

## PINELLAS COUNTY LEGAL NOTICES

### --- PUBLIC SALES / PUBLIC NOTICE ---

#### FIRST INSERTION

**PINELLAS COUNTY NOTICE OF PUBLIC SALE ADVERTISEMENT OF SALE**  
Property described below will be sold per the Florida Self Storage Facility Act. Sale is on Thursday the 8th day of April 2026 at 1pm, with bidding to take place on lockerfox.com. Bidding opens 10 days prior to auction closing. CASH Payment and pickup at facility. Maximo Storage located at 955 62nd ave south Petersburg, FL 33705. Tonya Rushing: PERSONAL ITEMS, HOUSEHOLD GOODS AND MISC GOODS; Donna Graham: PERSONAL ITEMS, HOUSEHOLD GOODS AND MISC GOODS; Antwain Gray: Personal Items, HOUSEHOLD GOODS AND MISC GOODS; Lillie Hannah: PERSONAL ITEMS, HOUSEHOLD GOODS AND MISC GOODS; Vernice Morgan: PERSONAL ITEMS, HOUSEHOLD GOODS AND MISC GOODS. Sale is subject to cancellation in the event of settlement between owner and obligated party.  
Mar. 27; Apr. 3, 2026 26-01376N

#### PUBLIC NOTICE

The Board of Directors of Family Support Services of SunCoast, Inc. ("FSSSC") will hold its next Board of Directors Finance and Executive Committee Meeting via Zoom at 11:30 a.m. on March 27, 2026, to discuss agency business. The web address for the meeting is <https://bit.ly/3C1yYV8>. For more information or to RSVP, contact Carlos Cruz at (904) 421-5800 or [Carlos.Cruz@fssnf.org](mailto:Carlos.Cruz@fssnf.org). The meeting is open to the general public, and public comments are welcome. Any person requiring special accommodations to participate should advise FSSSC at least 48 hours in advance by contacting: Kitty Loor at (904) 265-8110 or [Kitty.Loor@fssnf.org](mailto:Kitty.Loor@fssnf.org). For speech-impaired accommodations, please contact the Florida Relay Service, at 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSSSC will provide auxiliary aids and services to deaf and hard-of-hearing clients and their companions to allow for effective communication and participation in programs offered by FSSSC. These aids and services will be made available at no cost to the client or companion with advanced notification.  
March 27, 2026 26-01328N

#### NOTICE OF PUBLIC SALE:

Notice is hereby given that on 04/24/2026 at 08:30 AM the following vehicle(s) may be sold at public sale at 1104 35TH ST. S, ST PETERSBURG, FL, 33711 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.

IGCVKPEC9FZ207082 2015 CHEV 7839.05

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

Lienor Name: BERRIOS CUSTOMS LLC  
Lienor Address: 1104 35TH ST S, ST PETERSBURG, FL 33711  
Lienor Telephone #: 727-827-2425  
MV License #: MV-110994  
Location of Vehicles: 1104 35TH ST S, ST PETERSBURG, FL 33711

The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the PINELLAS County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.  
March 27, 2026 26-01370N

#### 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#
68	CHEVY	
23	DODGE	2C3CDZFJ1PH575031
17	HONDA	7FARW1H87HE001637
13	HONDA	1HGCR2F87DA275622
19	JEEP	3C4NJCBB3KT809369
14	NISSAN	5N1AT2MT0EC825565
08	TOYOTA	4T1BK36B88U269828
98	TRAILER	7MUT2123RW001666

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 4-24-2026 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 27, 2026 26-01420N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 289 34th St N St Petersburg FL 33713, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://www.selfstorageauction.com) on 4/16/26 at 2:30 p.m. Contents include personal property along with the described belongings to those individuals listed below.

2005	Rubright, Jason	Appliances, Electronics, Furniture
2114	Hawkins, Phillip Leon	Boxes, Furniture
2130	Mendelsohn, Roy	Clothes, Bags, Personal items
2133	Rivers, Karie	Wheelchair, Clothes
2172	Bridges, Jessica	Clothes, Shoes, Bags
2200	Hill, Taiaisia	Totes, Clothing
2201	Barr, Anton	Boxes
2229	Lima Silva, Taciana	Suitcases, Boxes, Clothes
2418	Mendelsohn, Roy	Clothes, Bags
3000	Haynes, Jahtia	Electronics, Furniture, Boxes
3040	Lindsey, Khalil	Bags, Boxes
3056	Rosamond, Maiya	Electronics, Tools, Appliances
3102	Hawkins, Dominique	Furniture, Toys,
3126	Rock, Terrahnda	Boxes, Furniture
3202	Fournier, William	Clothes, Bags, Electronics
3216	Mattie McNeese	Household items, Personal items
3217	Oliver, Strickland	Appliances, Sports items, Bags
3219	Bridges, Joyce	Clothes, Boxes
3273	Harris, Benjamin	Totes, Electronics, Furniture
3538	Edwards, Grant	Furniture, Toys Bags

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
Please contact the property with any questions. (727)-509-0254  
Mar. 27; Apr. 3, 2026 26-01329N

#### INVITATION TO BID

TO: ALL INTERESTED BIDDERS

The following construction projects will be solicited within 30 days:

26-0394-ITB-C SOLID WASTE ADMINISTRATION BUILDING HVAC RENOVATION

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

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

Merry Celeste, CPPO, CPPB, NIGP-CPP, CPM  
Purchasing Division Director  
March 27, 2026 26-01428N

#### 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 Private Life Operations 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  
ISRAEL VIP ENTERPRISES LLC  
March 27, 2026 26-01321N

#### 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 Sea The Vision located at 7343 Parkside Villas Dr North in the City of St. Petersburg, Pinellas, FL 33709 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 27th day of March, 2026  
Pamela Santos  
March 27, 2026 26-01353N

#### PUBLIC NOTICE

The Board of Directors of Family Support Services of SunCoast, Inc. ("FSSSC") will hold its next Board of Directors Meeting via Zoom at 11:30 a.m. on April 7, 2026, to discuss agency business. The web address for the meeting is <https://bit.ly/3C1yYV8>. For more information or to RSVP, contact Carlos Cruz at (904) 421-5800 or [Carlos.Cruz@fssnf.org](mailto:Carlos.Cruz@fssnf.org). The meeting is open to the general public, and public comments are welcome. Any person requiring special accommodations to participate should advise FSSSC at least 48 hours in advance by contacting: Kitty Loor at (904) 265-8110 or [Kitty.Loor@fssnf.org](mailto:Kitty.Loor@fssnf.org). For speech-impaired accommodations, please contact the Florida Relay Service, at 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSSSC will provide auxiliary aids and services to deaf and hard-of-hearing clients and companions to allow for effective communication and participation in programs offered by FSSSC. These aids and services will be made available at no cost to the client or companion with advanced notification.  
March 27, 2026 26-01404N

#### FIRST INSERTION

##### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF POLICIES (RULES AND REGULATIONS) BY THE SCHOOL BOARD OF PINELLAS COUNTY, FLORIDA

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

A public hearing will be held on April 28, 2026, during a meeting of the School Board in the Conference Hall at the School Board of Pinellas County, 301 4th Street SW, Largo, Florida.

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

KEVIN K. HENDRICK, SUPERINTENDENT AND EX OFFICIO SECRETARY  
SCHOOL BOARD OF PINELLAS COUNTY, FLORIDA  
March 27, 2026 26-01401N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

**NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED INTENDS TO SELL THE PERSONAL PROPERTY DESCRIBED BELOW TO ENFORCE A LIEN IMPOSED ON SAID PROPERTY UNDER The Florida Self Storage Facility Act. Statutes (section 83.801-83.809) The undersigned will sell at public sale 04/23/2026 scheduled to end at 10:00AM on [www.storage-treasures.com](http://www.storage-treasures.com). Items will be retrieved from the premise where said property has been stored and which are located at **Storquest 1505 S. fort Harrison Ave** County of Pinellas State of Florida, the following**

Name	Unit	contents
Sheila Rilenge	289	Household goods
Sarah Ferguson	207	Household goods

Purchases must be paid for at the time of purchase in cash only. All purchased items are sold as is, where is and must be removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party  
Mar. 27; Apr. 3, 2026 26-01318N

#### FIRST INSERTION

##### Notice of Limited Liability Company Dissolution

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

Name of Limited Liability Company: NCT-202001, LLC  
The document number of this Limited Liability Company: L20000358865

The date of dissolution: 3/23/2026

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

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

Mailing address where claims can be sent:

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

A claim against the above-named limited liability company will be barred unless a proceeding to enforce the claim is commenced within 4 years after filing this notice.  
Mar. 27; Apr. 3, 2026 26-01375N

#### FIRST INSERTION

##### Notice

Effective May 2, 2026, Debra Balkman, MD, will no longer be providing care at Optum.

Patients of Dr. Balkman may continue care at Optum - Clearwater.

Patients can obtain copies of their medical record by using the QR code or visiting [wellmedhealthcare.com](http://wellmedhealthcare.com) for instructions on requesting a copy.



March 27; April 3, 10, 17, 2026 26-01403N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

**A 1987 Mobile Home, VIN LFLCMIAG527012889 and the contents therein, if any, abandoned by former tenant, Carolyn Parks**

On April 9, 2026 at 9:00am at Palm Grove Village Mobile Home Park, 9204 66th Street N., Lot 21, Pinellas Park, Florida 33782 .

**THE EDWARDS LAW FIRM, PL**

500 S. Washington Boulevard,

Suite 400 Sarasota, Florida 34236

Telephone: (941) 363-0110

Facsimile: (941) 952-9111

Attorney for Palm Grove Village

By: /s/ Sheryl A. Edwards

**SHERYL A. EDWARDS**

Florida Bar No. 0057495

[sedwards@edwards-lawfirm.com](mailto:sedwards@edwards-lawfirm.com)

Mar. 27; Apr. 3, 2026 26-01342N

#### NOTICE OF SALE

The sale or disposal of the following tenants personal items will be held at Tyrone Mini Storage, 7750 38th Ave. N., St. Petersburg, FL 33710 on 4-22-26 at 10:00 am.

Unit #	Tenant	Item
B26	Brandon Partridge	HHG
C17	Richard Roberts	HHG
D3	Nancy Welker	HHG
E22	Lorretta Simone	HHG
E7	Vernon Maddox	HHG
L47	Vernon Maddox	HHG
F30	Stephen Hoy	HHG
F7	Jennifer Smallwood	HHG
G10	Timothy Ahern	HHG
G13	Lori Presley	HHG
H24	Randy Bauer	HHG
J27	Daniel Fox	HHG
J35	Garry Alcorn	HHG
K16	Jessica Kelly	HHG
K17	Emily Rouse	HHG
K25	Kaylie Nicholas	HHG
K28	Monica Mena	HHG
L49	Monica Mena	HHG
M53	Monica Mena	HHG
K3	Jason O'Brian	HHG
K59	Tyler Schumacher	HHG
K6	David Ledoux	HHG
L3	Michael George	HHG
L5	Rene D Yanes	HHG
M25	Adam Golstein	HHG
M26	Shamus Goss	HHG
M51	Douglas Dawson	HHG
M6	John Craig	HHG
M9	John Craig	HHG
O48	Thomas Cobb	HHG
T218	Noelle Kelley	HHG

Tyrone Mini Storage Center

7750 38th Ave N.

St. Petersburg, FL 33710

T: 727.347.5511 F: 727.347.3764

Mar. 27; Apr. 3, 2026 26-01424N

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

NOTICE IS HEREBY GIVEN that Steve Wolf will engage in business under the fictitious name 1100 TREMONTI, with a physical address 8125 West Gulf Boulevard Treasure Island, FL 33706, with a mailing address 9 Blossom Ln Wayland, MA 01778, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
March 27, 2026 26-01358N

#### 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 Oceanfront Cleaning Experts located at 7901 4th St N 7901 4th St N in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 24th day of March, 2026  
Ohio Cleaning Experts, LLC  
March 27, 2026 26-01405N

#### NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Proven EP 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 24th day of March, 2026  
Proven Estate Planning  
Chris Hall  
March 27, 2026 26-01406N

#### 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 KHS CONSULTING located at 1444 S BELCHER RD STE C130, in the County of Pinellas, in the City of CLEARWATER, Florida 33764 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at CLEARWATER, Florida, this 24th day of March, 2026.  
KEVIN D COBBS  
March 27, 2026 26-01415N

#### 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 4-24-2026 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.

1G1ZD5ST5SF134818	2025 CHEV
3GNCJKSBXJL412068	2018 CHEV
1C3EL75RX4N414753	2004 CHRY
2C3CCABGXCH279367	2012 CHRY
1FTEW1CXPXKHE06063	2017 FORD
5NPD84LFXKH477140	2019 HYUN
KNDMC5C16J6348099	2018 KIA
3N1AB7AP5FL652257	2015 NISS
1N4AL3AP3HC168336	2017 NISS
3N1AB7AP7DL622447	2013 NISS
JF2SKAJC3LH434972	2020 SUBA
5TDZK23CX9S282564	2009 TOY
1NXBU4EE5AZ173107	2010 TOYT
JTEEP21A850069705	2005 TOYT
JTEEDP21AX40035002	2004 TOYT

March 27, 2026 26-01427N

### 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](mailto:legal@businessobserverfl.com)

--- PUBLIC SALES / PUBLIC NOTICE ---

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 Alsies of Cape Coral located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of March, 2026 Sutaris Sweet Treats LLC March 27, 2026 26-01332N

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 Shutter Sphere Productions located at 7901 4TH ST N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of March, 2026 Unified Digital Systems LLC March 27, 2026 26-01333N

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 Mint Realty located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of March, 2026 Infinity Mint LLC March 27, 2026 26-01350N

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 Sunshine Endocrinology located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of March, 2026 SUNSHINE ENDO, PLLC March 27, 2026 26-01369N

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 T.A.D. Good Works Media located at 1096 Fay Ave in the City of Largo, Pinellas, FL 33771 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of March, 2026 Chad Broshears March 27, 2026 26-01374N

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 Sutter Real Estate Group located at 5901 Sun Blvd Suite 105 in the City of St Petersburg, Pinellas, FL 33715 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of March, 2026 Heather Sutter March 27, 2026 26-01390N

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 Symphony Data Solutions located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of March, 2026 Colin Walsh March 27, 2026 26-01378N

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 EDHNexus located at 4735 55th ave n in the City of saint petersburg, Pinellas, FL 33714 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of March, 2026 Anthony Fecondo March 27, 2026 26-01379N

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 Liposomal Power located at 535 Rogers st in the City of Clearwater, Pinellas, FL 33756 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 22nd day of March, 2026 Vitamunda Health LLC March 27, 2026 26-01354N

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 Point Blank Political located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of March, 2026 HAL CONSULTING LLC March 27, 2026 26-01344N

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 Asterwild located at 7901 4th St N in the City of St Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of March, 2026 Paul Gachot March 27, 2026 26-01327N

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 Geo Insurance Group located at 4604 49th St N Suite 1167 in the City of St Petersburg, Pinellas, FL 33709 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of March, 2026 Geo Financial Services LLC March 27, 2026 26-01331N

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 Bricks 4 Kidz Fort Lauderdale located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 25th day of March, 2026 VIDA MILAGROSA LLC March 27, 2026 26-01421N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Wellness Company located at 433 Plaza Real Ste 275 in the City of Boca Raton, Pinellas, FL 33432-3932 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 25th day of March, 2026 TWC 2022 Inc. March 27, 2026 26-01422N

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 H3J Publishing located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 25th day of March, 2026 Tiered Mandala LLC March 27, 2026 26-01419N

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 Geo Global located at 4604 49th St N S-1167 in the City of St Petersburg, Pinellas, FL 33709 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of March, 2026 Geo Global Group LLC March 27, 2026 26-01380N

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 Rainbow of Kids Academy located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of March, 2026 Tampa Bay Early Education LLC March 27, 2026 26-01402N

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 Mizan Counsel located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of March, 2026 Mizan Counsel LLP March 27, 2026 26-01377N

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 ProClaims Public Adjusters located at 7901 4th St N, STE 9326 in the City of St. Petersburg, FL, 33702, 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 Michael Ocampo March 27, 2026 26-01322N

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 Sunshine City Property Management located at 360 Central Ave, Suite 600 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 24th day of March, 2026 Brad Stein March 27, 2026 26-01407N

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 Dockside Amenities Group located at 7343 Parkside Villas Dr North in the City of St Petersburg, Pinellas, FL 33709 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of March, 2026 Pamela Santos March 27, 2026 26-01352N

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 Your Home Loan Team located at 185 Wythe Ave, Suite A2, Brooklyn, NY 11249 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Pinellas County Florida, this 20th day of March 2026 Go Rascal Inc. March 27, 2026 26-01351N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Neighborhood Market & Goods located at 7901 4TH ST N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of March, 2026 Love From MCO LLC March 27, 2026 26-01368N

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 THEHUMANDESIGNSYSTEM.COM located at 7901 4th St N Suite 300 in the City of St Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of March, 2026 Iconic Human Design, LLC March 27, 2026 26-01382N

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 Vye Health located at 1000 N. West Street Suite 1200 in the City of Wilmington, Pinellas, DE 19801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of March, 2026 VYE HEALTH MEDICAL GROUP P.A., CORP STEPHEN KELLY March 27, 2026 26-01367N

FICTITIOUS NAME NOTICE

Notice is hereby given that CMX Motorsports LLC, desiring to engage in business under the fictitious name CMX Racing Shop, located at 7901 4th St N STE 300, St. Petersburg, FL 33702, intends to register said name in Pinellas County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. March 27, 2026 26-01334N

FICTITIOUS NAME NOTICE

Notice is hereby given that IGT GROUP LLC, OWNER, desiring to engage in business under the fictitious name of SKINUVEA located at 1841 NORTH HERCULES AVE, CLEARWATER, FLORIDA 33765 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 27, 2026 26-01357N

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 CyberDaddy located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of March, 2026 Brandon Dunwoodie March 27, 2026 26-01381N

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 EDELENE located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 25th day of March, 2026 GOODLETTE RESIDENCES, LLC March 27, 2026 26-01430N

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 Patient First Primary Care Icot, located at 13501 Icot Blvd, in the City of Clearwater, County of Pinellas, State of FL, 33760, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 20 of March, 2026. INVICTUS EQUITY GROUP, LLC 13501 Icot Blvd Clearwater, FL 33760 March 27, 2026 26-01345N

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 Patient First Primary Care Largo, located at 8250 Bryan Diary Rd, in the City of Largo, County of Pinellas, State of FL, 33777, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 20 of March, 2026. INVICTUS EQUITY GROUP, LLC 8250 Bryan Diary Rd Largo, FL 33777 March 27, 2026 26-01346N

SAVE

TIME



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--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-001907-ES**  
Division  
**IN RE: ESTATE OF**  
**DAVID L. WHITNEY**  
Deceased.

The administration of the estate of DAVID L. WHITNEY, deceased, whose date of death was February 6, 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. 732.221, 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 27, 2026.

**Personal Representative:**  
**Larry A. Whitney**  
437 Tallulah Drive  
Griffin, Georgia 30223  
Attorney for Personal Representative:  
Teresa Fitzpatrick ESQ  
TERESA S. FITZPATRICK  
Attorney  
Florida Bar Number: 0033065  
6560 9th Avenue North  
ST PETERSBURG, FL 33710  
Telephone: (727) 381-8003  
Fax: (727) 674-2549  
E-Mail: teresa@fitzpatricklawyers.com  
Secondary E-Mail:  
chris@fitzpatricklawyers.com  
Mar. 27; Apr. 3, 2026 26-01394N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-001117-ES**  
Division: Probate  
**IN RE: ESTATE OF**  
**CONNIE RAE HARRIS**  
Deceased.

The administration of the estate of Connie Rae Harris, deceased, whose date of death was November 4, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 1st Avenue N., St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER BARRED.

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

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

**Personal Representative:**  
**Shayla Wolfe**  
3193 Vernon Terrace  
Largo, Florida 33770  
Attorney for Personal Representative:  
Stephanie S. Sanders  
Attorney  
Florida Bar Number: 0150843  
SANDERS LAW GROUP, P.A.  
6931 FOURTH STREET NORTH  
SAINT PETERSBURG, FL 33702  
Telephone: (727) 328-7755  
Fax: (727) 328-7744  
E-Mail:  
stephanie@sanderslawgroup.com  
Secondary E-Mail:  
eservice@sanderslawgroup.com  
Mar. 27; Apr. 3, 2026 26-01395N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-010837-ES**  
**IN RE: ESTATE OF**  
**RICHARD JALAZO,**  
Deceased.

The administration of the ESTATE OF RICHARD JALAZO, deceased, whose date of death was September 13, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 § 732.221, 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 27, 2026.

**Personal Representative:**  
**MICHAEL D. JALAZO**  
110 Ricardo Way NE, Unit 6  
St. Petersburg, Florida 33704  
Attorney for Personal Representative:  
/s/ Cullen I. Boggus  
CULLEN I. BOGGUS  
Florida Bar Number: 112393  
GUNSTER, YOAKLEY, &  
STEWART, P.A.  
401 East Jackson Street, #1500  
Tampa, Florida 33602  
Telephone: (813) 228-9080  
Fax: (813) 228-6739  
Primary E-Mail:  
cboggus@gunster.com  
Secondary E-Mail:  
eservice@gunster.com  
Secondary E-Mail:  
snieder@gunster.com  
Mar. 27; Apr. 3, 2026 26-01316N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-002508-ES**  
**IN RE: ESTATE OF**  
**ANNETA N. FOTOPoulos**  
Deceased.

The administration of the estate of Annetta N. Fotopoulos, deceased, whose date of death was January 1, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, 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 27, 2026.

**Personal Representative:**  
**Theodore N. Fotopoulos**  
2166 Cielo Circle East  
Clearwater, Florida 33759

Attorney for Personal Representative:  
MICHAEL D. MILLER Attorney  
Florida Bar Number: 396540  
GUNSTER, YOAKLEY & STEWART  
401 E. Jackson Street, Suite 1500  
Tampa, Florida 33602  
Telephone: (813) 228-9080  
Fax: (813) 228-6739  
E-Mail: mdmiller@gunster.com  
Secondary E-Mail:  
jdurant@gunster.com  
Secondary E-Mail:  
eservice@gunster.com  
Mar. 27; Apr. 3, 2026 26-01397N

FIRST INSERTION

**NOTICE TO CREDITORS**  
THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**REF NO. 26-002110-ES**  
**In re: Estate of**  
**EBEN T. GILBERT,**  
Deceased.

The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the court is Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are indicated below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of death of the decedent is August 13, 2025. The date of first publication of this notice is March 27, 2026.

**Personal Representative:**  
**ALICE MAUREN MORRIS**  
1351 76th Avenue North  
St. Petersburg, FL 33702

Attorney for Personal Representative:  
TERRY J. DEEB  
DEEB ELDER LAW, P.A.  
6699 - 13th Avenue North, Suite 4B  
St. Petersburg, FL 33710  
Ph: #727/381-9800; Fx: #727/381-1155  
E-Mail: servicekat@deebelderlaw.com  
E-Mail: servicedck@deebelderlaw.com  
E-Mail: servicecj@deebelderlaw.com  
Florida Bar Number: #997791  
Mar. 27; Apr. 3, 2026 26-01315N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-002028-ES**  
**IN RE: ESTATE OF**  
**PATRICIA M. WALSH**  
Deceased.

The administration of the Estate of Patricia M. Walsh, deceased, whose date of death was February 6, 2026 is pending in the Circuit Court for Pinellas County, Florida Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 27, 2026.

**Personal Representative:**  
**Paul G. Walsh, Jr.**  
352 Rustic Mill Drive  
St. Augustine, FL 32092

Attorney for Personal Representative:  
John M. Sakellarides  
Attorney for Personal Representative  
Florida Bar No. 935107  
John M. Sakellarides, P.A.  
29605 U.S. Hwy 19 North,  
Suite 110  
Clearwater, FL 33761  
Telephone: (727) 785-1228  
E-mail: john@jsaklaw.com  
Mar. 27; Apr. 3, 2026 26-01408N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**Case Number: 26-002008-ES**  
**IN RE: ESTATE OF**  
**Bernadette Langlais Wire**  
deceased.

The administration of the estate of Bernadette Langlais Wire, deceased, Case Number 26-002008-ES is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Ken Burke, 315 Court Street, 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 has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against 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 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 27, 2026.

**Deborah Lynn Phillips**  
**Personal Representative**  
Address: 7619 133rd St.,  
Seminole, FL 33776

/s/  
MICHAEL H. WILLISON, P.A.  
Michael H. Willison, Esquire  
114 S. Lake Avenue  
Lakeland, Florida 33801  
(863) 687-0567  
Florida Bar No. 382787  
mwillison@mwillison.com  
Attorney for Personal Representative  
Mar. 27; Apr. 3, 2026 26-01398N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. ES-002134-ES**  
Division 03  
**IN RE: ESTATE OF**  
**DONALD P. SANTO**  
Deceased.

The administration of the estate of DONALD P. SANTO, deceased, whose date of death was January 6, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

**MICHAEL SANTO**  
**Personal Representative**  
494 9th Ave., Apt 2C  
New York, NY 10018

G. Andrew Gracy  
Attorney for Personal Representative  
Florida Bar No. 570451  
Peebles & Gracy, P.A.  
826 Broadway  
Dunedin, Florida 34698  
Telephone: (727) 736-1411  
Fax: (727) 734-0701  
Email: Andrew@peeblesandgracy.com  
Mar. 27; Apr. 3, 2026 26-01361N

FIRST INSERTION

**NOTICE TO CREDITORS**  
THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**REF NO. 26-002501-ES**  
**In re: Estate of**  
**CAROLINE ANN MAHONEY,**  
Deceased.

The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the court is Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are indicated below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of death of the decedent is February 4, 2026.

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

**Personal Representative:**  
**SUSAN M. CONNORS**  
41 MORRILL STREET  
Newton, MA 02465

Attorney for Personal Representative:  
TERRY J. DEEB  
DEEB ELDER LAW, P.A.  
6699 - 13th Avenue North,  
Suite 4B  
St. Petersburg, FL 33710  
Ph: #727/381-9800; Fx: #727/381-1155  
E-Mail: servicekat@deebelderlaw.com  
E-Mail: servicedck@deebelderlaw.com  
E-Mail: servicecj@deebelderlaw.com  
Florida Bar Number: #997791  
Mar. 27; Apr. 3, 2026 26-01360N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**Case No. 26-000480-ES**  
**IN RE: ESTATE OF**  
**DALE ANDREW WILKES,**  
Deceased.

The administration of the estate of DALE ANDREW WILKES, deceased, whose date of death was October 3, 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 27, 2026.

Signed on this 17 day of March, 2026.

**ANGELA WILKES-LAWRENCE**  
**Personal Representative**  
8040 Colony Circle N, Apt 202  
Tamarac, FL 33321

ROBERT (TAD) DREAN, ESQ.  
Attorney for Personal Representative  
Florida Bar No. 0081685  
ICARD, MERRILL, CULLIS, TIMM,  
FUREN & GINSBURG, P.A.  
8470 Enterprise Circle, Suite 201  
Lakewood Ranch, FL 34202  
941-907-0006 Telephone  
rdrean@icardmerrill.com - primary  
gbugayev@icardmerrill.com - secondary  
Mar. 27; Apr. 3, 2026 26-01429N

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT, SIXTH  
JUDICIAL CIRCUIT, FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
REF: 26-2253 ES  
UCN: 522026CP002253XXESPR  
IN RE: ESTATE OF  
DAVID CHARLES KANE  
Deceased

The administration of the estate of DAVID CHARLES KANE, deceased, whose date of death was October 1, 2025, is pending in the Circuit Court for Pinellas County, Florida Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 27, 2026.

**Personal Representative:**  
**CECILIA LAI-FONG CHEUNG**  
1033 Marinaside Crescent #2308  
Vancouver, BC V6Z 3A3 Canada  
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  
Mar. 27; Apr. 3, 2026 26-01389N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-001940-ES  
IN RE: ESTATE OF  
MARIANN DROBLYEN,  
Deceased.

The administration of the Estate of MARIANN DROBLYEN, Deceased, whose date of death was November 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.

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 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 27, 2026.

**Personal Representative:**  
**ERIC C. DROBLYEN**  
1900 Iowa Avenue NE  
St. Petersburg, FL 33703  
Attorney for Personal Representative:  
JEFFREY A. EISEL, ESQUIRE  
FBN 92365  
14020 Roosevelt Boulevard, Suite 808  
Clearwater, FL 33762  
Telephone: 727-572-4545  
Facsimile: 727-572-4646  
Primary Email: jeisel@baskineisel.com  
Secondary Email:  
brittany@baskineisel.com  
Secondary Email:  
eservice@baskineisel.com  
Mar. 27; Apr. 3, 2026 26-01362N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-1266  
IN RE: ESTATE OF  
CAROL DANIHEL O'SHAE  
A/K/A  
CAROL DANIHEL O'SHEA  
Deceased.

The administration of the estate of CAROL DANIHEL O'SHAE A/K/A CAROL DANIHEL O'SHEA, 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 St., Clearwater, FL. 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 27, 2026.

**JOSEPH OSMOND DANIHEL**  
**Petitioner**  
/s/ Bogdan Jovic, Esq.  
Bogdan Jovic, Esq.  
Attorney for Petitioner  
Florida Bar Number: 1000365  
2999 ALT-19, Ste A  
Palm Harbor, FL 34683  
Telephone: 727-937-1669  
Fax: 727-279-4625  
E-Mail: dan@joviclaw.com  
Secondary E-Mail:  
transcribe123@gmail.com  
Mar. 27; Apr. 3, 2026 26-01410N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-001590-ES  
IN RE: ESTATE OF  
HOLLIS ELIZABETH  
BORING ORR,  
Deceased.

The administration of the estate of Hollis Elizabeth Boring Orr, deceased, whose date of death was January 19, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**James G. Orr, Petitioner**

J. Marvin Guthrie, Attorney  
Attorney for Petitioner  
Florida Bar Number: 162411  
1230 S. Myrtle Avenue,  
Suite 101  
Clearwater, FL 33756  
Telephone: (727) 449-1600  
Fax: (727) 449-0081  
E-Mail: mguthrie@jmglaw.com  
Secondary E-Mail:  
mguthrie@jmguthrie.com  
Mar. 27; Apr. 3, 2026 26-01409N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT OF THE SIXTH  
JUDICIAL COURT IN AND FOR  
PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-000776-ES  
UCN: 522026CP000776XXESPR  
IN RE: ESTATE OF  
STUART FOREST LONG,  
deceased

The administration of the estate of Stuart Forest Long, deceased, whose date of death was July 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.

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 Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.221.

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

**Personal Representative:**  
**Erin Sheehan Edwards**  
4620 47th Way N  
St. Petersburg, Florida 33714  
James D. Thaler, Jr.  
Attorney for Personal Representative  
Florida Bar Number: 0459054  
THALER LAW FIRM, PA  
5113 Central Avenue  
St. Petersburg, FL 33710  
Telephone: (727) 347-7788  
E-Mail: thaler@law.stetson.edu  
Secondary E-Mail: jim@thalerlaw.com  
Mar. 27; Apr. 3, 2026 26-01317N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-001585-ES  
IN RE: ESTATE OF  
LOUISE JOYCE WHITAKER  
Deceased.

The administration of the estate of Louise Joyce Whitaker, deceased, whose date of death was December 20, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representative:**  
**Sherman E. Whitaker**  
1196 Sandhill Hickory Level Rd.  
Carrollton, GA 30116  
Attorney for Personal Representative:  
Amber L. Nicol, Esq. Attorney  
Independent of Counsel  
Florida Bar Number: 1028018  
Pippen Law Group, PLLC  
10225 Ulmerton Rd.,  
Bldg. #11  
Largo, FL 33771  
Telephone: (727) 586-3306  
Fax: (727) 585-4209  
E-Mail: Amber@attypip.com  
Secondary E-Mail: Suzie@attypip.com  
Mar. 27; Apr. 3, 2026 26-01418N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-010944-ES  
IN RE: ESTATE OF  
BRIDGET MARGERET  
VARRICCHIO  
Deceased.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE 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 27, 2026.

**Personal Representative:**  
**Michelle Maria Mialkowski**  
8501 Hollyhock Avenue  
Seminole, Florida 33777  
Attorney for Personal Representative:  
Rodolfo Suarez Jr. Esq., Attorney  
Florida Bar Number: 013201  
9100 South Dadeland Blvd,  
Suite 1620  
Miami, Florida 33156  
Telephone: 305-448-4244  
E-Mail: rudy@suarezlawyers.com  
Secondary E-Mail:  
eservice@suarezlawyers.com  
Mar. 27; Apr. 3, 2026 26-01373N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-011723-ES  
IN RE: ESTATE OF  
WILLIAM K BAKER  
Deceased.

The administration of the estate of William K Baker, deceased, whose date of death was July 16, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, 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 27, 2026.

**Personal Representative:**  
**Victoria M. Curran f.k.a**  
**Victoria Carlini**  
1805 Fountain Rock Dr  
Dover, Pennsylvania 17315  
Attorney for Personal Representative:  
Michael T. Heider, Esq. Attorney  
Florida Bar Number: 30364  
MICHAEL T. HEIDER, P.A.  
2629 McCormick Drive, Suite 102  
Clearwater, FL 33759  
Telephone: (727) 235-6005  
Fax: (888) 615-3326  
E-Mail: michael@heiderlaw.com  
Secondary E-Mail:  
probate4@heiderlaw.com  
Mar. 27; Apr. 3, 2026 26-01423N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-002493-ES  
IN RE: ESTATE OF  
JAMES H. SWALLOW SR.,  
Deceased.

The administration of the Florida estate of James H. Swallow, Sr., deceased, whose date of death was October 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 ancillary personal representative and the ancillary personal representative's attorney are set forth below.

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

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

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida 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, or a beneficiary as specified under s. 732.221.

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

/s/ James H. Swallow, Jr.  
**James H. Swallow, Jr.**  
**Ancillary Personal Representative**  
25 42nd Avenue  
Isle of Palms, SC 29451  
/s/ Eve Lumsden  
Eve Lumsden, Esq.  
Attorney for Ancillary  
Personal Representative  
Florida Bar No. 1030954  
Lumsden Law  
1711 Amazing Way, Suite 210  
Ocoee, FL 34761  
Telephone: (407) 798-7744  
Email: eve@lumsdenlawfirm.com  
Secondary Email:  
info@lumsdenlawfirm.com  
Mar. 27; Apr. 3, 2026 26-01348N

## 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.



--- ESTATE ---

FIRST INSERTION

**NOTICE OF ADMINISTRATION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT  
IN AND FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
UCN: 522026CP000663XXESPR  
REF NO: 26-000663-ES  
IN RE: ESTATE OF  
WILLIAM JANEK,  
Deceased.

The administration of the Estate of WILLIAM JANEK, deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The file number for the estate is 26-000663-ES. The estate is testate and the date of the decedent's Last Will and Testament is April 14, 2021.

The name and address of the Personal Representative and the Personal Representative's attorney is set forth below. The fiduciary lawyer-client privilege in Section 90.5021, Florida Statutes, applies with respect to the Personal Representative and any attorneys employed by the Personal Representative.

Any interested person on whom a copy of the Notice of Administration is served must file with the Court, on or before the date that is three (3) months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will or any codicils, venue, or jurisdiction of the Court. The three (3) month time period may only be extended for estoppel based upon a misstatement by the Personal Representatives regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the Personal Representatives or any other person. Unless sooner barred by Section 733.212(3), Florida Statutes, all

objections to the validity of a will or any codicils, venue or the jurisdiction of the Court must be filed no later than the earlier of the entry of any order of final discharge of the Personal Representatives or one (1) year after service of the Notice of Administration.

Persons who may be entitled to exempt property under Section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a Petition for Determination of Exempt Property is filed by such persons or on their behalf on or before the later of the date that is four (4) months after the date of service of a copy of the Notice of Administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

An election to take an elective share must be filed on or before the earlier of the date that is six (6) months after the date of service of a copy of the Notice of Administration on the surviving spouse, an agent under Chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse; or the date that is two (2) years after the date of the decedent's death.

**Personal Representative:**  
**Flavia Janek**  
1769 28th Avenue North  
St. Petersburg, Florida 33713  
Attorney for Personal Representative:  
Katie Jackson, Esq.  
GROWNEY, MCKEOWN &  
BARBER, P.A.  
3116 66th Street North  
St. Petersburg, Florida 33710  
Telephone: (727) 384-3800  
Fax: (727) 343-1685  
Service E-Mail:  
kjackson@barber-law.com  
Florida Bar No.: 0100158  
Mar. 27; Apr. 3, 2026 26-01365N

FIRST INSERTION

**NOTICE OF ADMINISTRATION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT  
IN AND FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
UCN: 522026CP000660XXESPR  
REF NO: 26-000660-ES  
IN RE: ESTATE OF  
WILLIAM CROSSON, SR.,  
Deceased.

The administration of the Estate of WILLIAM CROSSON, SR., deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The file number for the estate is 26-000660-ES. The estate is testate and the date of the decedent's Last Will and Testament is December 13, 2019.

The name and address of the Personal Representative and the Personal Representative's attorney is set forth below. The fiduciary lawyer-client privilege in Section 90.5021, Florida Statutes, applies with respect to the Personal Representative and any attorneys employed by the Personal Representative.

Any interested person on whom a copy of the Notice of Administration is served must file with the Court, on or before the date that is three (3) months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will or any codicils, venue, or jurisdiction of the Court. The three (3) month time period may only be extended for estoppel based upon a misstatement by the Personal Representatives regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the Personal Representatives or any other person. Unless sooner barred by Section 733.212(3), Florida Statutes, all

objections to the validity of a will or any codicils, venue or the jurisdiction of the Court must be filed no later than the earlier of the entry of any order of final discharge of the Personal Representatives or one (1) year after service of the Notice of Administration.

Persons who may be entitled to exempt property under Section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a Petition for Determination of Exempt Property is filed by such persons or on their behalf on or before the later of the date that is four (4) months after the date of service of a copy of the Notice of Administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

An election to take an elective share must be filed on or before the earlier of the date that is six (6) months after the date of service of a copy of the Notice of Administration on the surviving spouse, an agent under Chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse; or the date that is two (2) years after the date of the decedent's death.

**Personal Representative:**  
**William Crosson, Jr.**  
140 81st Avenue North  
St. Petersburg, Florida 33702  
Attorney for Personal Representative:  
Katie Jackson, Esq.  
GROWNEY, MCKEOWN &  
BARBER, P.A.  
3116 66th Street North  
St. Petersburg, Florida 33710  
Telephone: (727) 384-3800  
Fax: (727) 343-1685  
Service E-Mail:  
kjackson@barber-law.com  
Florida Bar No.: 0100158  
Mar. 27; Apr. 3, 2026 26-01363N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
FILE: 26-001941-ES 003  
IN RE: ESTATE OF  
DOROTHY PATRICIA CIRIANI,  
a/k/a DOROTHY CIRIANI, a/k/a  
DOROTHY CIRINI,  
Deceased.

The administration of the Estate of DOROTHY PATRICIA CIRIANI, a/k/a DOROTHY CIRIANI, deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Petitioner and her attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with this Court WITHIN 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE UPON THEM, BUT IN NO EVENT LATER THAN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.  
The date of first publication of this notice is March 27, 2026.

**LAURA GIDDINGS**  
492 Slippery Rock Way  
Carolina Shores, NC 28469  
**Petitioner**

MICHAEL K. MCFADDEN  
261 Indian Rocks Road North  
Belleair Bluffs, Florida 33770  
Telephone (727) 584-8161  
Facsimile (727) 754-2544  
FBN 193568 SPN 175343  
MichaelK.McFadden@gmail.com  
Attorney for Petitioner  
Mar. 27; Apr. 3, 2026 26-01330N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
FILE: 25-011818-ES Sec 3  
IN RE: ESTATE OF  
SYLVIA KRAFT WALKER, a/k/a  
SYLVIA K. WALKER,  
Deceased.

The administration of the Estate of SYLVIA KRAFT WALKER, a/k/a SYLVIA K. WALKER, deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Petitioner and her attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with this Court WITHIN 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE UPON THEM, BUT IN NO EVENT LATER THAN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.  
The date of first publication of this notice is March 27, 2026.

**LAURA R. NOLAN**  
11761 85th Avenue  
Seminole, Florida 33772  
**Petitioner**

MICHAEL K. MCFADDEN  
261 Indian Rocks Road North  
Belleair Bluffs, Florida 33770  
Telephone (727) 584-8161  
Facsimile (727) 754-2544  
FBN 193568 SPN 175343  
MichaelK.McFadden@gmail.com  
Attorney for Petitioner  
Mar. 27; Apr. 3, 2026 26-01417N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 26-001382-ES  
IN RE: ESTATE OF  
ALICE MARGARET DEMATTOS,  
Deceased.

The administration of the estate of ALICE MARGARET DEMATTOS, Deceased, whose date of death was November 8, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 501 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 people having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228 applies or may apply, unless a written demand is made by a creditor as specified under section 732-2211.

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

**JACQUES DEMATTOS,**  
Personal Representative  
Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
2501 Hollywood Blvd, Suite 206  
Hollywood, FL 33020  
Telephone: (954)767-3399  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
Mar. 27; Apr. 3, 2026 26-01349N

FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
Probate Division  
File No. 26-001270-ES  
IN RE: ESTATE OF  
JEAN S. SCHUH  
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 JEAN S. SCHUH, deceased, File Number 26-001270-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Ave N, Rm 300, St Petersburg, FL 33701; that the total cash value of the estate is and that the name and address to whom it has been assigned by such order is:

**LAURA S. RIISKA**  
1671 Lakewood Dr S,  
St Petersburg, FL 33712

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME 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 27, 2026.

**Person Giving Notice:**  
**LAURA S. RIISKA, Petitioner**  
1671 Lakewood Dr S  
St Petersburg, FL 33712  
Attorney for Personal Representative:  
Cynthia E. Orozco,  
Attorney for Petitioner  
Florida Bar No. 449709  
P.O. Box 47277  
St. Petersburg, FL 33743-7277  
(727)346-9616;  
email: cattorney1@tampabay.rr.com  
Mar. 27; Apr. 3, 2026 26-01416N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-001491-ES  
IN RE: ESTATE OF  
CAROL A. BATES,  
Deceased.

The administration of the estate of CAROL A. BATES, 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 545 1st Ave. N., St. Petersburg, Florida 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 27, 2026.

**Personal Representative:**  
**ALLAN BATES**  
100 Deer Trail Road  
Rogers, Arkansas 72756  
Attorney for Personal Representative:  
JOSEPH T. WAECHTER  
Florida Bar Number: 0092593  
SPOOR LAW, P.A.  
877 Executive Center Dr. W.,  
Suite 100  
St. Petersburg, FL 33702  
Telephone: (727) 822-4355  
Mar. 27; Apr. 3, 2026 26-01411N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-001018-ES  
IN RE: ESTATE OF  
JANE A. GEDEON  
Deceased.

The administration of the estate of Jane A. Gedeon, deceased, whose date of death was December 23, 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 27, 2026.

**Russell Gedeon**  
6148 River Road  
Shreveport, LA 71105  
**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  
Mar. 27; Apr. 3, 2026 26-01388N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-001367-ES  
IN RE: ESTATE OF  
PEGGY V. TSALICKIS  
Deceased.

The administration of the estate of Peggy V. Tsalickis, deceased, whose date of death was December 11, 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 27, 2026.

**Tula Manglis**  
557 Seabreeze Dr.  
Tarpon Springs, FL 34689  
**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  
Mar. 27; Apr. 3, 2026 26-01343N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-001021-ES  
IN RE: ESTATE OF  
PATRICIA ANN SCUORZO  
Deceased.

The administration of the estate of PATRICIA ANN SCUORZO, deceased, whose date of death was February 23, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, 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 curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

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

NOTWITHSTANDING THE TIME 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 27, 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.L.C.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jriviera@hnh-law.com  
Mar. 27; Apr. 3, 2026 26-01372N

**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**

# Q&A

## Q 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.

## Q Are internet-only legal notices sufficient?

A 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.

## Q Are there different types of legal notices?

A 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.

## Q Who benefits from legal notices?

A 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.

## 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](http://www.floridapublicnotices.com).

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

--- ESTATE ---

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
 PROBATE DIVISION  
**UCN: 522026CP000660XXESPR**  
**REF NO: 26-000660-ES**  
**IN RE: ESTATE OF WILLIAM CROSSON, SR., Deceased.**

The administration of the Estate of WILLIAM CROSSON, SR., deceased, whose date of death was November 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

ALL 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 27, 2026.

**Personal Representative:**  
**William Crosson, Jr.**  
 140 81st Avenue North  
 St. Petersburg, Florida 33702  
 Attorney for Personal Representative:  
 Katie Jackson  
 GROWNEY, MCKEOWN & BARBER, P.A.  
 3116 66th Street North  
 St. Petersburg, Florida 33710  
 Telephone: (727) 384-3800  
 Fax: (727) 343-1685  
 Service E-Mail:  
 kjackson@barber-law.com  
 Florida Bar No.: 0100158  
 Mar. 27; Apr. 3, 2026 26-01364N

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 26-002902-ES**  
**Section: 003**  
**IN RE: ESTATE OF DAVID WRIGHT BROWN, A/K/A DAVID W. BROWN Deceased.**

The administration of the Estate of David Wright Brown a/k/a David W. Brown, 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, 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.

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

The date of first publication of this notice March 27, 2026.

**David W. Brown**  
**David Wayne Brown**  
**Personal Representative**  
 2153 Lake Avenue Southeast  
 Largo, Florida 33771  
 McFARLAND, GOULD, LYONS, SULLIVAN & HOGAN, P.A.  
 /s/ Gary W. Lyons, Esq.  
 Gary W. Lyons, Esq.  
 Attorney for Personal Representative  
 Florida Bar No. 268186  
 1659 Achieva Way, Suite 128  
 Dunedin, Florida 34698  
 Telephone: (727) 461-1111  
 glyons@mlegalteam.com  
 probateteam@mlegalteam.com  
 Mar. 27; Apr. 3, 2026 26-01396N

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No.: 25-006013-ES**  
**Division: 003**  
**IN RE: ESTATE OF EILEEN P. FLANAGAN, Deceased.**

The administration of the estate of Eileen P. Flanagan, deceased, whose date of death was November 29, 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 ancillary personal representative and the ancillary 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 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 27, 2026.

**Ancillary Personal Representative:**  
**Kathleen E. Ballard**  
 35 Groton Drive  
 Unit E  
 Amherst, NY 14228  
 Attorney for Ancillary  
 Personal Representative:  
 Jeffrey P. Coleman, Esquire  
 Florida Bar Number: 503614  
 581 South Duncan Avenue  
 Clearwater, FL 33756  
 Tel.: (727) 461-7474;  
 Fax: (727) 461-7476  
 E-Mail: jeff@colemanlaw.com  
 Secondary E-Mail:  
 emily@colemanlaw.com;  
 joanne@colemanlaw.com  
 Mar. 27; Apr. 3, 2026 26-01387N

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
 PROBATE DIVISION  
**UCN: 522026CP000663XXESPR**  
**REF NO: 26-000663-ES**  
**IN RE: ESTATE OF WILLIAM JANEK, Deceased.**

The administration of the Estate of WILLIAM JANEK, deceased, whose date of death was September 10, 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 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 27, 2026.

**Personal Representative:**  
**Flavia Janek**  
 1769 28th Avenue North  
 St. Petersburg, Florida 33713  
 Attorney for Personal Representative:  
 Katie Jackson  
 GROWNEY, MCKEOWN & BARBER, P.A.  
 3116 66th Street North  
 St. Petersburg, Florida 33710  
 Telephone: (727) 384-3800  
 Fax: (727) 343-1685  
 Service E-Mail:  
 kjackson@barber-law.com  
 Florida Bar No.: 0100158  
 Mar. 27; Apr. 3, 2026 26-01366N

--- ACTIONS / SALES ---

**FIRST INSERTION**  
**NOTICE OF FORFEITURE PROCEEDINGS**  
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
**Case No.: 2026-001296-CI**  
**IN RE: FORFEITURE OF: One (1) 2006 Honda CBR600F (VIN: JH2PC35056M703733)**

ALL PERSONS who claim an interest in the following property: One (1) 2006 Honda CBR600F (VIN: JH2PC35056M703733), which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about February 13, 2026, in Pinellas County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the Property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Andrew Liverman, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Drive, Tampa, FL 33612, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.  
 Mar. 27; Apr. 3, 2026 26-01425N

**FIRST INSERTION**  
**NOTICE OF ACTION**  
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
 CIVIL DIVISION  
**UCN: 522025CA006843XXCICI**  
**CASE NO.: 25-006843-CI**  
**BRIDGET CRIST AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SOPHIE LOUISE HUNTER, Plaintiff, vs. THE SOPHIA L. HUNTER TRUST UNDER AGREEMENT DATED 10TH DAY OF MAY 2019; UNKNOWN BENEFICIARIES OF THE SOPHIA L. HUNTER TRUST UNDER AGREEMENT DATED THE 10TH DAY OF MAY 2019; DIANA CRIST; MICHAEL HEPPERLE; DUANE HEPPERLE; AMANDA CRIST Defendants.**

TO: SOPHIA L. HUNTER TRUST UTA DATED 10TH DAY OF MAY 2019 UNKNOWN BENEFICIARIES OF SAID TRUST  
 3521 38th St N, St. Petersburg, Florida.  
 [Last known addresses]  
 YOU ARE NOTIFIED that an action to Quiet Title and Declaratory Relief the following property in Pinellas County, Florida

Lot 24, Block 2, MARVIALL SUBDIVISION, as per plat thereof, recorded in Plat Book 11, Page 36 of the Public Records of Pinellas County, Florida.  
 Commonly known as: 3521 38th St N, St. Petersburg, Florida (the "real property")

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on, Steven W. Moore, Esquire, 8240 118th Avenue North, Suite 300, Largo, Florida 33773, [steven@stevenmoorepa.com](mailto:steven@stevenmoorepa.com) on or before 28 Days after 1st 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 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 3/19/2026

**KEN BURKE, CPA**  
 Clerk of the Circuit Court  
 315 Court Street - Room 170  
 Clearwater, FL 33756  
 (727) 464-3267  
 By: /s/ Thomas Smith  
 As Deputy Clerk

Mar. 27; Apr. 3, 10, 17, 2026  
 26-01324N

**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](mailto:legal@businessobserverfl.com)

**Business Observer**

--- 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. 25-009243-CO  
**ISLA KEY CONDOMINIUM ASSOCIATION, INC.,**  
**Plaintiff, vs.**  
**CC HOMES INC and UNKNOWN TENANTS,**  
**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. 25-009243-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:  
CONDOMINIUM UNIT NO. 319, OF ISLA KEY, UNIT II, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS 6588, PAGE(S) 1793, OF THE PUBLIC RE-

CORDS OF PINELLAS COUNTY, FLORIDA, AS AMENDED, TOGETHER WITH ALL APPURTENANCES THERETO, INCLUDING AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS OF SAID CONDOMINIUM.  
PARCEL ID NO.: 09-32-16-43259-000-3190 ("Property")  
Property Address: 5151 Isla Key Blvd S #319, St. Petersburg, FL 33715  
at public sale, to the highest and best bidder for cash at 10:00 a.m. on April 23, 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 20th 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/ 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.: 0195790  
10295-006  
Mar. 27; Apr. 3, 2026 26-01335N

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO. 23-007083-CI  
**CARRINGTON MORTGAGE SERVICES, LLC,**  
**Plaintiff, vs.**  
**KRISTEN E. WALSH A/K/A KRISTIN WALSH; SHANE HOFFMAN; JPMORGAN CHASE BANK, N.A.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,**  
**Defendant(s)**  
NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed February 27, 2026 and entered in Case No. 23-007083-CI, of the Circuit Court of the 6th Judicial Circuit in and for PINELLAS County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is Plaintiff and KRISTEN E. WALSH A/K/A KRISTIN WALSH;

SHANE HOFFMAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; JPMORGAN CHASE BANK, N.A.; are defendants. KEN BURKE, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PINELLAS.REALFORECLOSE.COM, at 10:00 A.M., on April 14, 2026, the following described property as set forth in said Final Judgment, to wit:  
LOT 42, GLENWOOD, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 14, 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.  
This notice is provided pursuant to Administrative Order 2010-045 PA/

PI-CIR "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 hearing or voice impaired, call 711."  
Dated this 18th day of March 2026  
Marc Granger, Esq.  
Bar. No.: 146870  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email: notice@kahaneandassociates.com  
File No.: 23-00405 CMS  
V6.20190626  
Mar. 27; Apr. 3, 2026 26-01319N

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CASE NO.: 25-002123-CI  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**  
**Plaintiff, v.**  
**UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF TAMMY G. PRETCHARD A/K/A TAMMY PRETCHARD, et al.,**  
**Defendants.**  
TO: Unknown Personal Representative of the Estate of Tammy G. Pretchard a/k/a Tammy Pretchard  
Last known address: Unknown  
Unknown Heir, Beneficiary, and Devisee 1 of the Estate of Tammy G. Pretchard a/k/a Tammy Pretchard  
Last known address: Unknown  
Unknown Heir, Beneficiary, and Devisee 2 of the Estate of Tammy G. Pretchard A/K/A Tammy Pretchard  
Last known address: Unknown  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pinellas County, Florida:  
Lot 10, Block 2, HOELDTKE HEIGHTS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 31, Page 41, 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, on Nicole Schoen, Esquire, the Plaintiff's attorney, whose

address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.  
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.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pinellas County, Florida, this day of 03/23/2026, 2026.  
(SEAL) CIRCUIT COURT PINELLAS COUNTY, FLORIDA  
Ken Burke  
as Clerk of the Circuit Court of Pinellas County, Florida  
03/23/2026 01:29:24 PM  
By: Stevie Ayars  
DEPUTY CLERK  
KEN BURKE,  
CLERK CIRCUIT COURT  
315 Court Street Clearwater, Pinellas County, FL 33756-5165  
Mar. 27; Apr. 3, 2026 26-01385N

**NOTICE OF SALE**  
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
Case No. 25-004535-CO  
**HARBOR BLUFFS OWNERS' ASSOCIATION, INC.,**  
**Plaintiff, vs.**  
**ELINOR Z. GORDON, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ELINOR Z. GORDON, PHILIP S. GORDON, 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. 25-004535-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:  
LOT 93, HARBOR BLUFFS, SECTION 5, according to the map or plat thereof as recorded in Plat Book 57, pages 97 and 98 of the Public Records of Pinellas County, Florida.  
PARCEL ID NO.: 32-29-15-35820-000-0930 ("Property")  
Property Address: 112 Poinciana Lane, Largo, Florida 33770-2614  
at public sale, to the highest and best bidder for cash at 10:00 a.m. on June

4, 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 20th 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/ Jennifer Schick 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  
10295-006  
Mar. 27; Apr. 3, 2026 26-01336N

**NOTICE OF SALE**  
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
Case No. 24-009638-CO  
**COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC.,**  
**Plaintiff, vs.**  
**BEN LOPER, and JEFFERY M. LOPER**  
**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. 24-009638-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:  
Unit 2423 of Coachman Creek, a Condominium according to the Plat thereof recorded in Condominium Plat Book 36, Pages 88 through 105, inclusive, and being further described in that certain Declaration of Condominium, recorded in Official Records Book 4913, Page(s) 1436, and of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.  
PARCEL ID NO.: 08-29-16-16809-024-2423 ("Property")  
Property Address: 2625 State Road 590, Unit 2423, Clearwater, Florida 33759  
at public sale, to the highest and best

bidder for cash at 10:00 a.m. on April 16, 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 20th day of March 2026.  
RABIN PARKER GURLEY, P.A.  
2653 McCormick Drive Clearwater, Florida 33759  
Telephone: (727)475-5535  
Facsimile: (727)723-1131  
pleadings@rpplaw.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  
10223-179  
Mar. 27; Apr. 3, 2026 26-01338N

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PINELLAS, FLORIDA.  
CASE NO. 26-000704-CI  
**LONGBRIDGE FINANCIAL, LLC,**  
**Plaintiff vs.**  
**UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JEANNE DIFABBIO AKA JEANNE CAROLE DIFABBIO, DECEASED, et al.,**  
**Defendants**  
TO:  
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JEANNE DIFABBIO AKA JEANNE CAROLE DIFABBIO, DECEASED  
12400 PARK BOULEVARD, APT # 625 SEMINOLE, FL 33772  
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pinellas County, Florida:  
UNIT NO. 625, SEMINOLE HILL VILLAS, INC. NO. 5, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND ALL ITS ATTACHMENTS AND AMENDMENTS, AS RECORDED IN O.R. BOOK 3056, PAGE 518,

AS AMENDED IN O.R. BOOK 4736, PAGE 906, AND O.R. BOOK 6943, PAGE 1338, AND AS RECORDED IN CONDOMINIUM PLAT BOOK 3, PAGE 92, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before , 2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.  
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 SEAL OF SAID COURT on this 24th day of March, 2026.  
Ken Burke  
As Clerk of said Court  
By: /s/ Thomas Smith  
As Deputy Clerk  
Prepared by:  
Greenspoon Marder, LLP  
(954) 491-1120;  
gmforeclosure@gmlaw.com  
(23-000398-02)  
Mar. 27; Apr. 3, 2026 26-01392N

**NOTICE OF SALE**  
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
Case No. 25-005622-CO  
**WEST SHORE VILLAGE MASTER CORPORATION, INC.,**  
**Plaintiff, vs.**  
**SONDRA WETZ, and UNKNOWN TENANT(S),**  
**Defendant.**  
Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 25-005622-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:  
CONDOMINIUM UNIT B, BUILDING 3386 of the Second Addition to West Shore Village Five, a Condominium, according to the Amended and Restated Declaration of Condominium of West Shore Village Five and all exhibits thereto, recorded in O.R. Book 5066, Page 966 of the Public Records of Pinellas County, Florida, as amended by the First Amendment to said Amended and Restated Declaration recorded in O.R. Book 5159, Page 1409 of the same public records and as shown on Condominium Plat of the First Addition to West Shore Village Five, recorded in Condominium Plat Book 44, Pages 23 through 37 inclusive, as amended by the plat of said Second Addition recorded in Plat Book 48, Pages 71 through 87 inclusive, of the same public records; together with the undivided share in the common elements appurtenant thereto.

PARCEL ID NO.: 34-31-16-96722-386-0020 ("Property")  
Property Address: 3386 39th Street South, Unit B, St. Petersburg, Florida 33711  
at public sale, to the highest and best bidder for cash at 10:00 a.m. on April 16, 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 20th 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/ 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.: 0195790  
10046-094  
Mar. 27; Apr. 3, 2026 26-01337N

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL ACTION  
Case #: 25-004737-CI  
DIVISION: II  
**Wells Fargo Bank, N.A.**  
**Plaintiff, -vs.-**  
**Thomas H. Aide; Unknown Spouse of Thomas H. Aide; Hancock Whitney Bank; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-004737-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Thomas H. Aide are defendant(s), I, Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com), at 10:00 A.M. on April 15, 2026, the following described property as set forth in said Final Judgment, to-wit:  
LOT 13 AND THE EASTERLY 10 FEET OF LOT 14, BLOCK D, BELLEAIR ESTATES FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE(S) 69, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.  
\*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com\*  
Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:  
Human Rights Office  
400 S. Ft. Harrison Ave., Ste. 500  
Clearwater, FL 33756  
Phone: 727.464.4062 V/TDD  
Or 711 for the hearing impaired  
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.  
LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
Telephone: (561) 998-6700 Ext. 55139  
Fax: (561) 998-6707  
For Email Service Only: FLEService@logs.com  
For all other inquiries: mtebbi@logs.com  
By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq.  
FL Bar # 72876  
25-333634 FCO1 WNI  
Mar. 27; Apr. 3, 2026 26-01355N

**SAVE TIME**

**Email your Legal Notice**  
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FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business Observer**

IV20906.V33

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA SMALL CLAIMS DIVISION CASE NO.: 25-009259-SC HESS FINE ART, INC., a Florida Profit Corporation, Plaintiff, -vs- DALJI UEHARA, an individual, Defendant.

fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition. 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.

DAIJI UEHARA and the nature of the proceeding is a claim exceeding \$5,000.00.

This notice shall be published once each week for four consecutive weeks in the Business Observer publication.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, George Harder 23110 State Rd 54, #157 Lutz, FL 33549, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter.

Designated Email: gharder@harderlawgroup.com Respectfully submitted, /s/ George Harder George Harder Florida Bar No.: 88649 23110 State Road 54, #157 Lutz, FL 33549 Telephone: (813) 455-4551 | Facsimile: (813) 464-7846 Email: gharder@harderlawgroup.com pleadings@harderlawgroup.com Mar. 27; Apr. 3, 10, 17, 2026 26-01359N

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. 25-006719-CI Freedom Mortgage Corporation Plaintiff, vs. Steven Boyd; Unknown Spouse of Steven Boyd Defendants.

FL 33634, within thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED ON 3/23/2026.

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

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida: LOT 1, BLOCK 16, SUN-LIT SHORES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE(S) 23 THROUGH 26, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Orlando F. Amador, Esquire Brock & Scott, PLLC., 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F03270 Mar. 27; Apr. 3, 2026 26-01383N

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa,

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 25-001576-CI PACIFIC ASSET HOLDING, LLC, Plaintiff, v. CARLTON SEAN BORDE, et al., Defendants.

INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. Property Address: 3889 Pompano Dr SE Unit A, St Petersburg, FL 33705

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

IMPORTANT If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, Phone: 727.464.4062 V/TDD, Or 711 for the hearing impaired

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated: This 25th day of March, 2026.

Respectfully submitted, HOWARD LAW 902 Clint Moore Road, Suite 220 Boca Raton, FL 33487 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com 25-000062-1 Mar. 27; Apr. 3, 2026 26-01431N

Property Address: 3889 Pompano Dr SE Unit A, St Petersburg, FL 33705

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

IMPORTANT If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, Phone: 727.464.4062 V/TDD, Or 711 for the hearing impaired

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated: This 25th day of March, 2026.

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.

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 26-000309-CI WELLS FARGO BANK, N.A., Plaintiff, VS. KYMBERLY TETRO A/K/A KYMBERLY E. TETRO; et al., Defendant(s).

W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 Days after 1st Publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

TO: Kymberly Tetro a/k/a Kymberly E. Tetro Last Known Residence: 6827 10Th St N St Petersburg, FL 33702

TO: Unknown Spouse of Kymberly Tetro a/k/a Kymberly E Tetro Last Known Residence: 6827 10Th St N St Petersburg, FL 33702

TO: Unknown Tenant #1 Last Known Residence: 6827 10Th St N St Petersburg, FL 33702

TO: Unknown Tenant #2 Last Known Residence: 6827 10Th St N St Petersburg, FL 33702

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida: LOT 29, BLOCK 2, MEADOW LAWN SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 32, PAGE(S) 2 AND 3, AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401

"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 3/24/, 2026.

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

ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1113-045B Ref# 16354 Mar. 27; Apr. 3, 2026 26-01412N

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION CASE NO.: 26-000826-CI RAINMAKER360, LLC, Plaintiff, vs. HARD BOTTOM HOMES, LLC, et al., Defendant(s).

GULFPORT, FL 33707

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, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint or petition.

TO: HARD BOTTOM HOMES, LLC whose last known residence(s) is/are c/o Cindy Powell, RA, 6500 1st Ave N, St. Petersburg, FL 33710

YOU ARE HEREBY 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, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice or by , the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:

LOT 12 AND THE EAST 1/2 OF LOT 13, BLOCK 38, PASADENA ESTATES SECTION "C", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 48, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. A/K/A 6113 11TH AVE. S.,

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. 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 19th 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 Mar. 27; Apr. 3, 2026 26-01323N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-002480-CI ONSLOW BAY FINANCIAL, LLC., Plaintiff, VS. COURTNEY M. GOOLSBY A/K/A COURTNEY GOOLSBY; JAMES HAFKE PLUMBING; UNKNOWN TENANT #1; UNKNOWN TENANT #2; PINELLAS COUNTY, FLORIDA; 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).

cash at www.pinellas.realforeclose.com on May 21, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 10, BLOCK 2, HIGH-POINT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 129, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

IMPORTANT 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) 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 25th day of March, 2026.

Respectfully submitted, HOWARD LAW 902 Clint Moore Road, Suite 220 Boca Raton, FL 33487 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com 25-000062-1 Mar. 27; Apr. 3, 2026 26-01431N

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

IMPORTANT If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, 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 25th day of March, 2026.

Respectfully submitted, HOWARD LAW 902 Clint Moore Road, Suite 220 Boca Raton, FL 33487 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com 25-000062-1 Mar. 27; Apr. 3, 2026 26-01431N

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-006067-CI U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR BRACKENRIDGE MORTGAGE TRUST, Plaintiff, v. RIGIDA LLC.; et al, Defendant(s).

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.

TO: Kymberly Tetro a/k/a Kymberly E. Tetro Last Known Residence: 6827 10Th St N St Petersburg, FL 33702

TO: Unknown Spouse of Kymberly Tetro a/k/a Kymberly E Tetro Last Known Residence: 6827 10Th St N St Petersburg, FL 33702

TO: Unknown Tenant #1 Last Known Residence: 6827 10Th St N St Petersburg, FL 33702

TO: Unknown Tenant #2 Last Known Residence: 6827 10Th St N St Petersburg, FL 33702

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 406, SNELL ISLE INCORPORATED PLAT OF "BRIGHTBAY" UNIT THREE OF SNELL ISLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA PROPERTY ADDRESS: 1010 SNELL ISLE BOULEVARD NE ST, PETERSBURG, FL 33704

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161, a date which is within thirty (30) days after the first

This notice is provided pursuant to Administrative Order No. 2010-08

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

WITNESS my hand and the seal of this Court this day of MAR 19 2026.

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

Ghidotti| Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 Mar. 27; Apr. 3, 10, 17, 2026 26-01326N

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-005876-CI BUNGALOW FUNDING, LLC, Plaintiff, v. AMNON ESHEL; et al, Defendant(s).

required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

TO: HARD BOTTOM HOMES, LLC whose last known residence(s) is/are c/o Cindy Powell, RA, 6500 1st Ave N, St. Petersburg, FL 33710

YOU ARE HEREBY 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, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice, 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 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 19th 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 Mar. 27; Apr. 3, 2026 26-01323N

This notice is provided pursuant to Administrative Order No. 2010-08

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

WITNESS my hand and the seal of this Court this 24th day of March, 2026.

KEN BURKE As Clerk of the Court By /s/ Thomas Smith As Deputy Clerk

Ghidotti| Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 Mar. 27; Apr. 3, 2026 26-01391N

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. 25-002857-CI WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF SMRF TRUST II-A, Plaintiff, vs. RON SOTOMAYOR, et al. Defendant(s).

PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 320 MEDALION BLVD D, MADEIRA BEACH, FL 33708

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

IMPORTANT If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, 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 23 day of March, 2026.

Respectfully submitted, HOWARD LAW 902 Clint Moore Road, Suite 220 Boca Raton, FL 33487 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com 25-000062-1 Mar. 27; Apr. 3, 2026 26-01431N

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

IMPORTANT If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, 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 23 day of March, 2026.

Respectfully submitted, HOWARD LAW 902 Clint Moore Road, Suite 220 Boca Raton, FL 33487 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com 25-000062-1 Mar. 27; Apr. 3, 2026 26-01431N

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION  
**UCN: 522025CA006843XXCICI**  
**CASE NO.: 25-006843-CI**  
**BRIDGET CRIST AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SOPHIE LOUISE HUNTER,**  
**Plaintiff, vs.**  
**THE SOPHIA L. HUNTER TRUST UNDER AGREEMENT DATED 10TH DAY OF MAY 2019;**  
**UNKNOWN BENEFICIARIES OF THE SOPHIA L. HUNTER TRUST UNDER AGREEMENT DATED THE 10TH DAY OF MAY 2019;**  
**DIANA CRIST; MICHAEL HEPPELLE; DUANE HEPPELLE; AMANDA CRIST**  
**Defendants.**  
TO: SOPHIA L. HUNTER TRUST UTA DATED 10TH DAY OF MAY 2019 3521 38th St N, St. Petersburg, Florida.

[Last known addresses]  
YOU ARE NOTIFIED that an action to Quiet Title and Declaratory Relief the following property in Pinellas County, Florida  
  
Lot 24, Block 2, MARVIALL SUBDIVISION, as per plat thereof, recorded in Plat Book 11, Page 36 of the Public Records of Pinellas County, Florida.  
Commonly known as: 3521 38th St N, St. Petersburg, Florida (the "real property")  
  
has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on, Steven W. Moore, Esquire, 8240 118th Avenue North, Suite 300, Largo, Florida 33773, steven@stevenmoorepa.com on or before 28 Days after 1st 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 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 19, 2026  
KEN BURKE, CPA  
Clerk of the Circuit Court  
315 Court Street - Room 170  
Clearwater, FL 33756  
(727) 464-3267  
By: /s/ Thomas Smith  
As Deputy Clerk  
Mar. 27; Apr. 3, 10, 17, 2026 26-01325N

FIRST INSERTION

[Last known addresses]  
YOU ARE NOTIFIED that an action to Quiet Title and Declaratory Relief the following property in Pinellas County, Florida  
  
Lot 24, Block 2, MARVIALL SUBDIVISION, as per plat thereof, recorded in Plat Book 11, Page 36 of the Public Records of Pinellas County, Florida.  
Commonly known as: 3521 38th St N, St. Petersburg, Florida (the "real property")  
  
has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on, Steven W. Moore, Esquire, 8240 118th Avenue North, Suite 300, Largo, Florida 33773, steven@stevenmoorepa.com on or before 28 Days after 1st 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 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 3/19/2026  
KEN BURKE, CPA  
Clerk of the Circuit Court  
315 Court Street - Room 170  
Clearwater, FL 33756  
(727) 464-3267  
By: /s/ Thomas Smith  
As Deputy Clerk  
Mar. 27; Apr. 3, 10, 17, 2026 26-01339N

FIRST INSERTION

**NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION  
**CASE NO.: 24-003156-CI**  
**MUTUAL OF OMAHA MORTGAGE, INC.,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ORVILLE A. ZENDER AKA ORVILLE ZENDER, DECEASED, et al,**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated March 18, 2026 and entered in Case No. 24-003156-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which Mutual of Omaha Mortgage, Inc., is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Orville A. Zender aka Orville Zender, deceased, Bobbi Rice, Rebecca Lyn Zender, United States of America Acting through the Federal Housing Commissioner, GoodLeap, LLC, MV Realty PBC, LLC, a Florida Limited Liability Company, 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:  
ALL THAT CERTAIN LAND SITUATE IN PINELLAS COUNTY, FLORIDA VIZ:  
LOTS 228 AND 228A, TALL

PINES ESTATES PHASE IV, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 96, PAGE 96, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
A/K/A 3326 WHISPERING DRIVE N 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 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 23 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/ Nathan Gryglewicz  
Florida Bar # 762121  
Nathan Gryglewicz, Esq.  
IN/24-009901  
Mar. 27; Apr. 3, 2026 26-01386N

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO.: 25-004349-CI**  
**LOAN FUNDER LLC, SERIES 72687,**  
**Plaintiff, vs.**  
**11285 5TH ST RE LLC, a Nevada Limited Liability Company, registered as a foreign Limited Liability Company in the State of Florida; JOE DAMIAN MELENDEZ; CLEAR TECH, INC.; FLIP GORILLA, LLC, a California Limited Liability Company; JTN PASSIVE LLC; MLINZI CAPITAL LLC; ADAM PERRIGO; PILLMORE PROPERTY, LLC, a New Mexico Limited Liability Company, 13968 CROW RD, LLC, a Wyoming Limited Liability Company, Defendants.**  
TO: PILLMORE PROPERTY, LLC, a New Mexico Limited Liability Company Last Known Address: 5340 Ridge Rock Ave. NW, Albuquerque, NM 87114 Current Residence Unknown  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PINELLAS COUNTY, Florida:  
Lot 40, Block 3, First Addition Isle of Palms, according to the Plat thereof, recorded in Plat Book 38, Page(s) 62 and 63 of the Public Records of Pinellas County, Florida.  
Property address: 11285 5th St. E, Treasure Island, Florida 33706  
Parcel Identification Number: 23-31-15-43488-003-0400  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Tiffani N. Brown, Esquire, of Prestige Law Firm, PLLC, Attorney for Plaintiff,

whose address is 12574 Flagler Center Blvd., Suite 101, Jacksonville, Florida 32258, on or before , or within thirty (30) days after the first date of publication in Business Observer (whichever is later) 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 SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS  
PUBLISH IN: BUSINESS OBSERVER  
Pursuant to Florida Statute 45.031 (2), this notice shall be published twice, one a week for two consecutive weeks, with the last publication being at least 5 days prior to sale.  
AMERICANS WITH DISABILITIES ACT If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, Phone: 727.464.4062 V /TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.  
WITNESS my hand and the seal of this Court this 03/23/2026 day of March, 2026.  
(SEAL) CIRCUIT COURT PINELLAS COUNTY, FLORIDA  
KEN BURKE,  
CLERK CIRCUIT COURT  
315 Court Street Clearwater, Pinellas County, FL 33756-5165  
03/23/2026 01:49:23 PM  
By: Stevie Ayars  
As Deputy Clerk  
Mar. 27; Apr. 3, 2026 26-01384N

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA CIVIL DIVISION  
**CASE NO.: 15-007076-CI**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,**  
**Plaintiff, v.**  
**THUAN T. LE, et al.,**  
**Defendants.**  
NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure and for Other Relief dated March 13, 2026, issued in and for Pinellas County, Florida, in Case No. 15-007076-CI, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff, and THUAN T. LE, LVNV FUNDING LLC, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE and UNKNOWN TENANT IN POSSESSION #1 N/K/A JOHNSON VO are the Defendants.  
The Clerk of the Court, KEN BURKE, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on June 16, 2026, at electronic sale beginning at 10:00 AM, at www.pinellas.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure and for Other Relief, to wit:  
THE EAST 36.5 FEET OF LOT 16, AND LOT 17, LESS THE EAST 31.5 FEET THEREOF BLOCK 17, REPLAT OF ESTATE OF 17 OF OAK RIDGE

ESTATES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 54, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
Property Address: 5621 11th Ave N, Saint Petersburg, FL 33710  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
IMPORTANT  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, Phone: 727.464.4062 V/TDD, Or 711 for the hearing impaired  
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.  
Dated: This 20th day of March, 2026.  
Respectfully submitted,  
HOWARD LAW  
902 Clint Moore Road, Suite 220  
Boca Raton, FL 33487  
Telephone: (954) 893-7874  
Facsimile: (888) 235-0017  
Designated Service E-Mail: Pleadings@HowardLaw.com  
By: /s/ Matthew B. Klein  
Matthew B. Klein, Esq.  
Florida Bar No.: 73529  
E-Mail: Matthew@HowardLaw.com  
23-000264-1  
Mar. 27; Apr. 3, 2026 26-01347N

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
**CASE NO.: 25-004504-CI**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, vs.**  
**SEAN EDWARD PACHECO A/K/A SEAN PACHECO; NICOLE LYNN HICKS PACHECO; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, 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 March 10, 2026 in Civil Case No. 25-004504-CI, of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and SEAN EDWARD PACHECO A/K/A SEAN PACHECO; NICOLE LYNN HICKS PACHECO; 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 April 16, 2026 at 10:00:00 AM EST

the following described real property as set forth in said Final Judgment, to wit:  
LOT 100, SEMINOLE PARK ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGE 34, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
IMPORTANT  
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756. (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
Dated this 18th 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  
1184-2679B  
Mar. 27; Apr. 3, 2026 26-01320N

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION  
**Case No. 26-001205-CO**  
**TRADEWINDS EAST CONDOMINIUM ASSOCIATION, INC.,**  
**Plaintiff, vs.**  
**MARK D. DAPICE, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MARK D. DAPICE, and UNKNOWN TENANT(S),**  
**Defendant.**  
TO: MARK D. DAPICE, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MARK D. DAPICE  
YOU ARE NOTIFIED that an action for foreclosure on the following property in Pinellas County, Florida:  
  
That certain Condominium Parcel described as Unit 155, Building 14, Tradewinds, A Condominium, and 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 Tradewinds, A Condominium, as recorded in Official Records Book 4270, pages 1023 through 1063, and amendments thereto, and the Plat thereof recorded in Condominium Plat Book 20, page 114-116, Public Records of Pinellas County, Florida.  
PARCEL ID NO.: 16-29-16-

91660-014-1550 ("Property")  
Property Address: 339 South McMullen Booth Road, Unit 155, Clearwater, FL 33759  
  
A Lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.  
This notice shall be published once each week for two consecutive weeks in The Business Observer.  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.  
WITNESS my hand and the seal of this Court on this 20th 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  
10053-180  
Mar. 27; Apr. 3, 2026 26-01340N

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION  
**Case #: 25-002767-CI**  
**DIVISION: 11**  
**Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company**  
**Plaintiff, -vs.-**  
**Larry H. Dean; Constance Leaf; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-002767-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company, Plaintiff and Larry H. Dean are defendant(s), I, Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 A.M. on May 13, 2026, the following described property as set forth in said Final Judgment, to-wit:  
LOT 8, BLOCK 2, BAYOU GRANDE SECTION OF SHORE ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 31 THROUGH 35, INCLUSIVE, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.  
\*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com\*  
Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:  
Human Rights Office  
400 S. Ft. Harrison Ave., Ste. 500  
Clearwater, FL 33756  
Phone: 727.464.4062 V/TDD  
Or 711 for the hearing impaired  
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.  
LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
Telephone: (561) 998-6700 Ext. 55139  
Fax: (561) 998-6707  
For Email Service Only: FLEService@logs.com  
For all other inquiries: mtebbi@logs.com  
By: /s/ Amanda Friedlander, Esq.  
Amanda Friedlander, Esq.  
FL Bar # 72876  
25-332846 FC01 CXE  
Mar. 27; Apr. 3, 2026 26-01356N

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 25-004212-CI NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. SANDRA GARNER BAPTISTE; UNKNOWN SPOUSE OF SANDRA GARNER BAPTISTE; MAGNUS BAPTISTE; UNKNOWN SPOUSE OF MAGNUS BAPTISTE; THE CLUB AT FEATHER SOUND CONDOMINIUM ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated March 11, 2026 entered in Civil Case No. 25-004212-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and SANDRA GARNER BAPTISTE; UNKNOWN SPOUSE OF SANDRA GARNER BAPTISTE; MAGNUS BAPTISTE; UNKNOWN SPOUSE OF MAGNUS BAPTISTE; THE CLUB AT FEATHER SOUND CONDOMINIUM 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 are defendants, Ken Burke, Clerk of Court, will sell the property at www.pinellas.realforeclose.com beginning at 10:00 AM on April 22, 2026 the following described property as set forth in said Final Judgment, to-wit: UNIT 311 OF THE CLUB AT

FEATHER SOUND CONDOMINIUM, ACCORDING TO THE DECLARATION OF THE CLUB AT FEATHER SOUND CONDOMINIUM, RECORDED 08/01/2005, IN OFFICIAL RECORDS BOOK 14494, PAGE 2117, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS SUCH DECLARATION MAY BE AMENDED FROM TIME TO TIME; SUBJECT TO ALL LAWS AND REGULATIONS; AND ALL RESTRICTIONS, EASEMENTS, COVENANTS AND MATTERS OF RECORD. Property Address: 2049 Skimmer Court W Unit #311, Clearwater, FL 33762

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 /s/ Jordan Wainstein Jordan Wainstein FBN: 1039538 Service E-mail: flrealprop@kelleykronenberg.com File No: 2390.000884 Mar. 27; Apr. 3, 2026 26-01426N

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. 25-004844-CI U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-KS2, Plaintiff, vs. LISA YACSO A/K/A LISA M. YACSO, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA YACSO, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 12, 2026, and entered in 25-004844-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-KS2 is the Plaintiff and LISA YACSO A/K/A LISA M. YACSO, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA YACSO, DECEASED; LISA YACSO A/K/A LISA M. YACSO; JONATHAN M. YACSO; CITY OF LARGO, FLORIDA; VENETIA COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on April 16, 2026, the following described property as set forth in said Final Judgment, to wit: UNIT NO. 1101, BUILDING NO. 11, OF VENETIA COUNTRY CLUB, A CONDOMINI-

UM, AS RECORDED IN THAT DECLARATION OF CONDOMINIUM SHOWN IN THE OFFICIAL RECORDS BOOK 14909, PAGE 1961, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN COMMON ELEMENTS APPURTENANT THERETO, AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 200 COUNTRY CLUB DR UNIT 1101, 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 24 day of March, 2026. By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 25-325373 - MiM Mar. 27; Apr. 3, 2026 26-01413N

FIRST INSERTION

NOTICE OF TAKING DEPOSITION DUCES TECUM VIA ZOOM IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA, CIVIL DIVISION

Case No.: 22-004307-CI KAREN T. STROBEL a/k/a LINDA KAREN STROBEL, Plaintiff, v. CHARLES A. JEROL, III a/k/a CHARLES ALPHONOUS JEROL, III a/k/a CHARLES JEROL a/k/a CHASE JEROL, III, Defendant.

PLEASE TAKE NOTICE that Plaintiff, KAREN T. STROBEL a/k/a LINDA KAREN STROBEL, through undersigned counsel and pursuant to the Florida Rules of Civil Procedure, the local rules of this Court, applicable law, at the time and location specified below, will take the deposition upon oral examination of:

Deponent: CHARLES A. JEROL, III a/k/a CHARLES ALPHONOUS JEROL, III a/k/a CHARLES JEROL a/k/a CHASE JEROL, III Date: April 24, 2026 Time: 1:00 p.m. ET Location: Via Zoom https://app.zoom.us/j/93151260167 Meeting ID: 93151260167 Password: 14514035 https://esquiresolutions.zoom.us/j/93151260167?pwd=4sfVgngb0efMncJ5B6oBVpEGsKcfc.1 or Join the Proceeding by phone: +1 312 626 6799 or +1 646 558 8656 US Toll This deposition will be taken before a Notary Public or other person authorized by law to take depositions in the State of Florida who does not represent

any of the parties and is not interested in the outcome of the case. This deposition is being taken for the purpose of discovery, for use at trial, and for any other permissible purpose allowed by law, and shall continue from day to day until completed. This deposition will be recorded stenographically by a court reporter, or before some other authorized office. The deponent shall bring to the deposition the documents described in the attached Exhibit A.

PLEASE GOVERN YOURSELF ACCORDINGLY. CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail Charles A. Jerol, III a/k/a Charles Alphonous Jerol, III a/k/a Charles Jerol a/k/a Chase A. Jerol a/k/a Chase Jerol, III, 1803 Bay Blvd. Apt. 6, Indian Rocks Beach, FL 33785 and Post Office Box 294, Indian Rocks Beach, FL 33785 and 3225 New College Way, Cumming, GA 30041, on this 24th day of March, 2026, and this notice shall also be submitted for publication in newspapers in Pinellas County, Florida, and Forsyth County, Georgia. DOGALI SELVY LAW, P.A. Andy Dogali Fla. Bar No. 0615862 adogali@dogalilaw.com Alexis Selvy Fla. Bar No. 1022451 asevely@dogalilaw.com 19321 US Hwy 19 North, Suite 307 Clearwater, FL 33764 (813) 289-0700 jhegazy@dogalilaw.com kgoss@dogalilaw.com Attorneys for Plaintiff, KAREN T. STROBEL a/k/a LINDA KAREN STROBEL Mar. 27; Apr. 3, 10, 17, 2026 26-01399N

FIRST INSERTION

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

CASE NO.: 23-008101-CI U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. JEFFREY J. MCPHERSON, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated March 16, 2026, and entered in Case No. 23-008101-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which U.S. Bank Trust National Association, Not In Its Individual CAPA City But Solely As Owner Trustee For RCAF Acquisition Trust, is the Plaintiff and Jeffrey J. Mcpherson, Cheri C. Mcpherson, 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:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA: A PORTION OF THE NORTH 210 FEET OF THE SOUTH 420 FEET OF LOT 2, MAP OF TAMPA AND TARPON SPRINGS LAND COMPANY, IN SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 1 OF SAID TAMPA AND TARPON SPRINGS LAND COMPANY, THENCE NORTH 01 DEGREES 14'26" WEST, A DISTANCE OF 210.00 FEET, THENCE WEST, A DISTANCE OF 525.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, A DISTANCE OF 332.23 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 01 DEGREES 07'42" WEST, ALONG, THE WEST LINE OF SAID LOT 2, A DISTANCE

OF 210.20 FEET; THENCE SOUTH 89 DEGREES 59'42" EAST A DISTANCE OF 331.82 FEET, THENCE SOUTH 01 DEGREES 14'26" EAST, A DISTANCE OF 210.18 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A INGRESS/EGRESS EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 1 OF SAID TAMPA AND TARPON SPRINGS LAND COMPANY, THENCE NORTH 01 DEGREES 14'26" WEST, A DISTANCE OF 210.00 FEET FOR A POINT OF BEGINNING; RUN THENCE WEST A DISTANCE OF 525.00 FEET, THENCE NORTH 01 DEGREES 14'26" WEST, A DISTANCE OF 25.00 FEET, THENCE EAST, A DISTANCE OF 525.00 FEET, THENCE SOUTH 01 DEGREES 14'26" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. A/K/A 691 GEORGE ST N TARPON SPRINGS FL 34688

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

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 23 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/ Silver Jade Bohn Florida Bar # 95948 Silver Jade Bohn, Esq. IN/23-008129 Mar. 27; Apr. 3, 2026 26-01371N

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. 24-001105-CI U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. SHALIMAR ALEXANDREA ELLIS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 30, 2025, and entered in 24-001105-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and SHALIMAR ALEXANDREA ELLIS are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on April 21, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 70, ERLE RENWICK SUBDIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 54, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 2346 GROVE ST S, ST PETERSBURG, FL 33705

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 23 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 24-182680 - MiM Mar. 27; Apr. 3, 2026 26-01414N

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 2025-CA-003580 REGIONS BANK SUCCESSOR BY MERGER WITH AMSOUTH BANK, Plaintiff, vs. JOHN DOE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY A. BURNEY A/K/A MARY BURNEY, ANY AND ALL UNKNOWN PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST MARY A. BURNEY A/K/A MARY A. BURNEY, 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, UNKNOWN SPOUSE OF RANDEL T. BURNEY, WELLS FARGO BANK, N.A. F/K/A G. E. CAPITAL MORTGAGE SERVICES, INC., CITY OF SAFETY HARBOR, FLORIDA, MITCHELL ROOFING COMPANY, LLC, UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2 that the Clerk of the Circuit Court will sell to the highest and best bidder for cash, at www.pinellas.realforeclose.com, on June 23, 2026, bidding begins at 10:00 a.m. (EST), on the following described real property as set forth in the Final Judgment:

LOT 20, BLOCK 1, J.J. YOUNG-BLOOD'S ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 2, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. ALSO KNOWN AS 412 BELMONT STREET, SAFETY HARBOR, FL 34695.

NOTICE 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.

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 Court Administration at Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756, telephone 727-464-3267 within two working days of your receipt of this notice; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

NOTICE: THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS COMMUNICATION IS FROM A DEBT COLLECTOR. Dated: March 24, 2026. /s/ Wayne E. Klinkbeil Wayne E. Klinkbeil Florida Bar #0040037 wayne@flkpa.com Roger A. Kelly Florida Bar #284297 rkelly@flkpa.com Attorney for Plaintiff Foster & Klinkbeil, P.A. P.O. Box 3108 Orlando, FL 32802 (407) 422-1966 (407) 422-5938 Facsimile Mar. 27; Apr. 3, 2026 26-01393N

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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / PUBLIC NOTICE ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
5890 54th Ave. N, Kenneth City, FL 33709 on April 9, 2026 at 11:30 AM

Justin Brewer - appliances, electronics, furniture, boxes

The auction will be listed and advertised on [www.storage-treasures.com](http://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 20, 27, 2026 26-01230N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
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.storage-treasures.com](http://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 20, 27, 2026 26-01218N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Charles Galdorisi- Household Items

The auction will be listed and advertised on [www.storage-treasures.com](http://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 20, 27, 2026 26-01225N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Extra Space Storage 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.storage-treasures.com](http://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 20, 27, 2026 26-01273N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced 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 26-01246N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage at 4750 62nd Ave N Pinellas Park, FL 33781 on 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.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made in cash only and paid at the above referenced facility in order to complete transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property  
March 20, 27, 2026 26-01248N

SECOND INSERTION

NOTICE OF PUBLIC SALE

**TROPICANA MINI STORAGE - LARGO**, located at **220 Belcher Rd., Largo, FL 33771**, gives notice that the following units will be advertised and sold by competitive bidding on [www.storage-treasures.com](http://www.storage-treasures.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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

The auction will be listed and advertised on [www.storage-treasures.com](http://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 20, 27, 2026 26-01192N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Extra Space Storage 8610 66th St N Pinellas Park, FL 33782, on 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.storage-treasures.com](http://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 20, 27, 2026 26-01245N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Benjamin Wright- Household Items

The auction will be listed and advertised on [www.storage-treasures.com](http://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 20, 27, 2026 26-01226N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Extra Space Storage 4495 49th St N. St. Petersburg FL,33709 on 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.storage-treasures.com](http://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 20, 27, 2026 26-01191N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 7220 4th St N. St. Petersburg, FL. 33702  
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.storage-treasures.com](http://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 20, 27, 2026 26-01194N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 1855 32nd St. N St. Petersburg, FL 33713 on 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.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
March 20, 27, 2026 26-01189N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Erica Martinez Household Goods

The auction will be listed and advertised on [www.storage-treasures.com](http://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 20, 27, 2026 26-01247N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

The auction will be listed and advertised on [www.storage-treasures.com](http://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 20, 27, 2026 26-01190N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Kathleen Clifton - totes, bags

This auction will be listed and advertised on [www.storage-treasures.com](http://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 20, 27, 2026 26-01231N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

The auction will be listed and advertised on [www.storage-treasures.com](http://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 20, 27, 2026 26-01193N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals at the location indicated:  
6901 Park Blvd N  
Pinellas Park, FL 33781  
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.storage-treasures.com](http://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 20, 27, 2026 26-01227N

SECOND 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. Mathew Bobo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236  
(PO#31021-2827)

March 20, 27, 2026 26-01274N

SECOND 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

SECOND 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

SECOND INSERTION

Notice of Public Sale

Pursuant FS. 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



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Call: (941) 362-4848 or go to: [www.businessobserverfl.com](http://www.businessobserverfl.com)

Business Observer

--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION  
**Case No. 26-000160-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@ahavalegal.com  
Secondary E-Mail:  
jovita@ahavalegal.com  
March 20, 27, 2026 26-01186N

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION  
**FILE NO. 26-002006-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: bmarg@brdwlw.com  
Secondary Email:  
probatecasemgr@brdwlw.com  
March 20, 27, 2026 26-01310N

SECOND 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@frankleelaw.com  
Secondary E-Mail:  
frank@frankleelaw.com  
March 20, 27, 2026 26-01255N

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

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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: 1-833-927-3279  
Fax: 1-833-927-3279  
E-mail: SG@EasyEstateProbate.com  
Florida Bar No. 101511  
March 20, 27, 2026 26-01223N

SECOND 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

SECOND 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

SECOND 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 dece-

dent'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

SECOND 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

SECOND 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@flestatedparalegal.com  
March 20, 27, 2026 26-01236N

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-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 732.221, 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

**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](mailto:legal@businessobserverfl.com)

**Q&A**  
**Who benefits from legal notices?**  
You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.  
When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

--- ESTATE ---

SECOND 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 732.2211, 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

SECOND 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. 732.2211, 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:**  
**Teresa 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

SECOND 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. 732.2211, 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:**  
**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

SECOND 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 732.2211, 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.

**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

SECOND 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

SECOND 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 732.2211, 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  
SYDNIÉ 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

SECOND 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 732.2211.

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

SECOND 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 THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE 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

SECOND 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. 732.2211, 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 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

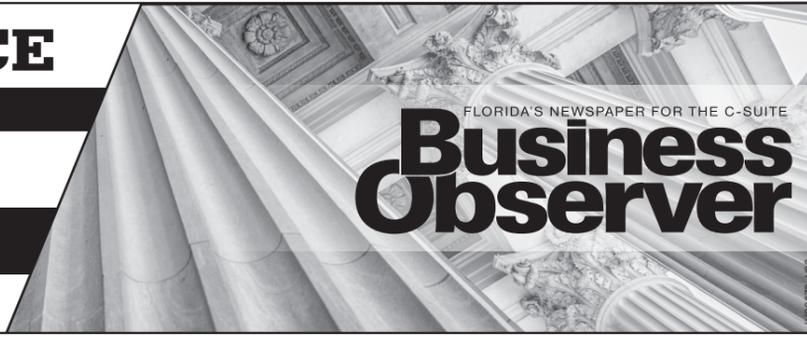
**PUBLISH YOUR LEGAL NOTICE**

**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

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

--- ESTATE ---

SECOND 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

SECOND INSERTION

**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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

**NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY STATE OF FLORIDA  
CASE NO.: 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, WLA, 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

SECOND 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

SECOND 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.

**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

SECOND 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 ---

## SECOND 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.  
Kathryn 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

## SECOND INSERTION

**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

## 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. 25-003883-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

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 seal of this 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

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

## SECOND 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 SEMI-NOLE, FL 33776

The Clerk of the Court for Pinellas County, Ken Burke, shall sell the subject property to the highest bidder for cash at public sale on April 16, 2026, at 10:00 A.M., pursuant to the Uniform Final Judgment of Foreclosure after having first given notice as required by Section 45.031, Florida Statutes. The judicial sale will be conducted electronically online at the following website: www.pinellas.realforeclose.com. At least three (3) days prior to the sale, Plaintiff must pay the costs associated with the Notice of Publication. The party

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

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

## SECOND 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

March 20, 27, 2026 26-01241N

## SECOND 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, Clearwater, 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

March 20, 27, 2026 26-01283N

## SECOND INSERTION

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

**GENERAL JURISDICTION DIVISION**

**CASE NO. 26-000549-CI PHH MORTGAGE CORPORATION, Plaintiff, vs.**

**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOUGLAS S. HAIGHT A/K/A DOUGLAS HAIGHT, DECEASED. et. al. Defendant(s),**

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANT-EEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOUGLAS S. HAIGHT A/K/A DOUGLAS HAIGHT, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 7, BONNIE BAY COUNTRY CLUB ESTATES - PHASE 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 89, 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 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  
6239056.v1  
March 20, 27, 2026 26-01260N

March 20, 27, 2026 26-01260N

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

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

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

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 16th 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,  
AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave.,  
Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
25-382932  
March 20, 27, 2026 26-01265N

March 20, 27, 2026 26-01265N

--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
Case No. 25-009429-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](http://www.pinellas.realforeclose.com), at 10:00 AM, on April 09, 2026, the following

SECOND 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](mailto:fmail@raslg.com)  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: [dsalem@raslg.com](mailto:dsalem@raslg.com)  
25-322064 - NaP  
March 20, 27, 2026 26-01304N

SECOND INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO. 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](mailto:fmail@raslg.com)  
25-349980  
March 20, 27, 2026 26-01205N

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL 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](http://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-

SECOND INSERTION

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](mailto:servealaw@albertellilaw.com)  
By: /s/ Justin Ritchie  
Florida Bar # 106621  
Justin Ritchie, Esq.  
IN/19-025903  
March 20, 27, 2026 26-01207N

SECOND 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 foreclose 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

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO. 25-004115-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](http://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](mailto:fmail@raslg.com)  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: [dsalem@raslg.com](mailto:dsalem@raslg.com)  
25-291024 - NaP  
March 20, 27, 2026 26-01303N

SECOND INSERTION

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

Notice is hereby given that, pursuant to the 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](http://www.pinellas.realforeclose.com) at 10:00 A.M. on the 21st day of April 2026. Any person claiming an interest

SECOND INSERTION

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](mailto: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](mailto:legal@businessobserverfl.com)

--- ACTIONS / SALES ---

THIRD 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

THIRD 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 Court-

room 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

THIRD 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, etc., Plaintiff, vs STEPHANIE LYN COWFER, et al., etc., 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

THIRD 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

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

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

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

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

--- PUBLIC NOTICE ---

FOURTH 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: P.O. Box 5343, Clearwater, FL 33758, Phone: 813-755-0208, e-mail : drsabala@gmail.com. March 6, 13, 20, 27, 2026

26-01070N

FOURTH 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

THIRD 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

--- TAX DEEDS ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

SAVE TIME



Email your Legal Notice

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

--- TAX DEEDS ---

FOURTH 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.

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.

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.

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
March 6, 13, 20, 27, 2026

26-00947N

FOURTH 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.

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.

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.

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
March 6, 13, 20, 27, 2026

26-00949N

FOURTH 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.

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.

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.

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
March 6, 13, 20, 27, 2026

26-00948N

FOURTH 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.

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.

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.

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
March 6, 13, 20, 27, 2026

26-00952N

FOURTH 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.

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.

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.

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
March 6, 13, 20, 27, 2026

26-00950N

FOURTH 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.

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.

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.

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
March 6, 13, 20, 27, 2026

26-00954N

FOURTH 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.

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.

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.

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
March 6, 13, 20, 27, 2026

26-00953N

FOURTH 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.

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.

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.

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
March 6, 13, 20, 27, 2026

26-00955N

FOURTH 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.

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.

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.

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
March 6, 13, 20, 27, 2026

26-00958N

FOURTH 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.

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.

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.

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
March 6, 13, 20, 27, 2026

26-00957N

FOURTH 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.

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.

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.

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
March 6, 13, 20, 27, 2026

26-00964N

FOURTH 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.

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.

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.

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
March 6, 13, 20, 27, 2026

26-00960N



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.

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

--- ACTIONS / SALES ---

SECOND 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

SECOND 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, CLEARWATER, 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, CLEARWATER, FL 33761

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

LAST KNOWN ADDRESS: 2465 NORTHSIDE DR 703, CLEARWATER, FL 33761

TO: 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 AND UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPHINE M. GERLACH  
LAST KNOWN ADDRESS: UNKNOWN

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

UNIT 703, BUILDING 7 OF WOODLAND VILLAS CONDOMINIUM I, PHASE 2, A CONDOMINIUM ACCORDING TO THE DECLARA-

**TION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4838, PAGE(S) 1511, OF THE PUBLIC RECORDS OF PINELLAS 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 LAMBERT 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 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.

THIS NOTICE SHALL BE PUBLISHED 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 receiving this notification if the time before the scheduled appearance is less than seven (7) days.

The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing 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

SECOND 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 Demand Breach of Contract, Lien Foreclosure, Quantum Meruit, Unjust Enrichment  
11140 4TH ST EAST, TREASURE ISLAND, FL 33706  
ISLE OF PALMS 1ST ADD BLK 2, LOT 18 & RIP RTS  
March 20, 27; April 3, 10, 2026  
26-01239N

SECOND 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, 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 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

SECOND 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, Successors, 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 statutory 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 identification number DA7MS7127 located 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 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 or petition.

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

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

Dated: 3/16/2026

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

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. 25-007158-CI**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, vs.**

**ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AGAINST ESTATE OF JOSHUA DONELL SAUNDERS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, 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, GRANTEEES, 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 UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, 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 CLAIMANTS  
ADDRESS UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following 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 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, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before , a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

WITNESS my hand and seal of this Court this 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

SECOND INSERTION

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

**CASE NO. 25-007407-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 foreclosed herein.

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

LOT 14, LEISURE ACRES UNIT 1, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 62, PAGE 1, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

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

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

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

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 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

SECOND 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 Circuit 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 Judgment, to wit:

LOTS 103 AND 104, HARBORDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED 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 unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

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

Dated: 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

SECOND 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 (unrecorded) according to the Master Form Exclusive Right of Possession Agreement recorded in Official Records Book 6384, Page 1015, Public Records of Pinellas County, Florida, together with all exhibits and amendments thereto (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 incident of ownership arising therefrom (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 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 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  
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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**

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