756, within thirty (30) days of the first date of

publication, and file the original with the Clerk of the Court by the same date, 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: 3/13/2026

Ken Burke
As Clerk of the Circuit Court
By: /s/ Thomas Smith
As Deputy Clerk

David Barrera, Esq.,
Pinellas County Attorney's Office,
315 Court Street, 6th Floor,
Clearwater, FL 33756
March 20, 27; April 3, 10, 2026
26-01240N

FIRST INSERTION

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION

CASE NO.: 25-006994-CI
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.

UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF DOLPHINE A. BROWN A/K/A
DOLPHINE BROWN; DONOVAN
D. BROWN; LENAARY L. BROWN;
THE JOSEPHINE M. GERLACH
REVOCABLE TRUST DATED
JULY 24, 1990; UNKNOWN
SUCCESSOR TRUSTEES OF,
THE JOSEPHINE M. GERLACH
REVOCABLE TRUST DATED JULY
24, 1990; UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF JOSEPHINE M. GERLACH
(DECEASED); WOODLAND
VILLAS CONDOMINIUM I
ASSOCIATION, INC.; GOODLEAP,
LLC; UNKNOWN TENANT #1;
UNKNOWN TENANT #2.,
Defendant(s).

TO: DONOVAN D. BROWN
LAST KNOWN ADDRESS: 2465
NORTHSIDE DR 703, CLEARWA-
TER, FL 33761
ALSO ATTEMPTED AT: 12000 4TH
ST., APT. 103, SAINT PETERSBURG,
FL 33716
TO: THE JOSEPHINE M. GERLACH
REVOCABLE TRUST DATED JULY
24, 1990

LAST KNOWN ADDRESS: 2465
NORTHSIDE DR 703, CLEARWA-
TER, FL 33761

TO: UNKNOWN SUCCESSOR
TRUSTEES OF, THE JOSEPHINE
M. GERLACH REVOCABLE TRUST
DATED JULY 24, 1990

LAST KNOWN ADDRESS: 2465
NORTHSIDE DR 703, CLEARWA-
TER, FL 33761

TO: UNKNOWN HEIRS, BENEFI-
CIARIES, DEVISEES, ASSIGNEES,
LIENORS, CREDITORS, TRUST-
EES AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE ES-
TATE OF DOLPHINE A. BROWN
A/K/A DOLPHINE BROWN AND
UNKNOWN HEIRS, BENEFICIA-
RIES, DEVISEES, ASSIGNEES,
LIENORS, CREDITORS, TRUST-
EES AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE ES-
TATE OF JOSEPHINE M. GERLACH
LAST KNOWN ADDRESS: UN-
KNOWN

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

UNIT 703, BUILDING 7 OF
WOODLAND VILLAS CON-
DOMINIUM I, PHASE 2, A
CONDOMINIUM ACCORD-
ING TO THE DECLARA-

TION OF CONDOMINIUM
THEREOF, RECORDED IN
OFFICIAL RECORDS BOOK
4838, PAGE(S) 1511, OF THE
PUBLIC RECORDS OF PINEL-
LAS COUNTY, FLORIDA, AND
ANY AMENDMENTS THERE-
TO, TOGETHER WITH ITS
UNDIVIDED SHARE IN THE
COMMON ELEMENTS.

PROPERTY ADDRESS: 2465
Northside Dr 703, Clearwater,
FL 33761

has been filed against you and you are
required to serve a copy of your written
defenses, if any, on FRENKEL LAM-
BERT WEISMAN & GORDON, LLP,
Plaintiff's attorney, whose address is
One East Broward Blvd., Suite 1430,
Ft. Lauderdale, FL, 33301 on or before
, 20____, (no later than 30 days from
the date of the first publication of this
Notice of Action) and file the original
with the Clerk of this Court either be-
fore 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.

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

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 if you are hearing impaired.
Contact should be initiated at least seven
(7) days before the scheduled Court
Appearance, or immediately upon re-
ceiving this notification if the time be-
fore the scheduled appearance is less
than seven (7) days.

The Court does not provide transpor-
tation and cannot accommodate for this
service. Persons with disabilities need-
ing transportation to the Court should
contact their local public transportation
providers for information regarding
disabled transportation services.

WITNESS my hand and the seal of
this Court at Pinellas County, Florida,
this 11th day of March, 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

FRENKEL LAMBERT
WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD.,
Suite 1111
FORT LAUDERDALE, FL 33301
TELEPHONE: (954) 522-3233 Ext. |
FAX: (954) 200-7770
EMAIL
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-102694-F00
March 20, 27, 2026 26-01206N

FIRST INSERTION

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

Case No. 25-006670-CI
DHM CONSTRUCTION, LLC
v.

THOMAS NEIL PARRY and
CRISTAIN B. NITALI
Complaint and Jury Trial Lien Foreclosure
Breach of Contract, Lien Foreclosure,
Quantum Meruit, Unjust Enrichment
11140 4TH ST EAST, TREAS-
URE ISLAND, FL 33706
ISLE OF PALMS 1ST ADD BLK
2, LOT 18 & RIP RTS
March 20, 27; April 3, 10, 2026
26-01239N

FIRST INSERTION

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

Case No.: 25-008352-CO

DREW ROOFING, LLC,
Plaintiff, v.
JUANITA SUBER,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to the Order Rescheduling Foreclosure
Sale dated March 9, 2026, and entered
in 25-008352-CO of the County Court
of the Sixth Judicial Circuit in and
for Pinellas County, Florida, wherein
Drew Roofing, LLC is the Plaintiff and
Juanita Suber is the Defendant(s). The
Clerk of the Circuit Court will sell to
the highest and best bidder for cash at
www.Pinellas.RealForeclose.com, at
10:00 A.M. ET, on Wednesday April 8,
2026, the following described property
as set forth in said Final Judgment, to
wit:

Lot, 23 Block 12, REPLAT OF
PALLANZA PARK, according to
the map or plat thereof, as
recorded in Plat Book 14, Pages
1 through 4, Public Records of
Pinellas County, Florida.
2900 Pallanza Drive South,
Saint Petersburg, Florida 33705
Any person claiming an interest in

the surplus from the sale, if any, other
than the property owner as of the date
of the lis pendens must file a claim
in accordance with Florida Statutes,
Section 45.031.

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

Dated this 11th day of March 2026.

/s/ SeanCarlo Lopez
SeanCarlo Lopez, Esq.
FLA Bar No#: 1011035
Attorney for Plaintiff(s)
Lopez Law Group
700 7th Ave N
St. Petersburg, FL 33701
727-933-0015
Primary Email:
Sean@TheLopezLawGroup.com
Alt. 1 Email:
Alaina@TheLopezLawGroup.com
Alt. 2 Email:
Admin@theLopezLawGroup.com
March 20, 27, 2026 26-01208N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-007306-CO
HOLLYWOOD SP MHC, LLC,
Plaintiff, vs.

JOHN SELL a/k/a John Albert Sell,
MARIA SELL, ELENA CREASOR,
ROBERT FENTON COOPER,
THE ESTATE OF JAMES DAVID
SHERRILL, and ALL UNKNOWN
BENEFICIARIES, HEIRS,
SUCCESSORS, AND ASSIGNS
OF JAMES DAVID SHERRILL,
Defendants.

TO: The Estate of James David Sherrill
7230 4th Street North
Lot No. 435
Saint Petersburg, Florida 33702
All Unknown Beneficiaries, Heirs, Suc-
cessors, and Assigns of James David
Sherrill
7230 4th Street North
Lot No. 435
Saint Petersburg, Florida 33702

YOU ARE NOTIFIED that an action
for imposition and foreclosure of a stat-
utory landlord's lien on a mobile home
as to the mobile home described below
and all personal items, appliances, and
fixtures contained therein located at the
following address:

That certain 1967 FLTW mobile
home bearing vehicle identifica-
tion number DA7MS7127 lo-
cated at 7230 4th Street North,
Lot No. 426, Saint Petersburg,
Florida 33702

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

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

Dated: 3/16/2026
KEN BURKE
CLERK OF THE CIRCUIT COURT
By: /s/ Thomas Smith
As Deputy Clerk
March 20, 27, 2026 26-01253N

FIRST INSERTION

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

CASE NO. 25-007158-CI
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.

ANY AND ALL UNKNOWN
PARTIES CLAIMING BY,
THROUGH, UNDER, AND,
AGAINST ESTATE OF JOSHUA
DONELL SAUNDERS, WHETHER
SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS, et al.,
Defendant.

To the following Defendant.
ANY AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, UNDER,
AND AGAINST ESTATE OF JOSHUA
DONELL SAUNDERS, WHETHER SAID
UNKNOWN PARTIES MAY CLAIM
AN INTEREST AS SPOUSES,
HEIRS, DEVISEES, GRANTEES, OR
OTHER CLAIMANTS
ADDRESS UNKNOWN
ANY AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, UNDER,
AND AGAINST ESTATE OF ANGELA
SAUNDERS A/K/A ANGELA MARIE
SAUNDERS, WHETHER SAID UN-
KNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES, OR OTHER
CLAIMANTS
ADDRESS UNKNOWN
ANY AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, UNDER,
AND AGAINST LOVE ENDURES
LIVING TRUST, WHETHER SAID
UNKNOWN PARTIES MAY CLAIM
AN INTEREST AS TRUSTEES, BEN-

EFICIARIES, OR OTHER CLAIM-
ANTS
ADDRESS UNKNOWN

YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:

LOT 2, BLOCK 3, HIGHLAND
GLEN, ACCORDING TO THE
PLAT THEREOF, RECORDED
IN PLAT BOOK 132, PAGE(S)
99 AND 100, OF THE PUB-
LIC 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, on McCalla Raymer
Leibert Pierce, LLP, Sara Collins, Attor-
ney for Plaintiff, whose address is 225
East Robinson Street, Suite 155, Orlan-
do, FL 32801 on or before , a date which
is within thirty (30) days after the first
publication of this Notice in and file the
original with the Clerk of this Court ei-
ther before service on Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demand in the complaint.

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

WITNESS my hand and seal of this
Court this 16th day of March, 2026.

KEN BURKE, CPA
CLERK OF COURT OF
PINELLAS COUNTY
By /s/ Thomas Smith
As Deputy Clerk

Submitted by:
MCCALLA RAYMER LIEBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-13165FL
March 20, 27, 2026 26-01266N

FIRST INSERTION

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION

CASE NO. 25-007407-CI
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.

ROSANNA NANCY MEZARINA
A/K/A ROSANNA N. MEZARINA
A/K/A ROSANA NANCY
MEZARINA, et al.
Defendant(s),

TO: LINA MEZARINA,
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 fore-
closed herein.

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

LOT 14, LEISURE ACRES
UNIT 1, A SUBDIVISION AC-
CORDING TO THE PLAT
THEREOF RECORDED AT
PLAT BOOK 62, PAGE 1, IN
THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORI-
DA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,
Florida 33487 on or before /(30 days
from Date of First Publication of this
Notice) and file the original with the

clerk of this court either before service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the complaint or petition
filed herein.

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

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

WITNESS my hand and the seal of
this Court at Pinellas County, Florida,
this 17th day of March, 2026.

KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
BY: /s/ Thomas Smith
DEPUTY CLERK

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-372378
March 20, 27, 2026 26-01301N

FIRST INSERTION

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

CASE NO.: 25-004394-CI
ATHENE ANNUITY AND LIFE
COMPANY,
Plaintiff, vs.

KINGDOM REAL ESTATE
HOLDINGS, LLC; UNKNOWN
TENANT(S) IN POSSESSION
#1 and #2, and ALL OTHER
UNKNOWN PARTIES, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN
pursuant to an Amended Uniform
Final Judgment of Foreclosure dated
March 9, 2026 nunc pro tunc February
25, 2026, entered in Civil Case No.:
25-004394-CI of the Circuit Court
of the Sixth Judicial Circuit in and
for Pinellas County, Florida, wherein
ATHENE ANNUITY AND LIFE
COMPANY, Plaintiff, and KINGDOM
REAL ESTATE HOLDINGS, LLC;
UNKNOWN TENANT(S) IN
POSSESSION #1 N/K/A ASHIYA
RIVERS, are Defendants.

KEN BURKE, The Clerk of the Cir-
cuit Court, will sell to the highest bidder
for cash, at www.pinellas.realforeclose.
com, at 10:00 AM, on the 28th day of
April, 2026, the following described
real property as set forth in said Judg-
ment, to wit:

LOTS 103 AND 104, HARBOR-
DALE, ACCORDING TO THE
PLAT THEREOF, AS RECORD-
ED IN PLAT BOOK 8, PAGE 29,
OF THE PUBLIC RECORDS
OF PINELLAS COUNTY,

FLORIDA.

If you are a person claiming a right to
funds remaining after the sale, you
must file a claim with the clerk before
the clerk reports the surplus as un-
claimed. If you fail to file a timely claim
you will not be entitled to any remain-
ing funds. After the funds are reported
as unclaimed, only the owner of record
as of the date of the Lis Pendens may
claim the surplus.

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

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired
Contact should be initiated at least
seven days before the scheduled court
appearance, or immediately upon re-
ceiving this notification if the time be-
fore the scheduled appearance is less
than seven days.

Dated: March 18, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff.
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
24-51220
March 20, 27, 2026 26-01314N

FIRST INSERTION

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

Case No. 25-008272-CO
HOME OWNERS OF PALM HILL,
INC., a Florida corporation,
Plaintiff, v.
KEVIN TOUEY,
Defendant.

NOTICE is hereby given that,
pursuant to the Default Final
Judgment entered on March 10,
2026, in the above-referenced case
pending in the County Court in the
Sixth Judicial Circuit in and for
Pinellas County, Florida, the Clerk
of Circuit Court, whose name is Ken
Burke, CPA (the "Clerk"), will sell to
the highest and best bidder for cash
via electronic sale beginning at 10:00
AM on April 23, 2026, at https://
www.pinellas.realforeclose.com, the
following described property:

Lot 1, Block 358, PALM HILL
MOBILE HOME PARK (unre-
corded) according to the Master
Form Exclusive Right of Posses-
sion Agreement recorded in Of-
ficial Records Book 6384, Page
1015, Public Records of Pinellas
County, Florida, together with all
exhibits and amendments there-
to (the "Unit");
TOGETHER WITH that certain
Membership Certificate Number
5694 issued by the Cooperative to
KEVIN TOUEY, evidencing
their percentage interest in the
Cooperative, and any other inci-
dent of ownership arising there-
from (the "Share Certificate");
TOGETHER WITH that certain
1976 CRIT Mobile Home
having Vehicle Identification
Numbers 6196A and 6196B,

and Title Numbers 0013862688
and 0013862689 (the "Mobile
Home").

The street address of the
Property is 358 King Palm
Street, Largo, Florida 33778,
and the Parcel Identification
Number of the Property is
03/30/15/65684/001/3580.
situated in 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 an accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact: Human Rights Office, 400 S.
Ft. Harrison Ave., Ste. 500 Clearwa-
ter, FL 33756. Phone: 727.464.4062 V/
TDD Or 711 for the hearing impaired.
Contact should be initiated at least seven
days before the scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
seven days.

Dated this 12th day of March 2026.
/s/ Allison N. Nelson
Andrew J. McBride, Esq.
Florida Bar No. 67973
Allison N. Nelson, Esq.
Florida Bar No. 1049314
ADAMS & REESE LLP
100 N Tampa Street, Suite 4000
Tampa, Florida 33602
Tel: 813-227-5548
Andrew.McBride@arlaw.com
Allison.Nelson@arlaw.com
Lisa.D'Angelo@arlaw.com
Rachel.Lewis@arlaw.com
Counsel for Plaintiff
March 20, 27, 2026 26-01224N

**HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER**

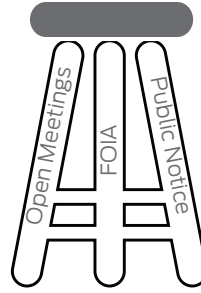
CALL
941-906-9386
and select the appropriate County
name from the menu option

OR E-MAIL:
legal@businessobserverfl.com

**Business
Observer**
LV10242

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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



Accessibility



Independence

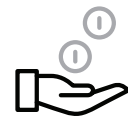


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

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

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-001489-CP
IN RE: ESTATE OF
ATKINSON, MAX ROBERT.
Deceased.

The administration of the estate of MAX ROBERT ATKINSON, deceased, whose date of death was December 19, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

Neither the personal representative nor curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

Personal Representative:
AMANDA ATKINSON

65 Avon Drive
Safety Harbor, FL 34695
Attorney for Personal Representative:
MURPHY LAW
Denise N. Murphy, Esquire
531 Main Street,
Suite F
Safety Harbor, FL 34695
Phone: (727) 725-8101
Primary:
denise@denismurphy.com
Secondary:
angela@denismurphy.com
Florida Bar No: 0119598
Attorney for Personal Representative
March 13, 20, 2026 26-01158N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-002267-ES
Division Probate
IN RE: ESTATE OF
SHIRLEY RINK
Deceased.

The administration of the estate of Shirley Rink, deceased, whose date of death was October 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 March 13, 2026.

Personal Representative:
Linda J. Davis

8723 Clifton Meadow Dr.
Matthews, North Carolina 28105
Attorney for Personal Representative:
s/ Patrick D. Quarles
Patrick D. Quarles, Esq.
Attorney for Linda J. Davis
Florida Bar Number: 106599
Richert Quarles P.A.
5801 Ulmertown Road, Suite 100
Clearwater, Florida 33760
Telephone: (727) 235-6461
E-Mail: patrick@rq.law
Secondary E-Mail: emina@rq.law
March 13, 20, 2026 26-01135N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522026CP001945XXESPR
File No. 26-001945-ES-04
IN RE: ESTATE OF
PATRICIA A. VLASICH,
deceased.

The administration of the estate of PATRICIA A. VLASICH, deceased, whose date of death was February 1, 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.

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: March 13, 2026.

Signed on this 17 day of February, 2026.

MICHAEL R. VLASICH
Personal Representative

3411 10th Lane West
Palmetto, FL 34221
Paul A. Nelson, Esquire
Attorney for Personal Representative
Florida Bar No. 05008284;
SPN: 00516940
PAUL A. NELSON, P.A.
1700 66th Street North, Ste #502
Saint Petersburg, FL 33710
Telephone: 727-821-5811
Email: paulnelson@paulnelsonpa.com
Secondary Email:
kathleenthorn@paulnelsonpa.com
March 13, 20, 2026 26-01114N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF: 26-001694-ES
IN RE: ESTATE OF
STEPHEN ALLEN LITTLE
a/k/a STEPHEN A. LITTLE
Deceased.

The administration of the estate of STEPHEN ALLEN LITTLE a/k/a STEPHEN A. LITTLE, deceased, whose date of death was October 1, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File No. 26-001694-ES, 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 or Curator has no duty to discover whether any property held at the time of 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 section 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

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

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

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

Personal Representative:
Harold Edward Grant

Attorney for Personal Representative:
Stacy Strohauser, Esq.
STROHAUSER MANNION SON
1150 Cleveland Street,
Suite 300
Clearwater, FL 33755
stacy@smslaw.net
Tel: 727-461-6100
Fax: 727-447-6899
FBN: 640891
March 13, 20, 2026 26-01149N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-001956-ES
IN RE: ESTATE OF
CHARLES E. COLLUM
Deceased.

The administration of the estate of Charles E. Collum, deceased, whose date of death was November 30, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., 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 March 13, 2026.

Personal Representative:
Laura A. Collum

1856 Francis Dr.
Clearwater, Florida 33763
Attorney for Personal Representative:
MICHAEL T. HEIDER, ESQ. Attorney
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
2629 McCormick Drive, Suite 102
Clearwater, Florida 33759
Telephone: (727) 235-6005
Fax: (888) 615-3326
E-Mail: michael@heiderlaw.com
Secondary E-Mail:
admin@heiderlaw.com
March 13, 20, 2026 26-01159N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-002138-ES
IN RE: ESTATE OF
MICHAEL L. MACDONALD,
Deceased.

The administration of the estate of Michael L. MacDonald, deceased, whose date of death was January 16, 2026, 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative:
Barry Carmen

2336 Pembroke Drive
Clearwater, FL 33764
Attorney for Personal Representative:
s/ 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
March 13, 20, 2026 26-01176N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File Number: 25-010318-ES
IN RE: ESTATE OF
DONALD WARREN STOKES,
Deceased.

The administration of the Estate of DONALD WARREN STOKES, deceased, whose date of death was July 27, 2024 is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL, 33756. The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate upon 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.

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

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

Personal Representative:
RICHARD J. STOKES

3515 QUEEN STREET NORTH
ST. PETERSBURG, FL 33713
Attorney for Personal Representative:
BARRY A. DIAMOND, #471770
LAW OFFICES OF BARRY A.
DIAMOND, P.A.
Coral Springs Professional Campus
5541 N. University Drive, Suite 103
Coral Springs, Florida 33067
Telephone: (954) 752-5000
March 13, 20, 2026 26-01167N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2026-000613-ES
IN RE: THE ESTATE OF
LEA JOAN TABORELL
f/k/a LEA JOAN BAILEY,
Deceased.

The administration of the estate of LEA JOAN TABORELL f/k/a LEA JOAN BAILEY, deceased, whose date of death was October 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Clearwater Courthouse at 315 Court Street, Room 106, Clearwater, FL 33756. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

Personal Representative:
CHERYL A. KUHLES

165 Irwin Street W.
Safety Harbor, FL 34695
Joel R. Epperson, Esquire
Florida Bar No. 218340
EPPERSON & RICH, PLLC
8401 J R Manor Dr Ste 100
Tampa, FL 33634
Tel: (813) 886-8500
Email: jepperson@eppersonrich.com
srich@eppersonrich.com
Attorney for Personal Representative
March 13, 20, 2026 26-01119N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011804-ES
Division 003
IN RE: ESTATE OF
ELLEN BOWLIN
Deceased.

The administration of the estate of Ellen Bowlin, deceased, whose date of death was September 13, 2023, 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 March 13, 2026.

Personal Representative:
Anthony B. Bowlin

17 Di Nardo Court
King City, Ontario L7B 1M2
Attorney for Personal Representative:
Mark A Rothman
E-mail Addresses:
info@yourprobatesource.co,
info@orcaei.com
Florida Bar No. 968609
3632 Land O'Lakes Boulevard,
Suite 105-7
Land O'Lakes, FL 34639
Telephone: (855) 727-7279
March 13, 20, 2026 26-01118N



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.

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-001074-ES
IN RE: ESTATE OF IRIS ANNE LEVY
Deceased.

The administration of the estate of IRIS ANNE LEVY, deceased, whose date of death was December 16, 2025; is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File Number 2026- 001074-ES-4; the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) 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 FIRST PUBLICATION OF THIS NOTICE IS: MARCH 13, 2026

JAMES R. KENNEDY, JR.
Personal Representative
204 37th Avenue North #157
St. Petersburg, FL 33704
JAMES R. KENNEDY, JR. ESQ.
204 37th Avenue North #157
St. Petersburg, FL 33704
(727) 821-6888
Email: Jim@jrklaw.com
SPN 0024319 BAR 343528
Attorney for Personal Representative
March 13, 20, 2026 26-01129N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA,
PROBATE DIVISION
File No. 26-001846-ES
IN RE: ESTATE OF JOEL EDWARD FISER
Deceased.

The administration of the estate of JOEL EDWARD FISER, deceased, whose date of death was January 20, 2026, and whose social security number is xxx-xx-1752, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 03/13/2026.

Personal Representative:
JOHN JEFFRIES FISER
220 Longshore Drive
Jupiter, Fl 33458

Attorney for Personal Representative:
Brandon L. Ketrone, Esq.
E-Mail Address:
brandon@gassmanpa.com
E-Mail Address:
wannette@gassmanpa.com
Florida Bar No.: 119543
Gassman, Denicolo & Ketrone, P.A.
1245 Court Street
Clearwater, Florida 33756
Telephone: (727) 442-1200
March 13, 20, 2026 26-01143N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-001843-ES
IN RE: ESTATE OF CHINH VAN NGUYEN,
Deceased.

The administration of the estate of CHINH VAN NGUYEN, deceased, whose date of death was May 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: March 13, 2026.

Signed on this 2/25/2026.

Signed by:
NHAN THI NGUYEN
Personal Representative
7172 62nd Street N
Pinellas Park, FL 33781
/s/ Kole J. Long
Kole J. Long, Esq.
Attorney for Personal Representative
Florida Bar No. 99851
Special Needs Lawyers, PA
901 Chestnut Street, Suite C
Clearwater, FL 33756
Telephone: (727) 443-7898
Email: Kole@specialneedslawyers.com
March 13, 20, 2026 26-01117N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-012095-ES
IN RE ESTATE OF KATHLEEN J. BOWERSOX,
Deceased.

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

The administration of the Estate of Kathleen J. Bowersox, deceased, whose date of death was October 6, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Clearwater Courthouse, 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE 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 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 NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

Personal Representative
CHARLES WHISKEYMAN
7100 Ulmerton Rd. Lot 258
Largo, Fl 33771

DIANA MANGSEN, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 22444
1695 E. Bay Dr.
Largo, FL 33771
Phone: (727) 888-6282
Fax: (208) 723-9717
Primary e-mail:
diana@mangsenlaw.com
March 13, 20, 2026 26-01168N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
26-001913-ES
In Re: Estate of Dragan Micic,
Deceased.

The administration of the Estate of Dragan Micic, deceased, whose date of death was October 21, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Circuit Court for Pinellas County, 545 1st Avenue N., Attn: Probate Division, 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.

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 March 13, 2026.

/s/ Ljubisa Micic
Ljubisa Micic
Personal Representative
620 62nd Ave. N., Apt 1211,
St. Petersburg, FL 33702
Robert D. King, Esq.
Email: bobby@kingfirm.com
Florida Bar No. 89104
The King Firm, PA
4430 Park Blvd.
Pinellas Park, Florida 33781
Telephone: (727) 800-3040
Attorney for Personal Representative
March 13, 20, 2026 26-01116N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN 522026CP002111XXESXX
Ref No. 26-002111-ES4
IN RE: ESTATE OF LOIS B. KUBA,
Deceased.

The administration of the estate of LOIS B. KUBA, deceased, whose date of death was December 29, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Ref No. 26-002111-ES4, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Co-Personal Representatives:
ERIC T. KUBA
375 Conifer Road
Libby, Montana 59923
KYLE J. KUBA
201 Shirewood Drive
Rochester, New York 14625
Attorney for Personal Representative:
THOMAS G. TRIPP
4930 Park Boulevard, Suite 12
Pinellas Park, Florida 33781
Phone (727) 544-8819
Facsimile (727) 546-0529
Email: tom@tomtriplaw.com
FL Bar No. 0377597
March 13, 20, 2026 26-01164N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-001062-ES-03
IN RE: ESTATE OF EDITH ANN WYLIE CRAIG,
a/k/a EDITH W. CRAIG
Deceased.

The administration of the estate of Edith Ann Wylie Craig, a/k/a Edith W. Craig, 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 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 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is Friday, March 13, 2026

Personal Representative:
Thanh Tran
9172 Mississippi Run
Weeki Wachee, FL 34613
Attorney for Personal Representative:
Barbara J. Hunting, Esquire
2706 Alt. 19 North, Suite 310
Palm Harbor, FL 34683-2643
727-772-5804
FBN: 971014
E-Mail: info@barbarahuntinglaw.com
March 13, 20, 2026 26-01181N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522026CP001130XXESPR
Ref. #: 26-001130-ES
In Re the Estate Of
Roswithe E. Turnvall,
Deceased.

The administration of the estate of ROSWITHE E. TURNVALL, Deceased, Ref. #: 26-001130-ES, UCN#: 522026CP001130XXESPR, is pending in the Probate Court, Pinellas County, Florida, the address of which is: Clerk of the Circuit Court, Probate Department, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

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 other persons having claims or demands against 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 NOT SO FILED WILL BE FOREVER BARRED.

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

Personal Representative:
Russell K. Boring
RUSSELL K. BORING, ESQ.
Attorney for Personal Representative:
Russell K. Boring
RUSSELL K. BORING, ESQ.
Russell Boring, P.A.
P.O. Box 66656
St. Pete Beach, Florida 33736
(727) 800-2440
FBN: 0362580 / SPN: 02197332
Primary e-mail:
Russ@boringlawyer.com
Secondary e-mail:
Rboringlawyer@gmail.com
March 13, 20, 2026 26-01107N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-001586-ES
IN RE: ESTATE OF ELIZABETH P. LUTTIER,
Deceased.

The administration of the ESTATE OF ELIZABETH P. LUTTIER, deceased, whose date of death was November 17, 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.

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

SECOND INSERTION

Notice to Creditors
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL IN AND FOR PINELLAS COUNTY, FLORIDA
File No. 2025-CP-11882
Probate Division
IN RE: ESTATE OF RICHARD ROGALA,
Deceased.

The administration of the estate of RICHARD ROGALA, deceased, whose date of death was October 25, 2025, is pending in the Clerk of Courts - Probate, the address of which is 545 1st Ave N, St. Petersburg, FL 33701. The names and addresses of the personal representative and of the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 March 13, 2026.

Richard Rogala, Jr.,
Personal Representative
4250 W. Lake Ave, # 3205
Glenview, IL 60026

John Thomas Cardillo, Esq.
Florida Bar #: 0649457
CARDILLO LAW, PLLC
PO Box 808
Naples, FL 34106
Phone: (239) 774-2229
Fax: (239) 774-2494
JT@CardilloLawNaples.com
SJ@CardilloLawNaples.com
Attorney for Personal Representative
March 13, 20, 2026 26-01108N

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 March 13, 2026.

Personal Representative:
PATRICIA ANN ABUASAB
11402 Tucker Road
Riverview, Florida 33569
Attorney for Personal Representative:
/s/ Jane W. Brown
JANE W. BROWN
Florida Bar Number: 65072
GUNSTER, YOAKLEY & STEWART, P.A.
151 Royal Palm Way
Palm Beach, Florida 33480
Telephone: (561) 650-0585
Fax: (561) 650-0655
Primary E-Mail:
jbrown@gunster.com
Secondary E-Mail:
reason@gunster.com
Secondary E-Mail:
eservice@gunster.com
March 13, 20, 2026 26-01182N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
26-001908-ES
In Re: Estate of William Gales, Jr.,
Deceased.

The administration of the Estate of William Gales, Jr., deceased, whose date of death was f012, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Circuit Court for Pinellas County, 545 1st Avenue N., Attn: Probate Division, 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.

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 March 13, 2026

/s/ Bill Watson
Bill Watson
Personal Representative
478 Brookforest Dr. South,
Toms River, NJ 08757

Robert D. King, Esq.
Email: bobby@kingfirm.com
Florida Bar No. 89104
The King Firm, PA
4430 Park Blvd.
Pinellas Park, Florida 33781
Telephone: (727) 800-3040
Attorney for Personal Representative
March 13, 20, 2026 26-01138N



Who benefits from legal notices?

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

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

LV1823Z_V13

--- SALES / PROBATE ---

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. 24-003395-CI
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. SHELLY ANN FERGUSON, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure

dated March 09, 2026, and entered in 24-003395-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 SHELLY ANN FERGUSON; UNKNOWN SPOUSE OF SHELLY ANN FERGUSON N/K/A MICHAEL GREENLEAF 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 April 14, 2026, the following

described property as set forth in said Final Judgment, to wit:

LOT 158, EAST BAY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 48, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 2918 HUNTINGTON DR, LARGO, FL 33771

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 10 day of March, 2026.
ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
23-135743 - MiM
March 13, 20, 2026 26-01172N

SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No. 26-001638-ES
IN RE: ESTATE OF GERALDINE WILSON, a/k/a GERALDINE LYNN WILSON 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 GERALDINE WILSON, also known as GERALDINE LYNN WILSON, deceased, File Number 26-001638-ES, by the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, Florida 33701; that the decedent's date of death was January 10, 2026; that the total value of the estate is \$4,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name William P. Anderson & Anna Maria Melendez, also referred to as Ana Maria Melendez, Co-Trustees of The Geraldine Wilson Family Trust, UDT 08-06-1996, as restated and amended
Address 4645 Devonshire Blvd.
Palm Harbor, FL 34685

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

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

WILLIAM P. ANDERSON

P.O. Address: 4645 Devonshire Blvd.
Palm Harbor, FL 34685
Person Giving Notice

Attorneys for Person Giving Notice

Email Addresses:

jciorrealaw@tampabay.rr.com

Florida Bar No. 330061

SPN 002142

Correa Legal Services, PLLC

275 96TH AVENUE NORTH

SUITE 6

ST. PETERSBURG, FL 33702

Telephone: (727) 577-9876

March 13, 20, 2026 26-01160N

SECOND INSERTION

NOTICE OF ACTION OF PETITION FOR DISCHARGE AND FINAL ACCOUNTING IN PROBATE PROCEEDING IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
REF#: 23-12883-ES
IN RE: ESTATE OF JAMES T. RODES, JR., Deceased.

TO: GARY W. GRANTHAM, GLENNA R. HUDSON, KAREN J. SANDERS, MAXIE TUNER, SAMUEL TURNER, KELLI TURNER, NICOLE ESAJAS, NINA MESSER, ROBERT TURNER, PETER SCIASCIA, YVONNE HILL, GARY BRIGGS, ROY JACKSON TURNER, JOHN TURNER, MICHAEL LY, ANTHONY LY, JACQUELINE TURNER NAGY, ESTATE OF HELEN MARY MEDFORD, LEGACY PROBATE INTERNATIONAL, MAXINE COSENZA, PATRICIA LYNN KELLY, CHRISTOPHER LY, JENNIFER SCIASCIA, AND ANY UNKNOWN OR UNASCERTAINED BENEFICIARIES, CLAIMANTS OR HEIRS OF THE ESTATE OF JAMES T. RODES, JR., AND ALL OTHER PERSONS CALMING BY, THROUGH, UNDER OR AGAINST THEM

YOU ARE NOTIFIED that a Petition for Discharge has been commenced in the above proceeding, and filed with together with a Final Accounting. You are required to serve a copy of your written objections to the accounting, the compensation paid or proposed to be paid, or the proposed distribution of assets, to the Personal Representative's counsel, NICOLAS S. ROBINSON, ESQ., whose address is 6677 - 13th Ave N, Suite 3A, St. Petersburg, FL 33710, on or before thirty (30) days from the date of publication below, and file the original with the Clerk of this Court either before service on the Personal Representative's attorney or immediately thereafter; otherwise the relief in the Petition for Discharge will be granted. Within 90 days after filing the objection, a notice of hearing thereon must be served, or the objection is abandoned. Objections, if any, shall be in writing and shall state with particularity the item or items to which the objection is directed and the grounds on which the objection is based.

Dated 03/10/2026.

KEN BURKE,
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

Signature: Dinalda Canizales
By: Pinellas County Deputy Clerk

SEAL: CIRCUIT COURT
PINELLAS COUNTY, FLORIDA

First Publication with Business

Observer Periodical on: 03/13/2026
March 13, 20, 27; April 3, 2026

26-01163N

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-001129-ES
Division 003
IN RE: ESTATE OF RICHARD K. WEED, Deceased.

The administration of the estate of Richard K. Weed, deceased, whose date of death was May 24, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-012014 -ES
IN RE: ESTATE OF STEPHEN KIDD 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 Stephen Kidd, deceased, File Number 2025-CP-012014 -ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave N, St. Petersburg, FL 33701; that the decedent's date of death was November 2, 2025; that the total value of the estate is \$0 and that the names and addresses of those to whom it has been assigned by such order are:

Name Mark Kidd
16054 Trestle Rd.
Highland, IL 62249
Marsha Lang Henry
S27W29957 North Bethesda Circle
Waukesha, Wisconsin 53188

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 March 13, 2026.

Person Giving Notice:

Mark Kidd
16054 Trestle Rd.
Highland, IL 62249

Attorney for Person Giving Notice
/s/ Desiree Sanchez
Desiree Sanchez
Attorney

Florida Bar Number: 10082
Sanchez Law Group P.A.

605 E. Robinson Street, Suite 650
Orlando, FL 32801

Telephone: (407) 500-4444
Fax: (407) 236-0444

E-Mail: desiree@sanchezlaw.com
Secondary E-Mail:
maria@sanchezlaw.com

March 13, 20, 2026 26-01120N

SECOND INSERTION

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

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

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

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

Personal Representative:

Joshua J. Weed
2875 Bridlewood Drive
Palm Harbor, Florida 34683

Attorney for Personal Representative:

Jeffrey A. Herzog
Florida Bar Number: 16089

LAW OFFICES OF JEFFREY A. HERZOG, P.A.

3106 Alternate US 19
Palm Harbor, Florida 34683

Telephone: (727) 789-4000
Fax: (727) 789-4002

E-Mail: service@jherzoglaw.com
Secondary E-Mail:
probate@jherzoglaw.com

March 13, 20, 2026 26-01178N

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No. 26-000557-ES
IN RE: ESTATE OF GARY LAVERN ROSS A/K/A GARY L. ROSS Deceased.

The administration of the estate of GARY LAVERN ROSS a/k/a GARY L. ROSS deceased, whose date of death was May 12, 2025 is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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.

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 March 13, 2026.

Personal Representative:

Jeffery J. Sukenick
3260 Spruce Cabin Rd.
Cresco PA 18326

Attorney for Personal Representative:
THOMAS O. MICHAELS, ESQ.
tomlaw@tampabay.rr.com

Florida Bar No. 270830
1370 Pinehurst Rd.
Dunedin FL 34698
Telephone: 727-733-8030
March 13, 20, 2026 26-01159N

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No. 25-007846-ES
Division ES
IN RE: ESTATE OF PHYLLIS E. MARSTELLER, 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 Phyllis E. Marsteller, deceased, File Number 25-007846-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756; that the decedent's date of death was March 25, 2025; that the total value of the non-exempt assets of the estate is \$6,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Timothy E. Marsteller
5851 Clinton St. Erie, PA 16509

Deborah Figaski
2260 Costa Rican Drive, Apt. 18
Clearwater, FL 33763

John Marsteller
758 26th St.
Manhattan Bch, CA 90266

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

Name Address
Timothy E. Marsteller
5851 Clinton St. Erie, PA 16509

Deborah Figaski
2260 Costa Rican Drive, Apt. 18
Clearwater, FL 33763

John Marsteller
758 26th St.
Manhattan Bch, CA 90266

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

Name Address
Timothy E. Marsteller
5851 Clinton St. Erie, PA 16509

Deborah Figaski
2260 Costa Rican Drive, Apt. 18
Clearwater, FL 33763

John Marsteller
758 26th St.
Manhattan Bch, CA 90266

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

Name Address
Timothy E. Marsteller
5851 Clinton St. Erie, PA 16509

Deborah Figaski
2260 Costa Rican Drive, Apt. 18
Clearwater, FL 33763

John Marsteller
758 26th St.
Manhattan Bch, CA 90266

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

Name Address
Timothy E. Marsteller
5851 Clinton St. Erie, PA 16509

Deborah Figaski
2260 Costa Rican Drive, Apt. 18
Clearwater, FL 33763

John Marsteller
758 26th St.
Manhattan Bch, CA 90266

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

Name Address
Timothy E. Marsteller
5851 Clinton St. Erie, PA 16509

Deborah Figaski
2260 Costa Rican Drive, Apt. 18
Clearwater, FL 33763

John Marsteller
758 26th St.
Manhattan Bch, CA 90266

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

Name Address
Timothy E. Marsteller
5851 Clinton St. Erie, PA 16509

Deborah Figaski
2260 Costa Rican Drive, Apt. 18
Clearwater, FL 33763

John Marsteller
758 26th St.
Manhattan Bch, CA 90266

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

Name Address
Timothy E. Marsteller
5851 Clinton St. Erie, PA 16509

Deborah Figaski
2260 Costa Rican Drive, Apt. 18
Clearwater, FL 33763

John Marsteller
758 26th St.
Manhattan Bch, CA 90266

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John Marsteller
758 26th St.
Manhattan Bch, CA 90266

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 March 13, 2026.

Person Giving Notice:

(Jul 31, 2025 16:29:25 EDT)
Timothy E. Marsteller
5851 Clinton St.
Erie, PA 16509

Attorney for Person Giving Notice

/s/ Kit Van Pelt
Kit Van Pelt
Attorney

Florida Bar Number: 106754
Older Lundy Koch & Martino
200 N. Garden Ave., Ste. A
Clearwater, FL 33755

Tele: (813) 254-8998
Fax: (813) 435-2372
Primary E-Mail Address:
kvanpelt@olderlundy.com

Secondary E-Mail Address:
camatucci@olderlundy.com

March 13, 20, 2026 26-01177N

Name Address
Timothy E. Marsteller
5851 Clinton St. Erie, PA 16509

Deborah Figaski
2260 Costa Rican Drive, Apt. 18
Clearwater, FL 33763

John Marsteller
758 26th St.
Manhattan Bch, CA 90266

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

Name Address
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5851 Clinton St. Erie, PA 16509

Deborah Figaski
2260 Costa Rican Drive, Apt. 18
Clearwater, FL 33763

John Marsteller
758 26th St.
Manhattan Bch, CA 90266

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

Name Address
Timothy E. Marsteller
5851 Clinton St. Erie, PA 16509

Deborah Figaski
2260 Costa Rican Drive, Apt. 18
Clearwater, FL 33763

John Marsteller
758 26th St.
Manhattan Bch, CA 90266

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

Name Address
Timothy E. Marsteller
5851 Clinton St. Erie, PA 16509

Deborah Figaski
2260 Costa Rican Drive, Apt. 18
Clearwater, FL 33763

John Marsteller
758 26th St.
Manhattan Bch, CA 90266

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-003602-CI

HLI INVESTMENTS AND FUNDING – FUND 2, LLC, a Florida limited liability company, Plaintiff, vs. ELITE DREAMS CONSTRUCTION CORP.; et al Defendants.

NOTICE is hereby given that pursuant to the Final Judgment of Foreclosure entered in case #25-003602-CI pending in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida, in which HLI INVESTMENTS AND FUNDING – FUND 2, LLC is the Plaintiff, and ELITE DREAMS CONSTRUCTION CORP.; ROBERT W. COOK; UNKNOWN SPOUSE OF ROBERT W. COOK; WANDER RESIDENCES OF TERRA VERDE CONDOMINIUM ASSOCIATION, INC.; PRIORITY MARINE CONSTRUCTION; UN-

KNOWN TENANT IN POSSESSION #1; UNKNOWN TENANT IN POSSESSION #2, are the Defendants, the undersigned Clerk will sell the following property located in Pinellas County, Florida, and described as:

Unit 34, Building C, of Wander Residences of Terra Verde, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 7331, Page(s) 1497, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida

to the highest and best bidder for cash on April 2, 2026 at 10:00 A.M. by electronic sale at www.pinellas.realforeclose.com.

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

clerk reports the surplus as unclaimed.

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

DATED 6th day of March 2026.

/s/ Jason R. Hawkins
Jason R. Hawkins
Florida Bar No.: 11925
jrhawkins@southmilhausen.com
South Milhausen, P.A.
1000 Legion Place, Suite 1200
Orlando, Florida 32801
Telephone: 407/539-1638
Facsimile: 407/539-2679
Attorneys for Plaintiff
March 13, 20, 2026 26-01147N

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

CIVIL DIVISION:
CASE NO.: 26-000035-CI
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF KAY KELLEY, et al. Defendants.

To: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF KAY KELLEY
720 SW 15TH AVENUE
LARGO, FL 33770
LAST KNOWN ADDRESS: STATED;
CURRENT ADDRESS: UNKNOWN

SECOND INSERTION

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

LOT 62 AND WEST 1/2 OF LOT 63, ROSEMARY PARK SUBDIVISION 1ST ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 54, PAGE 59, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Paris A. Roach, Esq., Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you

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

WITNESS my hand and seal of said Court on the day of MAR 04 2026.

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

DELUCA LAW GROUP PLLC
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
service@delucalawgroup.com
25-06893-1
March 13, 20, 2026 26-01110N

SECOND INSERTION

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

CASE NO. 25-009241-CO
GATEHOUSE WOODS HOMEOWNERS ASSOCIATION, Plaintiff, vs. THANH CAO PHUOC PHAM, and UNKNOWN TENANT(S) Defendants.

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. 25-009241-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

LOT 3, GATEHOUSE WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGES 89 AND 90, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL ID NO.: 21-29-15-30335-000-0030 ("Property")
Property Address: 1577 Alexander Rd, Belleair, FL 33756

at public sale, to the highest and best bidder for cash at 10:00 a.m. on April 2, 2026 The sale shall be conducted online at http://www.Pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property

owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 5th day of March 2026.

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
pleadings@rpjglaw.com
Counsel for Plaintiff
By: /s/ Austin G. Henning
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Jennifer Schick,
Florida Bar No. 195790
Austin G. Henning,
Florida Bar No. 1061753
10295-006
March 13, 20, 2026 26-01123N

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 25-006634-CI
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CLARENCE JOHNSON, et al., Defendant.

To: CLARENCE JOHNSON
13634 TWIG TER, LARGO, FL 33774
NATALIE JOHNSON
13634 TWIG TER, LARGO, FL 33774
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 7, BLOCK B, HARBOR CREST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 42, PAGE 16, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the day of MAR 06 2026, 2026.

KEN BURKE, CPA
CLERK OF COURT OF
PINELLAS COUNTY
As Clerk of the Court
By: Stevie Ayars
Deputy Clerk
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165

Bill To:
MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
23-05981FL
March 13, 20, 2026 26-01130N

SECOND INSERTION

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

CASE NO.: 25-005017-CI
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. RACHEL M. SCHUMACHER, et al., Defendants.

TO: ALEX GEORGE KUIPER
1508 3RD ST #2,
DOUGLAS, AK 99824
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 5, BLOCK 2, ROBIN TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE(S) 11, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before , a date at least thirty (30) days after the first publication of this Notice in the (Please publish 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 de-

manded in the complaint.

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

WITNESS my hand and the seal of this Court this day of MAR 06 2026, 2026.

KEN BURKE
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
De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-03457
March 13, 20, 2026 26-01131N

SECOND INSERTION

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

CASE NO.: 25-000910 CO
LGC SUN LLC, d/b/a Sunshine MHC, Plaintiff, vs. GARY LEE CAMPBELL and VENTURE PROPERTY SOLUTIONS LLC, Defendants.

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

1985 PALM mobile home bearing Vehicle Identification Numbers PH062521A and PH062521B.
Property Address: 7403 46th Avenue North, Lot No. 310, St. Petersburg, Florida 33709

at public sale, to the highest and best bidder, for cash, via the internet at www.pinellas.realforeclose.com at 10:00 A.M. on the 31st day of March

2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, must file a claim within 60 days after the sale.

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

Respectfully submitted,
ATLAS LAW, PLLC
Eric W. Bossardt, Esq. –
Fla. Bar No. 124614
Patrick M. Boylan, Esq. –
Fla. Bar #1049768
1313 North Howard Avenue
Tampa, Florida 33607
813.241.8269
efilling@atlaslaw.com
Attorneys for Plaintiff
March 13, 20, 2026 26-01180N

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

GENERAL JURISDICTION DIVISION
CASE NO. 25-002052-CI
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2, Plaintiff, vs. SHAESTA G. HUMAYUN-WAHEED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 28, 2026, and entered in 25-002052-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2 is the Plaintiff and SHAESTA G. HUMAYUN-WAHEED A/K/A SHAESTA HUMAYUN-WAHEED; UNKNOWN SPOUSE OF SHAESTA G. HUMAYUN-WAHEED A/K/A SHAESTA HUMAYUN-WAHEED; HUMAYUN KASHIF-WAHEED; UNITED STATES OF AMERICA, ON BEHALF OF THE DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; SUNSET BAY PROPERTY OWNERS' ASSOCIATION, INC. are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on March 31, 2026, the following described property as set forth in said Final Judgment, to-wit:
LOT 35, SUNSET BAY, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 130, PAGE(S) 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 1503 CLTRINE TRL, TARPON SPRINGS, FL 34689

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 10 day of March, 2026.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
23-106936 - NaP
March 13, 20, 2026 26-01171N

SECOND INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 25-006534-CI
GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GV TRUST 2025-1, Plaintiff, v. UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAWN L. WEINS A/K/A DAWN LORRAINE WEINS A/K/A DAWN W. WEINS (DECEASED), et al., Defendants.

TO: UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAWN L. WEINS A/K/A DAWN LORRAINE WEINS A/K/A DAWN W. WEINS (DECEASED)

Last Known Address: 3725 28th Avenue N., Saint Petersburg, FL 33713
UNKNOWN TRUSTEES AND BENEFICIARIES OF THE DAWN W. WEINS REVOCABLE TRUST DATED MARCH 28, 2008
Last Known Address: 3725 28th Avenue N., Saint Petersburg, FL 33713

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

LOTS 13 AND 14, BLOCK 5, SIRMONS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 30 - 31, PUBLIC RECORDS OF PINELLAS COUNTY, FLORI-

DA

including the buildings, appurtenances, and fixture located thereon.

Property Address: 3725 28th Avenue N., Saint Petersburg, FL 33713 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 902 Clint Moore Road, Suite 220, Boca Raton, FL 33487 on or before , 2026 (no later than 30 days from the date of the first publication of this Notice of Action) 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."

WITNESS my hand and seal of this Court at Pinellas, Florida on this day of MAR 09 2026, 2026.

KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
KEB BURKE, CPA
PINELLAS COUNTY
CLERK OF COURT
By: Stevie Ayars
Deputy Clerk

March 13, 20, 2026 26-01183N

SECOND INSERTION

NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN That pursuant to an Amended Final Judgment of Possession, Damages and Foreclosure of Landlord's Lien issued in the County Court of Pinellas County, Florida, on the 4th day of November A.D., 2025, in the cause wherein Westgate Park Corp, a Florida corporation dba Westgate Community, was plaintiff(s), and Qurinda Okenka, Kenneth Allen Nye, Shevawn Derenda Nye, and all other unknown occupants of the mobile home, jointly and severally, were defendant(s), being Case No. 25-001179-CO-41 in the said Court, I, Bob Gualtieri as Sheriff of Pinellas County, Florida, have levied upon all right, title and interest of the above named defendant(s), Kenneth Allen Nye and Shevawn Derenda Nye, and all other unknown occupants of the mobile home, jointly and severally in and to the following described property, to-wit:

1973 TOWN mobile home with identification no. 112602021 and title no. 0009892773 and all furniture, furnishings, fixtures, attachments, appurtenances or personal property of any kind whatsoever, located inside the mobile home or on the mobile home lot and owned by the

Defendant(s), Kenneth Allen Nye and Shevawn Derenda Nye, located at 14099 South Belcher Road, Lot 1136, Largo, Pinellas County, Florida.

and on the 15th day of April A.D., 2026, at 14099 South Belcher Road, Lot 1136, in the city of Largo, Pinellas County, Florida, at the hour of 11:00 a.m., or as soon thereafter as possible, I will offer for sale "AS IS" "WHERE IS" all of the said defendant's right, title and interest in the aforesaid property at public outcry and will sell the same subject to all prior liens, encumbrances and judgments, if any, as provided by law to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the described Amended Final Judgment of Possession, Damages and Foreclosure of Landlord's Lien.

Bob Gualtieri, Sheriff
Pinellas County, Florida
By Dennis Curtin, Corporal D.S.
Court Processing

David A Luczak
3233 East Bay Drive Suite 103
Largo FL 33771-1900
March 13, 20, 27; April 3, 2026
26-01148N

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

--- ACTIONS / SALES ---

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.: 14-006208-CI

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff, v. STEPHANIE SCHREIBER, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on February 25, 2026 and entered in Case No. 14-006208-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein STEPHANIE SCHREIBER, 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 26, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 5 LESS THE WEST 23 FEET THEREOF, AND ALL OF

LOT 6, BLOCK 23, YOUNG'S SUBDIVISION DELUXE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 75, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, and commonly known as: 1116 EAST OAKWOOD STREET, TARPON SPRINGS, FL 34689 (the "Property").

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

IMPORTANT

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

ance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
fepleadings@ghidottiberger.com
March 13, 20, 2026 26-01134N

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No. 25-002583-CI

Honorable Judge: Andrews, Michael Francis. PLANET HOME LENDING, LLC

Plaintiff, vs. FRANK TOPPO; NATALIE TOPPO; AUGGIE TOPPO; ELIJAH MARIO TOPPO; PARADISE VILLAGE TOWNHOMES ASSOCIATION, INC.; ANGIE DEL PILAR TOPPO; ALL UNKNOWN HEIRS, TRUSTEES, PERSONAL REPRESENTATIVES, CREDITORS, DEVISEES, OR OTHER PERSONS KNOWN OR UNKNOWN CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST FRANK TOPPO; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;

Defendants. NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated February 25, 2026 in the above-styled cause, Ken Burke, CPA, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.pinellas.realforeclose.com at 10:00 AM on April 29, 2026 the following described property:

LOT 2, PARADISE VILLAGE TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE(S) 27 AND 28, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
TAX ID # 24-31-15-66247-000-0020

COMMONLY KNOWN AS: 490 Sandy Hook Road, Treasure Island, FL 33706.

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

ADA

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT:

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

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

Dated this March 5, 2026.
/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service:
mattw@wasingerlawoffice.com
March 13, 20, 2026 26-01113N

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.: 25-003911-CI

PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs. SHARRON A. TISO A/K/A SHARRON A. TISO; UNKNOWN SPOUSE OF SHARRON A. TISO A/K/A SHARRON A. TISO; 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, GRANTEEES, 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 February 13, 2026 in Civil Case No. 25-003911-CI, of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein, PNC BANK, NATIONAL ASSOCIATION is the Plaintiff, and SHARRON A. TISO A/K/A SHARRON A. TISO; UNKNOWN SPOUSE OF SHARRON A. TISO A/K/A SHARRON A. TISO; 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, GRANTEEES, 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 May 6, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 21-A, A PARTIAL REPLAT OF LOTS 1, 20 AND 21, BLOCK 6, WESTLAKE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 48, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 4th day of March, 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
1457-1121B
March 13, 20, 2026 26-01103N

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO: 26-972-CO

NORMANDY HOMEOWNERS ASSOCIATION, INC. a Florida not-for-profit corporation, Plaintiff, vs. ESTATE OF GEORGE C. RAUSCHER, ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

TO: ESTATE OF GEORGE C. RAUSCHER, ANY AND ALL UNKNOWN HEIRS

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

Unit 4, Building H, of NORMANDY PARK SOUTH CONDOMINIUM II, a Condomini-

um, according to the Declaration of Condominium thereof recorded in Official Records Book 3542, Page 219, and according to the plat thereof recorded in Condominium Plat Book 7, Pages 90-94, inclusive, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements. With the following street address: 1674 S. Lake Avenue, #4, Clearwater, Florida, 33756

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

If you are a person with a disability who needs any accommodation in order

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

WITNESS my hand and the seal of this Court on 03/05/2026 day of March, 2026.

Business Observer
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
KEN BURKE
CLERK AND COMPTROLLER
By: Stevie Ayars
Deputy Clerk

Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
Mar. 13, 20, 27; Apr. 3, 2026
26-01109N

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-007144-CO

ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. MIMI A. VITALE, Defendants.

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. 25-007144-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

That certain Condominium parcel composed of Unit No. Thirty-Seven together with an undivided interest or share in the common elements appurtenant thereto, in accordance with, and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium of On Top of the World, Unit Eighty-Three, a Condominium, as recorded in Condominium Plat Book 110, Pages 32 inclusive, and in Official Records Book 7830, Pages 1687 through 1729, inclusive, Public Records of Pinellas County, Florida.
PARCEL ID NO.: 31-28-16-64124-068-0370 ("Property")
Property Address: 2293 Austrian Lane, Unit 37, Clearwater, FL 33763

at public sale, to the highest and best

bidpublic sale, to the highest and best bidder for cash at 10:00 a.m. on April 9, 2026 The sale shall be conducted online at <http://www.Pinellas.realforeclose.com>. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 5th day of March 2026.
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)723-1131
Facsimile: (727)723-1131
For Electronic Service:
pleadings@rpplaw.com
Counsel for Plaintiff
By: /s/ Austin G. Henning
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Jennifer Schick,
Florida Bar No. 195790
Austin G. Henning,
Florida Bar No. 1061753
10569-056
March 13, 20, 2026 26-01124N

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-004072-CO

WEST SHORE VILLAGE MASTER CORPORATION, INC., Plaintiff, vs. ESTATE OF SHARON SLAUSON, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES, OR OTHER CLAIMANTS, and BRITTNI CHRISTINA GROSHONG, Defendants.

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. 25-004072-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

THAT CERTAIN PARCEL CONSISTING OF UNIT 3207-A, AS SHOWN ON CONDOMINIUM PLAT OF WEST SHORE VILLAGE FOUR, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM PLAT BOOK 29, PAGES 21 THROUGH 29, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FILED OCTOBER 20, 1978, IN OFFICIAL RECORDS BOOK 4765, PAGES 516 THROUGH 569, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, 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.: 34-31-16-96728-028-0001 ("Property")
Property Address: 3207 40th Lane South, Unit A, St. Petersburg, Florida 33711

at public sale, to the highest and best bidder for cash at 10:00 a.m. on April 9, 2026 The sale shall be conducted online at <http://www.Pinellas.realforeclose.com>. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 5th day of March 2026.
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
pleadings@rpplaw.com
Counsel for Plaintiff
By: /s/ Austin G. Henning
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Jennifer Schick,
Florida Bar No. 195790
Austin G. Henning,
Florida Bar No. 1061753
10046-099
March 13, 20, 2026 26-01122N

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 24-003341-CI

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-C, Plaintiff, vs. MARCUS CLARK, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 27, 2026, entered in Civil Case No. 24-003341-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-C, is Plaintiff and MARCUS CLARK ; JANAY CLARK, are Defendant(s).

The Clerk, KEN BURKE, CPA will sell to the highest bidder for cash online at www.pinellas.realforeclose.com at 10:00 o'clock a.m. on April 14, 2026 on the following described property as set forth in said Final Judgment, to wit:

Lot 9, Block 1, BACK BAY MANOR NO. 3, according to the Map or Plat Thereof, as Recorded in Plat Book 6, Page(s) 53, of the Public Records of Pinellas County, Florida.
Property Address: 4628 16th

Ave. S., St. Petersburg, FL 33711

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

DATED this 5th day of March, 2026.
LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
1900 NW Corporate Blvd., Suite 200W
Boca Raton, Florida 33431
Telephone: (561) 826-1740
Facsimile: (561) 826-1741
Email: service@mlls-pa.com
By: /s/ Matthew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424
Bidder #10088
March 13, 20, 2026 26-01112N

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 26-000276-CI

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND ITS SUCCESSORS OR ASSIGNS, Plaintiff, v. UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH, UNDER OR AGAINST THE ESTATE OF BERTHA T. PHILLIPS, DECEASED; DOROTHY P. THOMAS, AS POTENTIAL HEIR OF THE ESTATE OF BERTHA T. PHILLIPS, DECEASED; WAYNE THOMAS PHILLIPS, AS POTENTIAL HEIR OF THE ESTATE OF BERTHA T. PHILLIPS, DECEASED; ESTANCIA TOWNES HOMEOWNERS ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME AMERICA MORTGAGE, INC.; HOME AMERICA MORTGAGE, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT # 1; UNKNOWN TENANT # 2, Defendant.

To the following Defendant(s): UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BERTHA T. PHILLIPS, DECEASED

MARION R. PHILLIPS, AS POTENTIAL HEIR OF THE ESTATE OF BERTHA T. PHILLIPS, DECEASED (LAST KNOWN ADDRESS)

5275 MOUNT VERNON PKWY ATLANTA, GA 30327
HOME AMERICA MORTGAGE, INC. (LAST KNOWN ADDRESS)
3914 LOWER UNION RD ORLANDO, FL 32814
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 30, ESTANCIA TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 93, PAGES 13-15, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
a/k/a 2454 Alhambra Street, Clearwater, FL 33756

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 MAR 06 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
March 13, 20, 2026 26-01126N

--- ACTIONS / SALES ---

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. 24-005640-CI NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. DREW MACK, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 14, 2025 in Civil Case No. 24-005640-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING is Plaintiff and Drew Mack, 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 1st day of April, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 7, Block 3, HARTMAN SUB-DIVISION, according to the Map or Plat thereof as recorded in Plat Book 45, Page 31, 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.

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

/s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLP
 Attorney for Plaintiff
 225 East Robinson Street,
 Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 24-10598FL
 March 13, 20, 2026 26-01127N

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION
CASE NO. 522026CC002174XXCOCO CIVIL DIVISION

REFERENCE NO. 26-002174-CO-41 SUGAR CREEK DEVELOPMENT, LLC, et al., Plaintiff, vs. STEPHANIE LYN COWFER, et al., et al., Defendants.

TO: WILLIAM JOHN COWFER Defendant
 10265 Ulmerton Road, Lot 138
 Largo, FL 33771-4126
 YOU ARE NOTIFIED that an action for enforcement of landlord's lien on the following described property in Pinellas County, Florida:

1980 SUNC mobile home with identification nos. FL-FL2A940321784 and FL-FL2B940321784, title nos. 0017099325 and 0017099326 and decal nos. 17060851 and 17060919 located at Lot 138 in SUGAR CREEK MOBILE HOME COMMUNITY, has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on DAVID A. LUCZAK, the Plaintiff's attorney, whose address is 3233 East Bay Drive, Suite 103, Largo, Florida 33771-1900, on or before

30 DAYS FROM FIRST PUBLICATION, and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS MY HAND AND SEAL OF THIS COURT, ON THE MAR 04 2026.

KEN BURKE,
 CLERK CIRCUIT COURT
 315 Court Street Clearwater,
 Pinellas County, FL 33756-5165
 Ken Burke, Clerk of the Circuit Court
 BY: Stevie Ayars
 Deputy Clerk
 DAVID A. LUCZAK,
 the Plaintiff's attorney,
 3233 East Bay Drive, Suite 103,
 Largo, Florida 33771-1900
 Mar. 13, 20, 27; Apr. 3, 2026 26-01102N

SECOND INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY
CASE NO. 24-00063dp2 IN THE INTEREST OF: E.L.M. DOB: 7/17/2016, MINOR CHILD

TO: Justin Laney, 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: E.L.M. born on 7/17/2016. You are hereby commanded to appear on April 21, 2026, at 9:00 AM before the Honorable Kimberly Campbell at the Pinellas Courthouse, 14250 49th Street North Annex Courtroom C Clearwater, FL 33762, for an ADVISORY 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 applicable court personnel 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 4 day of MARCH, 2026.

(SEAL) KEN BURKE, CPA
 IN GOD WE TRUST
 CLERK OF THE CIRCUIT COURT & COMPTROLLER
 PINELLAS COUNTY, FLORIDA
 [Name of Clerk], Clerk of Court
 By: /s/
 As Deputy Clerk
 BRUCE BARTLETT,
 State Attorney Sixth Judicial Circuit
 of Florida
 P.O. Box 17500
 Clearwater, FL 33762-0500
 (727) 464-6221
 Mar. 13, 20, 27; Apr. 3, 2026 26-01101N

SECOND INSERTION

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

NOTICE OF TRUSTEE'S SALE NOTICE IS HEREBY GIVEN, that Early Law, P.A. f/k/a Gasdick Stanton Early, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822, as Trustee as set forth in the recorded Appointment of Trustee, pursuant to Florida Statute §721.856, will sell at public Auction to the highest bidder of U.S. funds, in cash or certified funds only, on **April 7, 2026, at 10:00am EST (Eastern Standard Time), at early-law.com/fc**, all right, title and interest in the properties listed below in Pinellas County, Florida for continuing nonpayment of the periodic payments due under the mortgages described below, as follows:

DEBORAH JEAN LARSON, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/publication to: 15114 ANCHORAGE RD, PUNTA GORDA, FL33982; Mortgage recorded on May 17, 2023; O.R. Book 22442 at Page 2265 Public Records of Pinellas County, FL. Total Due: \$68434.28 as of September 2, 2025, interest \$26.831 per diem; described as: 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), as further described in the mortgage referenced above.

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

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

Dated: MARCH 4, 2026
 By: /s/ Tara C. Early,
 Authorized Agent
STATE OF FLORIDA COUNTY OF ORANGE
 The foregoing instrument was acknowledged before me by means of [X] physical presence, this 4TH day of MARCH, 2026, by Tara C. Early, the Authorized Agent of Early Law, P.A., who is personally known to me.
 (SEAL) NOTARY PUBLIC STATE OF FLORIDA
 LORI ALISON RAFFE
 MY COMMISSION # HH 406668
 EXPIRES: June 19, 2027
 /s/
 Print Name: Lori Alison Raffe
 NOTARY PUBLIC
 Serial number, if any: HH406668
 1347.CBRNJNOS0426
 March 13, 20, 2026 26-01095N

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-006281-CI

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, v. JOHN NIEPORTE; JACK NIEPORTE; KYLE NIEPORTE; THE GLADES HOMEOWNERS ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

To the following Defendant(s):
 KYLE NIEPORTE
 (LAST KNOWN ADDRESS)
 14500 ALEJO CT
 SEMINOLE FL 33776

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

LOT 9, THE GLADES, PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 63 AND 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA a/k/a 14500 Alejo Ct, Seminole, FL 33776

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronen-

berg, 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 MAR 04 2026.
 As Clerk of the Court
 By Stevie Ayars
 As Deputy Clerk
 KEN BURKE,
 CLERK CIRCUIT COURT
 315 Court Street Clearwater,
 Pinellas County, FL 33756-5165
 March 13, 20, 2026 26-01111N

SECOND INSERTION

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

Case No. 25-006430-CO WOODSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. EDDY F. VALLECILLA, 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. 25-006430-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

CONDOMINIUM PARCEL: UNIT NO. 1105B, OF WOODSIDE VILLAGE, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 34, PAGE(S) 78-86, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 4861, PAGE 1517, ET SEQ., TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID DECLARATION AND CONDOMINIUM PLAT AS FROM TIME TO TIME MAY BE MADE AND TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. ALL AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. PARCEL ID NO.: 31-29-16-99081-001-1052 ("Property")

Property Address: 4215 East Bay Drive, Unit # 1105B, Largo, FL 33764

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.

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

Dated this 4th day of March 2026.
 RABIN PARKER GURLEY, P.A.
 2653 McCormick Drive
 Clearwater, Florida 33759
 Telephone: (727)475-5535
 Facsimile: (727)723-1131
 For Electronic Service:
 pleadings@rpplaw.com
 Counsel for Plaintiff
 By: /s/ Austin G. Henning
 Monique E. Parker,
 Florida Bar No.: 0669210
 Bennett L. Rabin,
 Florida Bar No. 0394580
 Adam C. Gurley,
 Florida Bar No. 0112519
 Jennifer Schick,
 Florida Bar No. 195790
 Austin G. Henning,
 Florida Bar No. 1061753
 10597-006
 March 13, 20, 2026 26-01104N

SECOND INSERTION

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

Case No. 25-009334-CO COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. XENIA CLARY and UNKNOWN TENANT(S) Defendants.

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. 25-009334-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

UNIT 1622, BUILDING 16, OF COACHMAN CREEK, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4913, PAGE 1436, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM. PARCEL ID NO.: 08-29-16-16809-016-1622 ("Property")

Property Address: 2625 State Road 590, Unit 1622, Clearwater, FL 33759

at public sale, to the highest and best bidder for cash at 10:00 a.m. on April 9, 2026 The sale shall be conducted online at <http://www.Pinellas.realforeclose.com>. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 5th day of March 2026.
 RABIN PARKER GURLEY, P.A.
 2653 McCormick Drive
 Clearwater, Florida 33759
 Telephone: (727)475-5535
 Facsimile: (727)723-1131
 For Electronic Service:
 pleadings@rpplaw.com
 Counsel for Plaintiff
 By: /s/ Austin G. Henning
 Monique E. Parker,
 Florida Bar No.: 0669210
 Bennett L. Rabin,
 Florida Bar No. 0394580
 Adam C. Gurley,
 Florida Bar No. 0112519
 Jennifer Schick,
 Florida Bar No. 195790
 Austin G. Henning,
 Florida Bar No. 1061753
 10223-254
 March 13, 20, 2026 26-01125N

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. 24-002945-CI FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2023-1, Plaintiff, vs. RONNIE D. BOWER, JR., et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 26, 2026, and entered in 24-002945-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2023-1 is the Plaintiff and RONNIE D. BOWER, JR.; UNKNOWN SPOUSE OF RONNIE D. BOWER, JR.; BRIDGEWATER PLACE CONDOMINIUM ASSOCIATION, INC.; LVNV FUNDING LLC 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 31, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 703, BRIDGEWATER PLACE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN O.R. BOOK 15236, PAGE(S) 1135 THROUGH 1231, AS AMENDED AND ACCORDING TO THE CONDOMINIUM PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 143, PAGE(S) 32 THROUGH 69, ALL OF PUBLIC RECORDS

OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS AND COMMON SURPLUS THEREOF.
 Property Address: 115 112TH AVENUE NE UNIT 703, SAINT PETERSBURG, FL 33716

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 10 day of March, 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
 24-210541 - NaP
 March 13, 20, 2026 26-01173N

--- PUBLIC NOTICE ---

SECOND INSERTION

NOTICE OF PUBLIC SALE
Pursuant to Florida Statute 715

Notice is hereby given that the undersigned will sell at **public sale to the highest bidder for cash** the following described property believed to be abandoned by the former tenant listed below.

Former Tenant: Linen Services Experts, LLC

Description of Property: furniture, boxes, equipment, machinery, personal property located in Unit/Office

7282 123 Circle N., Largo, Florida 33773

Location of Sale: Bay Area Auction, 8010 US Hwy 19N, Pinellas Park, Florida 33781

Date and Time of Sale:

April 18, 2026 @ 10:00 AM

The sale is being conducted pursuant to **Florida Statute 715.109** to satisfy storage and related costs. The undersigned reserves the right to reject any and all bids and to cancel the sale.

Dated: March 9, 2026

Owner/Landlord:

7282 123rd LLC
1180 Ponce De Leon Blvd., Suite 601,
Clearwater, Florida 33756
March 13, 20, 2026 26-01166N

THIRD INSERTION

PUBLIC NOTICE: CLOSING OF MEDICAL PRACTICE

Dr. Bozena B. Sabala, D.O., P.A. located at 525 So. Hercules Ave. # 101, Clearwater, FL, 33764 will terminate her practice effective 04/11/2026. After this date, Dr. Bozena Sabala will no longer be available to provide medical care to patients at this location. Patients may obtain a copy of their medical records by contacting Custodian of Records Dr. Bozena Sabala. Address: PO. Box 5343, Clearwater, FL 33758, Phone: 813-755-0208, e-mail : drsabala@gmail.com. March 6, 13, 20, 27, 2026

26-01070N

THIRD INSERTION

Notice

Effective April 6, 2026, Tariq Kutob, MD., will no longer be providing care at Optum.

Patients of Dr. Kutob may continue care at Optum – Mainlands.

Patients can obtain copies of their medical record by using the QR code or visiting wellmedhealthcare.com for instructions on requesting a copy.



March 6, 13, 20, 27, 2026

26-01046N

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-012161-ES
Division 003
IN RE: ESTATE OF
DEMETRIUS KOTSOVOLOS
Deceased.

The administration of the estate of Demetrius Kotsovolos, deceased, whose date of death was October 26, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court 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 March 13, 2026.

Personal Representative:
Demetri Kotsovolos
21 Freshwater Dr.
Palm Harbor, FL 34683

Attorney for Personal Representative:
Sarah Voss, Esq.
Florida Bar Number: 1025128
Sarah Voss Law, PLLC
2555 Enterprise Rd.,
Suite 11-1
Clearwater, Florida 33763
Telephone: (727) 487-9455
sarah@sarahvossllaw.com
celeste@sarahvossllaw.com
March 13, 20, 2026 26-01150N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-001225-ES
IN RE: ESTATE OF
BEVERLY JEAN BREWER,
a/k/a
BEVERLY J. BREWER
Deceased.

The administration of the estate of BEVERLY JEAN BREWER, also known as BEVERLY J. BREWER, deceased, whose date of death was June 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

PATRICIA J. BREWER
Personal Representative
3134 15th Street North
St. Petersburg, FL 33714

CHASE L. WILSEY
Attorney for Personal Representative
Florida Bar No. 1035227
Fisher and Wilsey, PA
1000 16th Street North
Saint Petersburg, FL 33705
Telephone: 727-898-1181
Email: cwilsey@fisher-wilsey-law.com
Secondary:
eoldja@fisher-wilsey-law.com
March 13, 20, 2026 26-01157N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 26-001137-ES
IN RE: ESTATE OF
ALLEN LEE FULMER

The administration of the estate of ALLEN LEE FULMER, 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 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

March 13, 20, 2026 26-01105N

--- TAX DEEDS ---

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT VINMAS HOLDINGS, LLC VINMAS HOLDINGS, 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: 10261
Year of Issuance: 2023

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

SMITH'S, LOTTIE E. REPLAT THAT PART OF LOT C DESC BEG MOST S'LY COR OF SD LOT C TH N26D05'52"W 110FT TH N63D54'08"E 30FT TH S42D42'16"E 104.71FT TH CUR RT RAD 191.5FT ARC 61.34FT CB S54D44'12"W 60.70FT TO POB
PARCEL: 31-31-17-83070-000-0030

Name in which assessed:

JAMES I LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 15th day of April, 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
26-00963N

March 6, 13, 20, 27, 2026

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT LUCA 2, 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: 08415
Year of Issuance: 2023

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

CARLTON, H. C. ADD LOT 7
PARCEL: 27-31-16-13518-000-0070

Name in which assessed:

JABAAR 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 15th day of April, 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
March 6, 13, 20, 27, 2026
26-00961N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT ELEVENTH TALENT, 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: 02773
Year of Issuance: 2023

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

INDIAN ROCKS MOBILE HOME COOPERATIVE INC LOT 39
PARCEL: 08-30-15-42900-000-0390

Name in which assessed:

INDIAN ROCKS MOBILE HOME COOP 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 15th day of April, 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
March 6, 13, 20, 27, 2026
26-00956N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT THREE REEDS CAPITAL, 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: 00755
Year of Issuance: 2023

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

PIPERS MEADOW LOT 41
PARCEL: 12-28-15-71823-000-0410

Name in which assessed:

RICHARD R GUARINO

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 15th day of April, 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
March 6, 13, 20, 27, 2026
26-00951N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT AGTC INVESTMENTS, 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: 05074
Year of Issuance: 2023

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

BLACKBURN'S SUB W 75FT OF E 485FT OF S 45 FT OF LOT 9
PARCEL: 06-29-16-09072-000-0918

Name in which assessed:

CYNTHIA P GOMEZ
MICHAEL B GOMEZ

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 15th day of April, 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
March 6, 13, 20, 27, 2026
26-00959N

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**

--- TAX DEEDS ---

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that FNA DZ, 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: 02154
 Year of Issuance: 2021
 Said certificate embraces the following described property in the County of Pinellas, State of Florida:
 BELLE MEADE LOT 20
 PARCEL: 33-29-15-07326-000-0200
 Name in which assessed:
 BORIS R ERICKSON
 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 15th day of April, 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
 March 6, 13, 20, 27, 2026
 26-00947N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that MCCATZ I PROPERTIES, 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: 00132
 Year of Issuance: 2023
 Said certificate embraces the following described property in the County of Pinellas, State of Florida:
 FOREST RIDGE PHASE ONE TRACTS B & C
 PARCEL: 01-27-15-29055-000-1080
 Name in which assessed:
 COMPLETE WALL & COATING SYSTEMS INC
 HART TRUST LLC
 GREGORY E NORDHOLM
 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 15th day of April, 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
 March 6, 13, 20, 27, 2026
 26-00949N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that HMF FLA, LLC TESCO CUSTODIAN, 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: 00492
 Year of Issuance: 2022
 Said certificate embraces the following described property in the County of Pinellas, State of Florida:
 GLENWOOD PARK BLK B, E 50FT OF LOT 18
 PARCEL: 30-31-17-31284-002-0180
 Name in which assessed:
 T K STYLE PROPERTIES 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 15th day of April, 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
 March 6, 13, 20, 27, 2026
 26-00948N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON, 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: 01074
 Year of Issuance: 2023
 Said certificate embraces the following described property in the County of Pinellas, State of Florida:
 LAKE TIFFANY CONDO BLDG 13, UNIT 104
 PARCEL: 35-28-15-48604-013-0104
 Name in which assessed:
 KATERINA KOTI
 THOMAS ATHANASIOS KOTI
 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 15th day of April, 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
 March 6, 13, 20, 27, 2026
 26-00952N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that CLEARLEAF SHORT ALTERNATIVE FUND, 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: 00489
 Year of Issuance: 2023
 Said certificate embraces the following described property in the County of Pinellas, State of Florida:
 HAMLETS AT WHITCOMB PLACE, THE LOT 20
 PARCEL: 14-27-15-35355-000-0200
 Name in which assessed:
 JAMES R BOWER
 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 15th day of April, 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
 March 6, 13, 20, 27, 2026
 26-00950N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that AGTC INVESTMENTS, 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: 01838
 Year of Issuance: 2023
 Said certificate embraces the following described property in the County of Pinellas, State of Florida:
 BELLEVIEW BILTMORE VILLAS BAYSHORE II CONDO APT 110
 PARCEL: 21-29-15-07354-000-1100
 Name in which assessed:
 IRENE KRISTINA SAITES
 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 15th day of April, 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
 March 6, 13, 20, 27, 2026
 26-00954N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that WILLIAM J CRAFTON, 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: 01120
 Year of Issuance: 2023
 Said certificate embraces the following described property in the County of Pinellas, State of Florida:
 OAK LAKE PARK 1 CONDO UNIT 22
 PARCEL: 36-28-15-62865-000-0220
 Name in which assessed:
 JOHN NICHOLAS SMITH
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 15th day of April, 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).
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 KEN BURKE
 Clerk of the Circuit Court and Comptroller
 Pinellas County, Florida
 March 6, 13, 20, 27, 2026
 26-00953N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that ELEVENTH TALENT, 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: 02117
 Year of Issuance: 2023
 Said certificate embraces the following described property in the County of Pinellas, State of Florida:
 PENTHOUSE GROVES UNIT C CONDO BLDG C, UNIT C147
 PARCEL: 26-29-15-68412-003-1470
 Name in which assessed:
 DONNA CRIBBS
 MILDRED ZURENDA
 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 15th day of April, 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
 March 6, 13, 20, 27, 2026
 26-00955N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that ELEVENTH TALENT, 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: 03055
 Year of Issuance: 2023
 Said certificate embraces the following described property in the County of Pinellas, State of Florida:
 WATER'S EDGE 3 CONDO 200 BLDG, UNIT 108
 PARCEL: 18-30-15-95089-000-1080
 Name in which assessed:
 DOMINIC IARUSSI
 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 15th day of April, 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
 March 6, 13, 20, 27, 2026
 26-00958N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that AGTC INVESTMENTS, 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: 02974
 Year of Issuance: 2023
 Said certificate embraces the following described property in the County of Pinellas, State of Florida:
 ORANGE LAKE VILLAGE REPLAT E 18FT OF S'LY 110FT OF TRACT 1
 PARCEL: 15-30-15-64404-000-0324
 Name in which assessed:
 YOSNIER PEREZ OLIVERA
 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 15th day of April, 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
 March 6, 13, 20, 27, 2026
 26-00957N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that P&F ALTINVEST 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: 11467
 Year of Issuance: 2022
 Said certificate embraces the following described property in the County of Pinellas, State of Florida:
 NEW ATLANTIS CLUB CONDO BLDG 8, UNIT 807
 PARCEL: 07-30-15-59750-008-8070
 Name in which assessed:
 CHRIS NASH
 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 15th day of April, 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
 March 6, 13, 20, 27, 2026
 26-00964N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that ELEVENTH TALENT, 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: 05931
 Year of Issuance: 2023
 Said certificate embraces the following described property in the County of Pinellas, State of Florida:
 JAMESTOWN CONDO BLDG 31, APT 1121 A
 PARCEL: 25-30-16-43816-031-1211
 Name in which assessed:
 JAMESTOWN COMMONS 1121A 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 15th day of April, 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
 March 6, 13, 20, 27, 2026
 26-00960N



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

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

Rarely do consumers specifically search online for public notices.

Q How much do legal notices cost?

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

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

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

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

--- PUBLIC SALES / ACTIONS ---

FOURTH INSERTION

AMENDED NOTICE OF ACTION AND NOTICE OF TERMINATION AND HEARING TO PERMIT 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 PA-

RENTAL 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

FOURTH INSERTION

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 PETERSBURG FL, 33716

- 1940 7TH AVE. S., SAINT PETERSBURG 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, Seminole, FL 33778, Telephone (727) 300-1029, or email to service@cslawpllc.com, within thirty (30) days of the

first publication of this Notice of Action 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 RECORDED IN PLAT BOOK 4, PAGE 7, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, 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

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.

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

SECOND INSERTION

PROPOSED PETITION TO VACATE

Notice is hereby given that the Board of County Commissioners will hold a public hearing during its regularly scheduled public meeting, with virtual public participation and an on-site participation option, to be held on **March 24, 2026, at 6:00 P.M.** or thereafter in 333 Chestnut Street, Palm Room, Pinellas County Communications Building, Clearwater, Florida 33756. Members of the public wishing to address the body are encouraged to attend in person but may also attend virtually utilizing Communications Media Technology (CMT) on the Zoom platform or provide comments in advance.

The hearing is to consider the petition of Aaron Petersen, to vacate, abandon and/or close the following:

THAT PORTION OF THE 6 FOOT DRAINAGE AND UTILITY EASEMENT LYING WITHIN THE NORTHWESTERLY SIX FEET, LESS THE NORTHEASTERLY SIX FEET THEREOF, OF LOT 35 (2318 INDIGO DR), GREENBRIAR UNIT 1, PLAT BOOK 54, PAGE 60, LYING IN SECTION 36-28-15, PINELLAS COUNTY, FLORIDA.

The County makes its best efforts to ensure that public hearings will be streamed live at <https://youtube.com/pctv1> and, and broadcast on the Pinellas County cable public access channels: Spectrum Channel 637 Frontier Channel 44 WOW! Channel 18

To address the County Commission in person, members of the public are encouraged to preregister at <https://comment.pinellas.gov>. Preregistration is encouraged but not required if individuals plan to attend the meeting at the Palm Room in person. Those who have not preregistered may register in person when they arrive.

Members of the public wishing to address the body virtually via Zoom or by phone are required to preregister by 5:00 P.M. the day before the meeting by visiting <https://comment.pinellas.gov>. The registration form requires full name, address and telephone number if joining by phone, along with the topic or agenda item to be addressed. Members of the public who cannot access the registration form via the internet may call (727) 464-3000 to request assistance preregistering. Only members of the public who have preregistered by 5:00 P.M. the day before the meeting will be recognized and unmuted to offer comments. If a member of the public does not log in with the same Zoom name or phone number provided in the registration form, they may not be recognized to speak. In person appearances for comment, or advance comments as noted below, are preferred. The County will use its best efforts to facilitate virtual comment, but citizens using technology to comment virtually are cautioned that this mechanism is being offered by the County as a courtesy and the County does not guarantee the proper functioning of technology involved.

Members of the public wishing to provide comments in advance may call the Agenda Comment Line at (727) 464-4400 or complete the online comment form at <https://www.mypinellasclerk.org/Home/Finance#60688-bcc-meetings>. Comments on any agenda item must be submitted by 5:00 P.M. the day before the meeting.

Persons who are deaf or hard of hearing may provide public input on any agenda item through use of the State of Florida's relay service at 7-1-1 or for more information see <https://www.ftri.org/relay/faqs>.

All comments on any agenda item received by 5:00 P.M. the day before the meeting will be included as part of the official record for this meeting and will be available to be considered by the County Commission prior to any action taken.

The agenda for this meeting and information about participation options can be found at <https://Pinellas.legistar.com/Calendar.aspx>.

Persons are advised that if they decide to appeal any decision made at the meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SPECIAL ACCOMMODATIONS

PERSONS WITH DISABILITIES WHO NEED REASONABLE ACCOMMODATIONS TO EFFECTIVELY PARTICIPATE IN THIS PROCEEDING ARE ASKED TO CONTACT PINELLAS COUNTY'S OFFICE OF HUMAN RIGHTS BY E-MAILING SUCH REQUESTS TO ACCOMODATIONS@PINELLAS.GOV AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE NEED FOR REASONABLE ACCOMMODATION. YOU MAY ALSO CALL (727) 464-4882 (VOICE) OR (727) 464-4062 (TDD). MORE INFORMATION ABOUT THE ADA, AND REASONABLE ACCOMMODATION, MAY BE FOUND AT <https://pinellas.gov/americans-with-disabilities-act-public-accommodations/>.

KEN BURKE, CLERK TO
THE BOARD OF COUNTY COMMISSIONERS
By: Derelynn Revie, Deputy Clerk

March 13, 20, 2026

26-01094N

FOURTH INSERTION

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

CASE NO.: 25-009273-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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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 Act Statutes (Section 83.801.83.809).

The auction date is April 9, 2026 at 11:00 am at Super Storage II. Address—6415 54th Ave. N. St. Petersburg, FL 33709.

David Kirkland	RV 8	Truck
David Kirkland	RV 22	Vehicle
David Kirkland	RV 6	Trailer
Todd Lavere	C485	Household Items
Todd Lavere	C336	Household Items
Rudy Cabrera	C511	Household Items
Todd Lavera	D707	Household Items
Casey Carter	D613	Car & Household Items
Melanie Culbreath	C522	Household Items
Andresa Welch	C496	Furniture
Zalica Smith	C313	Household Items
Oriana Butler	C316	Household Items
Christopher Wallschleager	C423	Household Items
Heather Christiansen	C469	Household Goods
Dominic Yost	B208	Furniture
March 13, 20, 2026	26-01161N	

SECOND INSERTION

Notice Of Public Sale Multiple Facilities - Multiple Units

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

Extra Space Storage 10501 Belcher Rd S, Largo, FL 33777 on 4/1/2026 @ 10:30AM

Jason La Bossiere - Household

John Hardson - Household

Extra Space Storage 18524 US Hwy 19 N, Clearwater, FL 33764 on 4/1/2026 @ 11:00AM

Corey Malone - Bed frame, futon, home goods, tote

Extra Space Storage 14433 62nd St N, Clearwater, FL 33760 on 4/1/2026 @ 12:00PM

Deion Swaine - Boxes and bags of clothing

Dennis Miller - Personal items

Daniel Gomez - clothes, shoes, etc.

William Ervin - tools and clothing

Extra Space Storage 9125 Ulmerton Rd, Largo, FL 33771 on 4/1/2026 @ 12:30PM

Pamela Eckle - Hshld Gds

Donald Britch - Hshld Gds

Extra Space Storage 1850 N Hercules Ave, Clearwater, FL 33765 on 4/1/2026 @ 1:00PM

Chris Kullman - hshld items, painting

Extra Space Storage 1225 Missouri Ave N, Largo, FL 33770 on 4/1/2026 @ 1:00PM

Shawnte Lawson - Hshld gds

JD Cox - Tools

Brittain Koball- Furniture

Extra Space Storage 10700 US Hwy 19 N, Pinellas Park, FL 33782 on 4/2/2026 @ 11:00AM

Caroline Kenney - furniture, boxes

Extra Space Storage 1844 N Belcher Rd, Clearwater, FL 33765 on 4/2/2026 @ 11:30AM

Angela Blair - Hshld Gds/Furn

Philip Brill - Hshld Gds/Furn

Alice Miller - Living room furniture, bedroom set

Jonesha Bridges - Hshld Gds/Furn

Extra Space Storage 13100 66th ST, Largo, FL 33773 on 4/2/2026 @ 12:00PM

Christopher Van Ast - Hshld items, boxes

Extra Space Storage 10833 Seminole Blvd, Seminole, FL 33778 on 4/2/2026 @ 12:30PM

Roger Williams - Hshld Item's

Danner Rubido - Subwoofers, Clothes, Tool's

Brett Steel - Vehicle 2019 BMW Grey 4D VIN# WBA5R1C50KPFH00089

Extra Space Storage 1426 N McMullen Booth Rd, Clearwater, FL 33759 on 4/3/2026 @ 10:30AM

Thyme Leclair - house hold, 2 bed room, couch, 2 chairs, bunk beds, piton set

Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 4/3/2026 @ 11:00AM

Wendy Dawn Loflin - Hshld gds/Furn

Luke Williams - Hshld gds, Tools

Tamara Kay Farr- Hshlds gds

Extra Space Storage 111 N Myrtle Ave, Clearwater, FL 33755 on 4/3/2026 @ 12:00PM

Murat Zhunussov - boxes, home healthcare equip

David Rippel - Shelving, wall art, boxes, office equip

Kyle Inman Lacy - Sports and outdoors, wall art, electronics, boxes, children's items

Ashlynn Sowell - Shelving, clothing/shoes, Furniture, office equip, boxes

Extra Space Storage 1945 Sunset Point Rd, Clearwater, FL 33756 on 4/3/2026 @ 12:30PM

Minnisha Richardson - clothes, microwave

Ricky Lucios - TV, microwave, clothes, shoes

Extra Space Storage 1675 Starkey Rd, Largo, FL 33771 on 4/3/2026 @ 1:00PM

Naiya Chaniel - Dresser, Boxes, TV, Bags, Shelves, Rug, Luggage

Daniel Fauls - Bikes, Boxes, Totes, Keyboard, Ladder, Speaker, Luggage

Extra Space Storage 1016 Belcher Rd, Clearwater, FL on 4/3/2026 @ 1:30PM

Luke Hammond - Boxes

Britan Glenn - boxes and bins

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.

March 13, 20, 2026

26-01097N

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