

## PINELLAS COUNTY LEGAL NOTICES

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

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10111 Gandy Blvd N St Petersburg FL 33702 on 4/22/2026 @ 11:30am

Latricia Crawford- Cat Tree/Supplies  
Elizabeth Woehrle-Personal Items

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
April 3, 10, 2026 26-01485N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 8610 66th St N Pinellas Park, FL 33782, on 04/24/2026 @ 12:30 pm. Site 8640

Megan Sharp - 3 dressers, 2 bed frames, boxes, twin mattress  
Bryan Hefty - apartment items

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
April 3, 10, 2026 26-01484N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1650 7th Ave N St Petersburg FL 33713 April 23, 2026 @ 11:00 AM

Massimo Scoccini- Mattress  
Lina Worsham- Furniture, household items  
Randy Pina- Tools, clothing  
Rodney Myrick- Household items

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
April 3, 10, 2026 26-01439N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 2925 Tyrone Blvd N. St. Petersburg FL,33710 on April 24,2026 at 11:30AM

Richard Baker-Toys and books  
Timothy Claxton-appliances, electronics, mattress, toys, Xbox games  
Tyler Fragapane-Furniture, cabinets/shelves, household goods

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
April 3, 10, 2026 26-01512N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

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

6901 Park Blvd N  
Pinellas Park, FL 33781  
April 22nd ,2026 at 12:00pm

- **Dylan Jochumsen:** Chairs, Storage Bin, Desk, Tote, Guitar, Electric Tool, Fan
- **Samuel Meeks:** Chair, Totes, Bags Hamper Mattress, Clothing , Boxes, Furniture, Toys
- **Zachary Smith:** Fishing Poles, Bucket, Totes, Boxes

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
April 3, 10, 2026 26-01480N

#### PUBLIC NOTICE

You will please take notice that the Pinellas County Board of County Commissioners at its regular meeting of March 24, 2026, in 333 Chestnut Street, Palm Room, Pinellas County, Communications Building, Clearwater, Florida 33756, adopted a resolution vacating the following legally described property as petitioned by Bel Aire Mobile Homeowners Inc.

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA; VACATING THAT PORTION OF GEORGE K. FOYE ROAD (COUNTY ROAD NUMBER 113), DECLARED TO BE A PUBLIC ROAD IN BOARD OF COUNTY COMMISSIONERS MINUTES BOOK 18, PAGES 163-164, FILED ON SEPTEMBER 21, 1943, BEING 66 FEET IN WIDTH, LYING SOUTH OF THE EAST/WEST CENTERLINE OF SECTION 10-30-15 AND NORTH OF THE SOUTH LINE OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 10-30-15, PINELLAS COUNTY, FLORIDA.

KEN BURKE, CLERK TO THE  
BOARD OF COUNTY COMMISSIONERS  
By: Derelynn Revie, Deputy Clerk

April 3, 2026

26-01433N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 1855 32nd St. N St. Petersburg, FL 33713 on April 23, 2026, at 10:30 AM.

Julian Anderson - House hold, tvs, couch, tools

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
April 3, 10, 2026 26-01481N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 5890 54th Ave. N, Kenneth City, FL 33709 on April 23, 2026 at 11:30 AM

Pearl Danao - washer/dryer, wall art, sewing machine, saw, furniture, pots and pans  
Shirley Perkins McDonald - pillows, baskets, wreaths, boxes

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
April 3, 10, 2026 26-01482N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 4495 49th St N. St. Petersburg FL,33709 on April 23, 2026 at 10:00 AM

Hermann Gold - Fan couch tv household goods tools  
Diamond Medford - Household, furniture

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
April 3, 10, 2026 26-01440N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

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

Extra Space Storage, 2950 Gandy Blvd, St. Petersburg, FL 33702, April 23, 2026 @ 12:00 PM

Ryan Michel - furniture, household items  
Ryan Caldwell - tools, shelves, artwork  
Trayvon Butler - chairs, boxes

This auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
April 3, 10, 2026 26-01479N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

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

3201 32nd Ave S St. Petersburg FL, 33712  
April 24, 2026 at 10:30am

Savannah St Clair - 3 bedroom  
Delmont Lamont - household  
Marcus Young - electronics, tools, barber tools, industrial cooking appliances queen size bed & personal misc  
Elisha Adams - General Household

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
April 3, 10, 2026 26-01483N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

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

Extra Space Storage at 4750 62nd Ave N Pinellas Park, FL 33781 on April 24th, 2026 at 11AM

Clinton Swofford-Toys, clothing/shoes, wall art, mattress, electronics, furniture, sports/outdoor items, boxes, and office equipment  
Terry James Johnson-Appliances, dish wares, clothing/shoes, wall art, furniture, sports equipment, tools, shelves and boxes,  
Billy Joe Chruscial- Cabinets, electronics, outdoors items, boxes, tools, rolling cart, and filing cabinet

This auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made in cash only and paid at the above referenced facility in order to complete transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property  
April 3, 10, 2026 26-01477N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

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

6780 Seminole Blvd Seminole, FL 33772 April 24, 2026 @ 12:00pm

Debra Ann West Household items

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
April 3, 10, 2026 26-01473N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 950 Pasadena Ave S. South Pasadena FL 33707 on April 23 2026 @ 11:15 AM

Kayla Magno- Sports and outdoors

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
April 3, 10, 2026 26-01437N

#### NOTICE OF PUBLIC SALE

**Jims Body Shop Inc** gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicles at 8:30 AM at **10974 70th Ave N Seminole, FL 33772. Phone (727) 397-2118** for due in cash on day of the sale to redeem the motor vehicles or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicles for w/ out judicial proceedings as pursuant to FL Statute 559.971. The Lien claimed by the lienor is subject to enforcement pursuant to section 713.585 or 713.785 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.

**2007 FORD F-150 VIN#1FTPX12V17KD65908 for \$7,299.10 on 04/24/2026 at 8:30 AM**

April 3, 2026

26-01444N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

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

Extra Space Storage 7220 4th St N. St. Petersburg, FL. 33702  
April 24, 2026 -1:00 p.m.

Delancey Simpkins- Totes, bags  
Kevin Moultrie- Bags, 2 totes  
Jordan Longworth- Bags, bar stools, totes

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
April 3, 10, 2026 26-01438N

#### 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 4/23/26 at 2:30 p.m. Contents include personal property along with the described belongings to those individuals listed below.

1301 Mullen, Kay	Boxes, Appliances, Furniture
1315 Schwab, Jessica	Furniture, Boxes, Tools
2136 Mitchell, Dominique	Appliances, Artwork, Boxes
2225 Jackson, Cornilius	Electronics, Tools, Clothing
3048 Williams, Sheri	Furniture, Boxes, Electronics

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

April 3, 10, 2026

26-01434N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Notice is hereby given that on 4/23/2026 at 11 a.m. the following vessel may be sold by public sale to satisfy the lien per TL-28 Section 83.805-83.806 Florida Statutes for the amount owed on vessel for any recovery charges, storage, and administrative fees Tenant / Registered owner JUAN RAMON ZARRAGA/Ezekiel Parisi 2007 Scout VIN:SLPJH604B707 Tag: FL5761NK Title # 0098001948 Sale to be held at OZONA OUTDOOR BOAT & RV STORAGE, LLC 270 HEDDEN COURT PALM HARBOR, FL 34683 vessel may be released prior to the Sale. OZONA OUTDOOR BOAT & RV STORAGE, LLC reserves the right to accept /reject any or all bids  
April 3, 10, 2026 26-01492N

#### 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 Coastal Obscura Pyrography Studio located at 400 N Tampa St Ste 1550, in the County of Pinellas, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 25th day of March, 2026.

COASTAL OBSCURA LLC

April 3, 2026 26-01443N



### 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.

## --- 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 Herb and Oven located at 2364 Keystone Rd. in the City of Tarpon Springs, Pinellas, FL 34688 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  
Andonia Elefteriou  
April 3, 2026 26-01476N

**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 Archer Classical Training located at 255 Forest Lakes Blvd in the City of Oldsmar, Pinellas, FL 34677 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 26th day of March, 2026  
ArcherCo LLC  
April 3, 2026 26-01475N

**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 Nightious 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 26th day of March, 2026  
Nightious LLC  
April 3, 2026 26-01448N

**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 DEBBIE MAE FUNDING 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 26th day of March, 2026  
DEBBIE MAE LLC  
April 3, 2026 26-01466N

**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 Cardentey Vascular Care located at 14134 NEPHRON LANE in the City of Hudson, Pinellas, FL 34667 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 30th day of March, 2026  
National Kidney Partners, LLP and Cardentey Vascular Care-NKP, LLC  
April 3, 2026 26-01521N

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Extra Space Storage 1159 94th Ave N. St. Petersburg FL, 33702 on April 22, 2026 at 12:30 PM

Lajuan Myrick- Boxes, bags, clothes  
Chris Mond- Car parts, tools  
Pj and Partners LLC- Mattress, bedding, wet vacuum

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.  
April 3, 10, 2026 26-01478N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Cypress Grove Apartments located at 555 16th Avenue, in the County of Pinellas in the City of Largo, Florida 33771 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Pinellas, Florida, this 25 day of March, 2026.  
Cypress Grove Apartments, LLC  
April 3, 2026 26-01498N

**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 Vine Lending Team located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 27th day of March, 2026  
E Mortgage Capital, Inc.  
April 3, 2026 26-01486N

**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 RGC golf cart 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 27th day of March, 2026  
Rover EV LLC  
April 3, 2026 26-01474N

**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 Alia Lewis 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  
Hynagogia Publishing LLC  
April 3, 2026 26-01446N

**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 Pappiness Home 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 26th day of March, 2026  
PAPPINESS PROPERTIES LLC  
April 3, 2026 26-01467N

**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 Muscle for Hire Movers 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 27th day of March, 2026  
NORTHWEST REGISTERED AGENT LLC  
April 3, 2026 26-01488N

**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 One Love Luxury located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 27th day of March, 2026  
RAYS SNEAKERS LLC  
April 3, 2026 26-01487N

**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 Embodi 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 30th day of March, 2026  
EFG Endeavors LLC  
April 3, 2026 26-01490N

**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 Clean Cruiser located at 4951 94th Ave N in the City of Pinellas Park, Pinellas, FL 33782 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 31st day of March, 2026  
Ethan Bowers  
April 3, 2026 26-01526N

**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 clearpathenterprise 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 26th day of March, 2026  
LMH Enterprise Solutions LLC  
April 3, 2026 26-01468N

**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 CleanRise LLC located at 600 Cleveland Street in the City of Clearwater, Pinellas, FL 33755 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 30th day of March, 2026  
My2maids llc  
Anna bezerra  
April 3, 2026 26-01525N

**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 Florida Business Development Services located at 4140 5th Ave N, Suite B in the City of St Petersburg, Pinellas, FL 33713 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 25th day of March, 2026  
Christopher Houle  
April 3, 2026 26-01445N

**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 Moon Sage Nail Artistry & Spa, located at 1441 Court St, Suite B, in the City of Clearwater, County of Pinellas, State of FL, 33756, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 27 of March, 2026.  
PHACELIA NAIL STUDIO LLC  
1441 Court St, Suite B  
Clearwater, FL 33756  
April 3, 2026 26-01493N

**FICTITIOUS NAME NOTICE**

Notice Is Hereby Given that Wal-Mart Stores East, LP, 23106 US Highway 19 N, Clearwater, FL 33765, desiring to engage in business under the fictitious name of Walmart Pharmacy #10-2081, with its principal place of business in the State of Florida in the County of Pinellas, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.  
April 3, 2026 26-01472N

**FICTITIOUS NAME NOTICE**

Notice Is Hereby Given that Walmart EV Charging, LLC, 23106 US Highway 19 N, Clearwater, FL 33765, desiring to engage in business under the fictitious name of Walmart EV Charging #2081, with its principal place of business in the State of Florida in the County of Pinellas, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.  
April 3, 2026 26-01471N

## FIRST INSERTION

**Notice**

Effective May 1, 2026, Arpit Patel, DO, will no longer be providing care at Optum.

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

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.



April 3, 10, 17, 24, 2026  
26-01432N

**FICTITIOUS NAME NOTICE**

Notice is hereby given that JJ's Heavenly Flight, LLC, desiring to engage in business under the fictitious name Belle Signature Studios located at 7901 4th Street N suite 300, St. Petersburg Florida, 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.  
April 3, 2026 26-01441N

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Extra Space Storage, 9999 Gandy Blvd. N. St. Petersburg, FL 33702 on April 22, 2026, at 11:00am.

Ulysses Daniels Furniture, Clothing, Wall art, Household items  
Aysha Gardner Kitchenware, Furniture, Clothing, Bicycle  
Catherine Burra Furniture, Tote  
Brysten Fleming Mirror, Lamp, Boxes, Table

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.  
April 3, 10, 2026 26-01435N

**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.

1FTFW1CF3DFC03174 2013 FORD 7019.36

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 #: 844-415-3241  
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.  
April 3, 2026 26-01463N

## FIRST INSERTION

**Notice Of Public Sale  
Multiple Facilities - Multiple Units**

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

**Extra Space Storage 10501 Belcher Rd S, Largo, FL 33777 on 4/22/2026 @ 10:30AM**  
Rafiq Kaid - Household

**Extra Space Storage 18524 US Hwy 19 N, Clearwater, FL 33764 on 4/22/2026 @ 11:00AM**  
Ruth Schuller - Massage Chair, Office chair, Boxes

**Extra Space Storage 14433 62nd St N, Clearwater, FL 33760 on 4/22/2026 @ 12:00PM**  
Rebecca Lipert Boat- blue, 2009 angler 204fx VIN 47GBC2119BB000022  
Katelyne Morris - Couch, beds, dresser, basic household things.  
Crystal Garcia - boxes, small cabinet metal shelves, couple of chairs, baskets

**Extra Space Storage 9125 Ulmerton Rd, Largo, FL 33771 on 4/22/2026 @ 12:30PM**  
Robert Sardella - Art Supplies  
Lauren Ashley Colt Hudson - Household Goods  
Lois Jenkins - Household Goods

**Extra Space Storage 1850 N Hercules Ave, Clearwater, FL 33765 on 4/22/2026 @ 1:00PM**  
Valerie Collins - Hshld Items

**Extra Space Storage 1225 Missouri Ave N, Largo, FL 33770 on 4/22/2026 @ 1:00PM**  
Beverly Plant- household goods  
Dominique Belvin - household goods

**Extra Space Storage 10700 US Hwy 19 N, Pinellas Park, FL 33782 on 4/23/2026 @ 11:00AM**  
Caroline Kenney - Boxes and furniture  
Christie Swigert - Hshld Gds/Furn

**Extra Space Storage 1844 N Belcher Rd, Clearwater, FL 33765 on 4/23/2026 @ 11:30AM**  
Amanda Hopwood - Office Furn, Hshld Gds

**Extra Space Storage 13100 66th ST, Largo, FL 33773 on 4/23/2026 @ 12:00PM**  
Elliott Plourde - Hshld Gds  
Amy-Jo Labbe - Hshld Gds  
Andraya Smith - Hshld Gds/Furn  
Sarah Stark - 2 King Size Furniture Sets

**Extra Space Storage 10833 Seminole Blvd, Seminole, FL 33778 on 4/23/2026 @ 12:30PM**  
Francis Sheridan - Boxes, Bags  
Estelle Marshall - Hshld Items, Dog cage, Boxes

**Extra Space Storage 1426 N McMullen Booth Rd, Clearwater, FL 33759 on 4/24/2026 @ 10:30AM**  
Alla Bogdanova - Gymnastic Equipment

**Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 4/24/2026 @ 11:00AM**  
Angela Taylor- Hshld gds  
Stephen Dixon - Boxes  
Jeannette Montilla - Hshld Gds/Furn

**Extra Space Storage 404 Seminole Blvd, Largo, FL 33770 on 4/24/2026 @ 11:30AM**  
Roxanne Brister - Hshld Gds/Furn, TV/Stereo Equip, Tools/Applnes

**Extra Space Storage 111 N Myrtle Ave, Clearwater, FL 33755 on 4/24/2026 @ 12:00PM**  
Sonya Roe - Household items, clothing/shoes, furniture, boxes  
Keith Schneider - Shelving, household items, sports/outdoors  
Kyle Brown - personal effects, wall art, household items, sports/outdoors, boxes  
Jeanel Taylor - person effects, wall art, mattress/bedding  
Rose Harris - boxes, coins, totes

**Extra Space Storage 1945 Sunset Point Rd, Clearwater, FL 33765 on 4/24/2026 @ 12:30PM**  
Alejandro Saavedra - PS5, clothes and bags

**Extra Space Storage 1675 Starkey Rd, Largo, FL 33771 on 4/24/2026 @ 1:00PM**  
Lilah Ashbrook - Totes, Pillows, Christmas Decor, Bags  
Tracy Gitzke - Dresser, Fishing Pole, Radio, Tools, Totes, TV  
William Patton - Bikes, Totes, Boxes  
Michelle Connors - Totes, Boxes, Blankets, Plants, Clothes, Shoes

**Extra Space Storage 1660 Gulf to Bay Blvd, Clearwater, FL on 4/24/2026 @ 2:00PM**  
Heather Gram - Wall art, shoes  
Stephanie Wellbrock - Hshld Gds/Furn

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.  
April 3, 10, 2026 26-01436N

**SAVE TIME**  
E-mail your Legal Notice

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

**Business  
Observer**

LV4680

--- PUBLIC SALES / PUBLIC NOTICE ---

INVITATION TO BID

TO: ALL INTERESTED BIDDERS

The following construction projects will be solicited within 30 days:

26-0275-ITB-C Philippe Park Wastewater Collection System Improvements (PID 000341G)-REBID  
26-0359-ITB-C 54th Ave. North Force Main Replacement (PID 005584B)

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-CP, CPM**  
**Purchasing Division Director**

April 3, 2026 26-01548N

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Wal-Mart Stores East, LP, 23106 US Highway 19 N, Clearwater, FL 33765, desiring to engage in business under the fictitious name of Walmart #2081, with its principal place of business in the State of Florida in the County of Pinellas, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.  
April 3, 2026 26-01470N

FICTITIOUS NAME NOTICE

Notice is hereby given that Erik Lewis, as natural guardian for minor, intends to engage in business under the fictitious name Anika's Art, located at 500 129th Ave E, Madeira Beach, FL 33708 and intends to register said name in Pinellas County with the Florida Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
April 3, 2026 26-01442N

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Wal-Mart Stores East, LP, 23106 US Highway 19 N, Clearwater, FL 33765, desiring to engage in business under the fictitious name of Walmart Vision Center #30-2081, with its principal place of business in the State of Florida in the County of Pinellas, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.  
April 3, 2026 26-01469N

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 Nestvibe 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 26th day of March, 2026  
E Mortgage Capital, Inc.  
April 3, 2026 26-01464N

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 Rental Management 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 31st day of March, 2026  
Heather Sutter  
April 3, 2026 26-01529N

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 Inked Fin Co 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 31st day of March, 2026  
INKED FIN LLC  
April 3, 2026 26-01542N

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 Vacation Rentals 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 31st day of March, 2026  
Heather Sutter  
April 3, 2026 26-01530N

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 Italian Experience located at 7901 4TH ST N STE 300 in the City of SAINT PETERSBURG, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 28th day of March, 2026  
Italian Recruitment LLC  
April 3, 2026 26-01489N

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 Bahia Bowls Lake Worth located at 7901 4th St N Ste 31085 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 31st day of March, 2026  
Trinya LLC  
April 3, 2026 26-01545N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of ImageVerifier Corporation located at 1805 Drew Street, in the County of Pinellas in the City of Clearwater, Florida 33765 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Clearwater, Florida, this 27th day of March, 2026.  
Pinellas  
Axiom Services, Inc.  
April 3, 2026 26-01514N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of BTI located at 8127 Siquita Dr. NE, St. Petersburg, FL 33702, in the County of Pinellas, in the City of St. Petersburg, FL 33702 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 30TH day of MARCH, 2026.  
LIBERTY DEFENSE ENTERPRISES LLC  
April 3, 2026 26-01518N

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 FLORIDA CHEST PHYSICIANS located at 1840 Mease Drive, Suite 307, Safety Harbor, FL 34695, in the County of Pinellas, intends to register the said name with the Division of Corporations, Department of State, Tallahassee, Florida.  
Dated at Pinellas County, Florida, this 31ST day of March 2026  
By: RESPIRATORY SPECIALISTS, LLC, Owner  
April 3, 2026 26-01538N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that SOVEREIGN WAVE LLC, a Florida limited liability company, desiring to engage in business under the fictitious name SOVRENMD, and having its principal place of business at 7901 4th St N, Ste 300, St. Petersburg, FL 33702, in Pinellas County, Florida, intends to register said fictitious name with the Florida Department of State, Division of Corporations.  
Dated this 30th day of March, 2026  
April 3, 2026 26-01522N

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 Heartland Road Show & BluePeak Management 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 31st day of March, 2026  
ROAD SHOW CONCEPTS, LLC  
April 3, 2026 26-01547N

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 Rivero Trial Group located at 13575 58th St N Suite #240 in the City of Clearwater, Pinellas, FL 33760 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 31st day of March, 2026  
Michael Rivero (Rivero Trial Group PLLC)  
April 3, 2026 26-01546N

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 Mcllwain Pediatric Laser Dentistry located at 1245 COURT STREET 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 30th day of March, 2026  
CHIARAMONTE, DMD AND MCILWAIN, DMD, P.L.L.C.  
LEIGH A. MCILWAIN and MICHAEL CHIARAMONTE  
April 3, 2026 26-01513N

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 PUP NATION located at 7901 4TH STREET NORTH #31862 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  
PHILANTHROPIC UNITY PARTNERS, INC.  
RICHARD AUTH  
April 3, 2026 26-01447N

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 2 Peas in a Pod located at 6408 Pelican Dr S, in the County of Pinellas, in the City of Saint Petersburg, Florida 33707 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Saint Petersburg, Florida, this 29th day of March, 2026.  
EY PROPERTIES BY THE BEACH LLC  
April 3, 2026 26-01491N

FICTITIOUS NAME NOTICE

Notice is hereby given that Vilain Energy for Development Inc. intends to register the fictitious name "Vilain Energy" under Florida Statute 865.09.  
April 3, 2026 26-01534N

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 Respond Mobile 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 1st day of April, 2026  
Vanward Ventures LLC  
April 3, 2026 26-01549N

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 5-1-2026 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.

WB1J7C56FV358259	2015	BMW
3GYFNAE32CS586020	2012	CADI
1GCGSCEN4K103062	2019	CHEV
1G1FB3DX1K0122018	2019	CHEV
3GCCA85BX9S567793	2009	CHEV
1G1YN2D66K5603905	2019	CHEV
2A4GP44RX7R331530	2007	CHRY
JHLRE38577C056054	2007	HOND
JHLRD1865XC035588	1999	HOND
JHMGD38658S020790	2008	HOND
5NPD84LF6KH432051	2019	HYUN
5NPDH4AE4DH194942	2013	HYUN
KMHRCA31LU045964	2020	HYUN
JN1EV7AP9JM351272	2018	INFI
SADCJ2BV5HA497944	2017	JAGU
1J8H648PX7C507502	2007	JEEP
SALZJ2FX8LH005711	2020	LNDR
JM3KFADM2K1523728	2019	MAZD
1N4AL3AP3EN364521	2014	NISS
JNSAS5MV8DW117740	2013	NISS
4T1BF28B2YU103929	2000	TOYT
4T1BE46K98U738745	2008	TOYT
5TFSX5EN2HX050729	2017	TOYT
JTLZE4FE2CJ004606	2012	TOYT
4T1BF18BXWU273298	1998	TOYT

April 3, 2026 26-01541N

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 Drug Testing Near You 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 1st day of April, 2026  
JAB Consult Services LLC  
April 3, 2026 26-01559N

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 CEMTrading888 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 1st day of April, 2026  
CEM UNLIMITED LLC  
April 3, 2026 26-01550N

FIRST INSERTION  
ADVERTISEMENT FOR BIDS

The Pinellas County School District is soliciting sealed electronic bids in response to **Ice Maker Cleaning & Sanitation Service**. Bids are due before 3:00 pm on **April 30, 2026**. Bids may be received up to but not later than, the date and time listed above, via the District e-Procurement Portal located at <https://procurement.opengov.com/portal/PCSB>.

**Bid #:** 26-JG-006 **Bid Title:** Ice Maker Cleaning & Sanitation Service

Scope: The purpose and intent of this invitation to bid is to establish firm fixed pricing for routine ice maker cleaning & sanitation service which includes changing the district provided water filter to approximately 121 locations districtwide for the contract period as specified herein.

**Service will be scheduled annually for each location, and on an as needed basis beyond the annual requirement.**

Insurance is required for this project. The Owner reserves the right to reject all bids.  
April 3, 10, 2026 26-01551N

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#
21	CHEVY	1GNERFKWXMJ135395
07	CHEVY	2G1WT55N979330540
21	FORD	3FMCR9B60MRA76652
03	FORD	1FMZU63K23ZA96141
15	GMC	1GTH6BE37F1152800
20	HARLEY	1HD1KRP19LB603876
20	HYUNDAI	3KPC24A64LE115438
00	LOVVIG	LGW0860R20031
19	NISSAN	3N1CP5C8KL565450
19	TOYOTA	2T1BURHEXKC79917
12	TOYOTA	4T1BF1FK2CU171881
	TRAILER	

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 05-01-26 AT 11:00AM THE FOLLOWING VEHICLE(S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

JOE'S TOWING & RECOVERY, INC.  
6670 114TH AVENUE  
LARGO, FL. 33773  
PHONE # 727-541-2695  
April 3, 2026 26-01554N

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA PROBATE DIVISION  
**CASE NO.: 2026-CP-00071-ES**  
**IN RE: THE ESTATE OF MEGAN DEUBELL, Deceased.**

The administration of the Estate of MEGAN DEUBELL, deceased, whose date of death (found) was June 13, 2025, 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 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 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 DECEDENT'S DATE

OF DEATH IS BARRED.  
The date of first publication of this notice is April 3, 2026.

**Travis Deubell**  
**TRAVIS DEUBELL,**  
**Personal Representative**  
**c/o Berlin Patten Ebling, PLLC**  
324 S. Hyde Park Ave., Suite 325  
Tampa, FL 33606

/s/ Mark C. Mann  
MARK C. MANN, ESQ.  
FLA BAR NO. 0040118  
Berlin Patten Ebling, PLLC  
324 S. Hyde Park Ave., Suite 325  
Tampa, FL 33606  
Telephone: (813-467-7500  
Fax: (813-251-1662  
Email:  
servicepetpa@berlinpatten.com  
Email: cdunning@berlinpatten.com  
Attorney for Petitioner  
April 3, 10, 2026 26-01544N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**PROBATE DIVISION**  
**File No. 2026-CP-3110**  
**IN RE: ESTATE OF GLENN B. TIDLUND Deceased.**

The administration of the estate of GLENN B. TIDLUND deceased, whose date of death was January 16, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 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 April 3, 2026.

**Personal Representative:**  
**SHERYL LEE**  
4699 Continental Drive Lot 361  
Holiday, FL 34690  
Attorney for Personal Representative:  
JALEH LEE, ESQ.  
Attorney for Sheryl Lee  
Florida Bar Number: 92966  
Law Office of Jaleh Lee, P.A.  
5802 State Road 54  
New Port Richey, FL 34652  
Telephone: (727) 853-1200  
Fax: (727) 376-3146  
E-Mail: jaleh@pascoelderlaw.com  
Secondary E-Mail:  
paralegal@pascoelderlaw.com  
April 3, 10, 2026 26-01537N

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-000313-ES  
Division 4  
IN RE: ESTATE OF  
DANIEL JOHN MONDELLI  
Deceased.

The administration of the estate of Daniel John Mondelli, deceased, whose date of death was October 22, 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.

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 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.

The date of first publication of this notice is April 3, 2026.

**Personal Representative:**

**Angela Maria Smith**

17922 Glenapp Drive

Land O' Lakes, Florida 34638

Attorney for Personal Representative:

Krystal Reyes, Esq.

FL Bar No. 1028024

The Probate Pro, a division of

The Darren Findling Law Firm

3300 W. Lake Mary Blvd., Suite 310

Lake Mary, Florida 32746

Phone: 407-559-5480

E-Mail: kreyes@theprobatepro.com

April 3, 10, 2026

26-01451N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
UCN: 522026CP002201XXESPR  
REF#: 26-002201-ES  
IN RE: ESTATE OF  
PATRICIA J. CONNELL,  
Deceased.

The administration of the estate of PATRICIA J. CONNELL, 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 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: April 3, 2026

**Personal Representative:**

**PATRICK MULLEN CONNELL**

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

April 3, 10, 2026

26-01499N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
UCN: 522026CP002909XXESPR  
REF#: 26-002909-ES  
IN RE: ESTATE OF  
MATTHEW B. WAY,  
Deceased.

The administration of the estate of MATTHEW B. WAY, deceased, whose date of death was February 21, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

NOTWITHSTANDING THE TIME 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: April 3, 2026.

**Personal Representative:**

**JAMES DALY**

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

April 3, 10, 2026

26-01558N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY, FLORIDA  
Probate Division  
File No. 26-002010-ES  
IN RE: ESTATE OF  
RANDALL A. SKELTON  
Deceased

The administration of the Estate of RANDALL A. SKELTON, deceased, File Number 26-002010-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Ave N, Rm 300, St Petersburg, FL 33701. The decedent's date of death is August 21, 2025. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM, THE TIME PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is April 3, 2026.

**Person GIVING Notice:**

**JUDITH R. SKELTON**

**Personal Representative**

8278 27th Avenue North

St Petersburg, FL 33710

Attorney for Personal Representative:

Cynthia E. Orozco

Florida Bar No. 449709

P.O. Box 47277

St. Petersburg, FL 33743-7277

(727) 346-9616

email: cattorney@tampabay.rr.com

April 3, 10, 2026

26-01496N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.: 26-002453-ES  
Division: 003  
IN RE: ESTATE OF  
PATRICIA ANN COLUCCI,  
Deceased.

The administration of the estate of PATRICIA ANN COLUCCI, deceased, whose date of death was March 3, 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 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 April 3, 2026.

**Personal Representative:**

**MICHAEL DIBRIZZI**

4007 Kimpton Place

Largo, FL 33771

Attorney for Personal Representative:

THEODORE R. SCHOFNER,

ESQUIRE

Attorney for Personal Representative

Florida Bar No. 381357 /

SPN: 01243397

2117 Indian Rocks Road

Largo, Florida 33774

Telephone: (727) 588-0290

Fax: (727) 584-0932

E-Mail: info@elderlawattorney.com

April 3, 10, 2026

26-01500N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case No: 23-00425-ES  
Section: 003  
IN RE: ESTATE OF  
MICHAEL JUDE VITELLO  
Deceased.

The administration of the estate of Michael Jude Vitello deceased, whose date of death was November 25, 2022, 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 THREE (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 April 3, 2026.

**Personal Representative**

**Steven Vitello**

509 Palm Ave.

Palm Harbor FL 34683

(813) 850-4467

stevevitello68@icloud.com

Attorney for Personal Representative

Doug Burns

2559 Nursurey Road

Suite A

Clearwater, FL 33764

(727) 725-2553

doug@dougburnspa.com

April 3, 10, 2026

26-01540N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-002650-ES  
Division 03  
IN RE: ESTATE OF  
ROBERT F. GROVER,  
Deceased.

The administration of the estate of ROBERT F. GROVER, deceased, whose date of death was October 26, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., 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 April 3, 2026.

**MERRITT B. GROVER**

**Personal Representative**

2 Montgomery Rd.

Bootbay Harbor, ME 04538

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

April 3, 10, 2026

26-01523N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
CASE NO.: 26-002569-ES-004  
IN RE: THE ESTATE OF  
GORDON O.  
VAN VALKENBURG, JR

The administration of the estate of GORDON O. VAN VALKENBURG, JR, deceased, whose date of death was January 10, 2026 is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Case Number 26-002569-ES-004 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 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 733.302 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOT WITH STANDING 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 April 3, 2026.

**Personal Representative:**

**MATTHEW WAYNE**

**MacDUFFEE**

3724 Shore Blvd.

Oldsmar, Fl. 34677

Attorney for Personal Representative:

W. G. BOSTICK, JR.

6160 Central Ave.

Ste. 300

St. Petersburg, FL 33707

(727) 388-1355

FBN294101

Email wgblawoffice@gmail.com

April 3, 10, 2026

26-01511N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN RE: ESTATE OF  
RHONDA NIVENS

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

You are hereby notified that a Trust estate is being administered. RHONDA NIVENS, a resident of PINELLAS County, Florida, who died on FEBRUARY 11, 2026, was the settlor of a Trust titled: RHONDA NIVENS TRUST AGREEMENT U/T/D APRIL 11, 2025. The name and address of the Trustee are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
REF#: 26-001007-ES  
IN RE: ESTATE OF  
WILLIE B. ROBERSON,  
Deceased.

The administration of the estate of Willie B. Roberson, deceased, whose date of death was March 13, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court St #300, 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 April 3, 2026

**Personal Representative:**

**Gregory Roberson**  
1001 27th Street N  
St. Petersburg, Florida 33713  
Attorney for Personal Representative:  
Misa A. Everist, Esq  
Florida Bar Number: 196169  
BASKIN EISEL RIGHTMYER  
14020 Roosevelt Boulevard,  
Suite 808  
Clearwater, FL 33762  
Telephone: (727) 572-4545  
Fax: (727) 572-4646  
E-Mail: meverist@baskineisel.com  
Secondary E-Mail:  
jennifer@baskineisel.com  
April 3, 10, 2026 26-01460N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 522026CP000314XXESPR  
IN RE: ESTATE OF  
EDWARD JOSEPH LOHMANN  
AKA EDWARD J. LOHMANN  
Deceased.

The administration of the estate of Edward Joseph Lohmann aka Edward J. Lohmann, deceased, whose date of death was September 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, 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 April 3, 2026.

**Personal Representative:**

**Edward J. Lohmann, Jr.**  
4399 Dawnridge Street  
Palm Beach Gardens, Florida 33410  
Attorney for Personal Representative:  
Karen Levin Alexander, Attorney  
Florida Bar Number: 372587  
4400 PGA Boulevard, Suite 402  
Palm Beach Gardens, FL 33410  
Telephone: (561) 629-9929  
Fax: (561) 629-9930  
E-Mail: Karen@klawfl.com  
Secondary E-Mail:  
Cathy@klawfl.com  
April 3, 10, 2026 26-01502N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT, SIXTH  
JUDICIAL CIRCUIT, FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
REF: 26-0762 ES  
UCN: 522026CP000762XXESPR  
IN RE: ESTATE OF  
DIXIE ANN SCHWINN  
Deceased

The administration of the estate of DIXIE ANN SCHWINN, deceased, whose date of death was September 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 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 April 3, 2026.

**Personal Representative:**

**MICHAEL W. PORTER**  
535 49th Street North  
St. Petersburg, Florida 33710  
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  
April 3, 10, 2026 26-01516N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-002426-ES  
IN RE: ESTATE OF  
WINETTA BARBARA KIRKLAND,  
a/k/a W. BARBARA KIRKLAND  
Deceased.

The administration of the estate of WINETTA BARBARA KIRKLAND, deceased, whose date of death was November 22, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 April 3, 2026.

**CONSTANCE JOHNSON**

P.O. Address: 6508 Carrington Sky Dr,  
Apollo Beach, FL 33572  
Attorney for Personal Representative  
Voja Jim Loncarski, Esq.  
JL LAW PLLC  
801 West Bay Drive  
Suite 312  
Largo, FL 33770  
Telephone: (727) 488-5869  
Florida Bar No. 528811  
Email Addresses: JL@jim-law.com  
April 3, 10, 2026 26-01553N

FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
FILE NO. 26-777-CP  
PROBATE DIVISION  
IN RE: ESTATE OF  
MICHAEL JOSEPH AULTMAN  
A/K/A  
MICHAEL J. AULTMAN,  
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 Michael Joseph Aultman a/k/a Michael J. Aultman, deceased, File Number 26-777-CP by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756; that the decedent's date of death was December 2, 2025; that the total approximate value of the estate is \$10,593 to whom it has been assigned by such order to:

Name	Address
Shawn Michael Aultman	312 N. Blair Street Quitman, GA 31643

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is April 3, 2026.

**Person Giving Notice:**

**Shawn Michael Aultman**  
312 N. Blair Street  
Quitman, GA 31643  
Attorney for Person Giving Notice:  
Albert J. Stopka, III  
Florida Bar No. 999067  
Albert J. Stopka, III, P.A.  
108 Mosley Drive  
Lynn Haven, Florida 32444  
Telephone: (850) 785-6600  
Service of Pleadings:  
Primary e-mail address:  
Stopkalawefile@bellsouth.net  
Secondary e-mail address:  
Stopkalawefile@hpeprint.com  
All other communications:  
Primary e-mail address:  
Stopkalaw@bellsouth.net  
Secondary e-mail address:  
Stopkalawcorr@hpeprint.com  
April 3, 10, 2026 26-01501N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 26-001339-ES  
Division Probate  
IN RE: ESTATE OF  
ASRAF ALI  
Deceased.

The administration of the estate of Asraf Ali, deceased, whose date of death was November 30, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St # 300, 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

ALL 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 April 3, 2026.

**Personal Representative:**

**Yaseen Rowzani**  
Attorney for Personal Representative:  
Debra A. Faulkner, Esq.  
Florida Bar Number: 94212  
The Faulkner Firm, P.A.  
4056 Tampa Road  
Oldsmar, FL 34677  
Telephone: (727) 939-4900  
E-Mail: debbie@thefaulknerfirm.com  
Secondary E-Mail:  
probate@thefaulknerfirm.com  
April 3, 10, 2026 26-01449N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-001233-ES  
Division: Section 003  
IN RE: ESTATE OF  
ROBERT A. MILLER,  
A/K/A  
ROBERT ALAN MILLER  
Deceased.

The administration of the estate of Robert A. Miller, A/K/A Robert Alan Miller, deceased, whose date of death was October 27, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 3, 2026.

**Personal Representative:**

**Roy Miller**  
4216 Burning Tree Lane S  
Jacksonville, Florida 32223  
Attorney for Personal Representative:  
Robert W. Bible, Jr.  
Attorney for Personal Representative  
Florida Bar Number: 561398  
Bob Bible Law  
P.O. Box 22786  
St. Petersburg, Florida 33742  
(727) 710-5166  
b.bible@BobBibleLaw.com  
April 3, 10, 2026 26-01458N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-012296-ES  
IN RE: ESTATE OF  
WAYNE R. PERSANG  
Deceased.

The administration of the estate of WAYNE R. PERSANG, deceased, whose date of death was August 22, 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 April 3, 2026.

**Personal Representative:**

**/s/ Wayne R. Persang**  
**Wayne R. Persang**  
2949 Briar Cliff Drive  
Palm Harbor, Florida 34684  
Attorney for Personal Representative:  
/s/ Edward C. Castagna, Jr.  
Edward C. Castagna, Jr. Attorney  
Florida Bar Number: 0198102  
611 Druid Rd. E, Suite 717  
Clearwater, FL 33756  
Telephone: (727) 446-6699  
Fax: (727) 446-3388  
E-Mail:  
eservice.castagnalaw@gmail.com  
April 3, 10, 2026 26-01495N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-000759-ES  
Division Probate  
IN RE: ESTATE OF  
JOAN ELIZABETH TOOL  
A.K.A. JOAN TOOL  
Deceased.

The administration of the Estate of Joan Elizabeth Tool a.k.a. Joan Tool, Deceased, whose date of death was September 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 14250 49th Street N, J3401, Clearwater, FL 33762. 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 April 3, 2026.

**Personal Representative:**

**Michael Eric Tool**  
9817 W. Park Village Drive  
Tampa, FL 33626  
Attorney for Personal Representative:  
Daniel S. Henderson  
E-Mail Addresses:  
Dan@hendersonsachs.com  
ana@hendersonsachs.com  
Florida Bar No. 725021  
Henderson Sachs, PA  
8240 Exchange Drive,  
Suite C6  
Orlando, FL 32809  
Telephone: 407-850-2500  
April 3, 10, 2026 26-01552N

**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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or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business Observer**

11/08/2025, 9:59

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 26-002221-ES  
IN RE: ESTATE OF  
MARK JOSEPH SIANI  
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 Mark Joseph Siani, deceased, File Number 26-00221-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756; that the decedent's date of death was February 12, 2026; that the total value of the estate is \$6,200.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Anthony Siani	438 Worsley Way Jacksonville, NC 38546
Michael Siani	205 Big August Way Jacksonville, NC 28546

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 petitioner has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 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 April 3, 2026.

**Person Giving Notice:**

**Anthony Siani**  
438 Worsley Way  
Jacksonville, North Carolina 38546

**Attorney for Person Giving Notice:**

/s/ Edward C. Castagna, Jr.  
Edward C. Castagna, Jr. Attorney  
Florida Bar Number: 0198102  
611 Druid Rd. E,  
Suite 717  
Clearwater, FL 33756  
Telephone: (727) 446-6699  
Fax: (727) 446-3388  
E-Mail: eservice.castagna@gmail.com  
April 3, 10, 2026 26-01461N

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-002423-ES  
Division 003  
IN RE: ESTATE OF  
MARY R. MOYNIHAN,  
Deceased.**

The administration of the estate of Mary R. Moynihan, deceased, whose date of death was November 27, 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 Friday, April 3, 2026.

**Personal Representative:**

**Tod M. Moynihan**  
185 Old Farms East Road  
Middletown, Connecticut 06457

**Attorney for Personal Representative:**

ROBERT J. KELLY, ESQ.  
Florida Bar Number: 238414  
Kelly & Kelly, LLP  
28163 U.S. 19, North,  
Suite 200  
Clearwater, FL 33761  
Telephone: (727) 733-0468 /  
Fax: (727) 733-0469  
E-Mail:  
mpowell@kellyandkellyllp.com  
Secondary E-Mail:  
rob@kellyandkellyllp.com  
April 3, 10, 2026 26-01462N

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
UCN: 522026CP002026XXESPR  
File No. 26-2026-ES-04  
IN RE: ESTATE OF  
GERALD A. DONAHUE,  
deceased.**

The administration of the estate of GERALD A. DONAHUE, deceased, whose date of death was December 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is: April 3, 2026.

Signed on this : 16 day of February, 2026.

**MARK F. DONAHUE**

**Personal Representative**  
11741 Newberry Grove Loop  
Riverview, FL 33579

Paul A. Nelson, Esquire  
Attorney for Personal Representative  
Florida Bar No. 0508284;  
SPN: 00516940  
PAUL A. NELSON, P.A.  
1700 66th Street North,  
Ste #502  
Saint Petersburg, FL 33710  
Telephone: 727-821-5811  
Email: paulnelson@paulnelsonpa.com  
Secondary Email:  
kathleenthorn@paulnelsonpa.com  
April 3, 10, 2026 26-01450N

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-001841  
Division 04  
IN RE: ESTATE OF  
BRIAN MICHAEL MURPHY,  
Deceased.**

The administration of the estate of Brian Michael Murphy, deceased, whose date of death was January 24, 2026, 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 sur-

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 April 3, 2026.

**Personal Representative:**

**MICHAEL P. MURPHY**  
1206 Falcon Drive  
Orlando, Florida 32803

**Attorney for Personal Representative:**

/s/ Christian T. Fahrig  
CHRISTIAN T. FAHRIG, Esq.  
Florida Bar Number: 0095570  
Attorney for Personal Representative  
The Elder Law Center of  
Kiron & Fuller  
1407 E. Robinson Street  
Orlando, Florida 32801  
Telephone: (407) 422-3017 /  
Fax: (407) 730-7101  
E-Mail: cfahrig@kironfuller.com  
Secondary E-Mail:  
nsepulveda@kironfuller.com  
Service E-Mail:  
service@kironfuller.com  
April 3, 10, 2026 26-01452N

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case No.: 26-003106-ES  
Division: Probate  
IN RE: ESTATE OF  
Manfred Michael Szabries,  
Deceased.**

The administration of the estate of Manfred Michael Szabries, deceased, whose date of death was February 5, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue North, St. Petersburg, Florida 33701. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

by a creditor as specified under section 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is April 3, 2026.

**Personal Representative:**

**Signature: Amy Price**  
**(Mar 22, 2026 19:21:04 EDT)**  
**Email: priceam@pcsb.org**  
**Amy Szabries**  
1316 51st Ave N,  
St. Petersburg, FL 33703

**Attorney for Personal Representative:**

Signature: matthew weidner  
(Mar 24, 2026 07:14:09 EDT)  
Email: weidner@mattweidnerlaw.com  
Matthew D. Weidner, Esquire  
Attorney for Personal Representative  
Florida Bar No.: 0185957  
Matthew Weidner PA  
856 2nd Avenue North  
St. Petersburg, FL 33701  
Telephone: 727-954-8752  
E-Mail: service@mattweidnerlaw.com  
julia@mattweidnerlaw.com  
April 3, 10, 2026 26-01524N

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT  
FOR THE SIXTH JUDICIAL  
CIRCUIT IN AND FOR  
PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NO. 25-002590-ES  
IN RE: ESTATE OF  
FREDERICK ROMAN  
PRETTENHOFER,  
A.K.A. FREDERICK R.  
PRETTENHOFER,  
DECEASED.**

The administration of the estate of FREDERICK ROMAN PRETTENHOFER, a/k/a FREDERICK R. PRETTENHOFER., deceased, whose date of death was February 29, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The 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 April 3, 2026

**Co-Personal Representatives:**

**Caron Wootten**  
**David Prettenhofer**  
**Marc Prettenhofer**  
5858 Central Ave  
St. Petersburg, FL 33707

Attorney for Personal Representative:  
Robert Kapusta, Jr, Esq.  
BATTAGLIA, ROSS,  
DICUS & McQUAID, P.A.  
5858 Central Ave.,  
St. Petersburg, FL 33707  
(727) 381-2300  
FBN: 441538  
Primary Email: rkapu@brdwlaw.com  
Secondary Email:  
probatecasemgr@brdwlaw.com  
April 3, 10, 2026 26-01465N

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-002907-ES  
IN RE: ESTATE OF  
GABRIELLE GABBARD,  
Deceased.**

The administration of the estate of GABRIELLE GABBARD, deceased, whose date of death was April 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is: April 3, 2026.

**SEAN GABBARD**

**Personal Representative**  
10757 63rd Avenue  
Seminole, FL 33772

**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  
April 3, 10, 2026 26-01543N

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-2669-ES  
IN RE: ESTATE OF  
PATRICIA GIBSON,  
Deceased.**

The administration of the estate of PATRICIA GIBSON, deceased, whose date of death was February 1, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is: April 3, 2026.

**ELIZABETH GIBSON**

**Personal Representative**  
10 Cypress Drive  
Palm Harbor, FL 34684

**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  
April 3, 10, 2026 26-01517N

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NO. 26-001634-ES  
IN RE: ESTATE OF  
BRENDA MAE CHOUINARD,  
DECEASED.**

The administration of the estate of Brenda Mae Chouinard, deceased, whose date of death was December 5, 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 representatives' 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 April 3, 2026.

**Personal Representatives:**

**Valerie L. Fowler**  
79 Centennial St  
Seabrook, FL 03874

**Charles W. Felch, Sr.**  
23 Worthley Ave  
Seabrook, NH 03874

Attorney for Personal Representatives:  
Juan D. Bendeck  
Florida Bar Number: 78298  
DENTONS COHEN &  
GRIGSBY PC  
9110 Strada Place,  
Ste 6200  
Naples, FL 34108  
Telephone: (239) 390-1900  
Fax: (239) 390-1901  
E-Mail: juan.bendeck@dentons.com  
Secondary E-Mail:  
rayvalle@dentons.com  
April 3, 10, 2026 26-01459N

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS

The administration of the estate of ANNA MAE HEBBEL, deceased, whose date of death was September 6, 2025, and whose social security number is \*1877, File No. 26-000877-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 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 April 3, 2026.

**Personal Representative:**  
**JOHN O'BRIEN, III**  
121 177th Terrace West  
Redington Shores, FL 33708

Attorney for Personal Representative:  
Larry J. Gonzales, Esquire  
E-Mail address:  
lgonzales@lgonzaleslaw.com  
Florida Bar No. 615978  
2706 Alt. 19 North,  
Suite 310  
Palm Harbor, Florida 34683  
Telephone: (727) 791-8002  
April 3, 10, 2026 26-01557N

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION  
**FILE NO. 26-002262-ES**  
**IN RE: ESTATE OF JANET ELIZABETH RABIN**

The administration of the estate of JANET ELIZABETH RABIN, deceased, whose date of death was December 14, 2025; File Number 26-002262-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: April 3, 2026.

**MATTHEW RABIN**  
**Personal Representative**  
330 1/2 N. Curson Ave  
Los Angeles, CA 90036

REBECCA BRAMBLE, ESQ.  
Florida Bar No. 1039287  
Hitchcock Law Group  
635 Court Street,  
Suite 202  
Clearwater, Florida 33756  
(727) 223-3644 / (727) 223-3479 Fax  
Rebecca@hitchcocklawyer.com  
Attorney for Personal Representative  
April 3, 10, 2026 26-01556N

**Are there different types of legal notices?**

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

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

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

FIRST INSERTION

NOTICE TO CREDITORS

(Summary Administration)  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
Probate Division  
**File No. 26-000881-ES**  
**IN RE: ESTATE OF NANCY C. LITTEN**  
**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 NANCY C. LITTEN, deceased, File Number 26-000881-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:

ROGER E. CUNDIFF  
13230 75th Ave, SEMINOLE, FL 33776

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 the first publication of this Notice is April 3, 2026.

**Person Giving Notice:**  
**ROGER E. CUNDIFF, Petitioner**  
13230 75th Ave  
Seminole, FL 33776

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  
April 3, 10, 2026 26-01515N

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA  
**CASE NO. 25-7391-CO**

**HIGHLAND LAKES CONDOMINIUM VIII ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JAMES S. PENDERGAST and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pinellas County, Florida, the Clerk of Court will sell all the property situated in Pinellas County, Florida described as:

Unit Number 63-A, of HIGHLAND LAKES CONDOMINIUM VIII, together with an undivided interest in the common elements appurtenant thereto, as shown on plat recorded in Condominium Plat Book 27, Pages 9-11, inclusive, all in accordance with and subject to the Declaration of Condominium recorded in Official Records Book 4648, Pages 1770-1820, inclusive, and all amendments thereto, all of the Public Records of Pinellas County, Florida. With the following street address: 2846

Highlands Blvd., #A, Palm Harbor, Florida, 34684. at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on May 14, 2026.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

Dated this 31st day of March, 2026.

**KEN BURKE**  
CLERK OF THE CIRCUIT COURT  
s/ Stephan C. Nikoloff  
Stephan C. Nikoloff  
(Steve@associationlawfl.com)  
Bar Number 56592  
Attorney for Plaintiff  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698  
Telephone: (727) 738-1100  
April 3, 10, 2026 26-01535N

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA  
**CASE NO.: 24-004054-CI**

**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF GCAT 2022-NQM4 TRUST, Plaintiff, vs. SAUNDRA LYNN STAYTON, et al., Defendant(s)**

NOTICE IS GIVEN that, in accordance with the Consent Uniform Final Judgment of Foreclosure entered on March 2, 2026, in the above-styled cause, Ken Burke, Pinellas county clerk of court shall sell to the highest and best bidder for cash on April 22, 2026 at 10:00 A.M., at www.pinellas.realforeclose.com, the following described property:

LOT 74 FAIRWAY FOREST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE(S) 16 AND 17, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA  
Property Address: 3582 Fairway Forest Drive, Palm Harbor, FL 34685.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED AMERICANS WITH DISABILITIES ACT

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

Dated: March 25, 2026

s/ Kelley L. Church  
Kelley L. Church, Esquire  
Florida Bar No.: 100194  
Quintairos, Prieto, Wood & Boyer, P.A.  
255 S. Orange Ave., Ste. 900  
Orlando, FL 32801-3454  
(855) 287-0240  
(407) 872-6012 Facsimile  
E-mail: servicecopies@qpwblaw.com  
E-mail: kchurch@qpwblaw.com  
Attorney for Plaintiff  
Matter No.: FL-006434-24  
April 3, 10, 2026 26-01455N

FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA  
**CASE NO: 25-9370-CO**

**MISSION HILLS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MICHAEL CIANI, JOHN CIANI, DONNA CIANI HOLLERON, CHRISTOPHER CIANI, CAROL CIANI SNYDER, DEBRA CIANI NATALI and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pinellas County, Florida, the Clerk of Court will sell all the property situated in Pinellas County, Florida described as:

Unit Number F-68, as shown on Condominium plat of MISSION HILLS CONDOMINIUM, according to the Condominium Plat Book 9, Pages 45 through 57 Public Records of Pinellas County, Florida and being further described in that certain Declaration of Condominium filed NOVEMBER 18, 1971 in Official Records Book 3665, Pages 870 through 931, together with such additions and amendments to said Declaration and Condominium Plat as from time to time may be made, all as recorded in the Public Records of Pinellas County, Florida; together with the exhibits attached thereto and made a part thereof; and together

with an undivided share in the common elements appurtenant thereto, of the Public Records of Pinellas County, Florida. With the following street address: 2942 Feather Drive, Clearwater, Florida, 33759.

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on May 14, 2026.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

Dated this 31st day of March, 2026.

**KEN BURKE**  
CLERK OF THE CIRCUIT COURT  
s/ Stephan C. Nikoloff  
Stephan C. Nikoloff  
(Steve@associationlawfl.com)  
Bar Number 56592  
Attorney for Plaintiff  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698  
Telephone: (727) 738-1100  
April 3, 10, 2026 26-01536N

FIRST INSERTION

**NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS**  
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY  
**CASE NO. 23-00176-DP-2**  
**IN THE INTEREST OF: J.B. DOB: 8/14/2019, MINOR CHILD**

TO: Jeffrey Bass, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: J.B. born on 8/14/2019. You are hereby commanded to appear on June 9, 2026, at 9:00 AM before the Honorable Kimberly Campbell at the Pinellas County Justice Center, 14250 49th Street North, Annex Courtroom C, Clearwater, FL 33762, for an ADVISORY AND ADJUDICATION/ DISPOSITION HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY AND ADJUDICATION/ DISPOSITION HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL

RIGHTS AS A PARENT TO THE CHILD 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 the Office of Human Rights, 400 S. Ft. Harrison Avenue, Suite 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 as Clerk of said Court and the Seal thereof, this 1 day of April, 2026.

(SEAL) KEN BURKE, CPA  
IN GOD WE TRUST  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
PINELLAS COUNTY, FLORIDA  
KEN BURKE, 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  
Apr. 3, 10, 17, 24, 2026 26-01555N

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45, FLA. STAT.**

IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
**CASE NO. 23-007323-CO**

**NORTHFIELD HOLDING CORP., d.b.a., FLORIDA WINDOW & DOOR, Plaintiff, v. JACQUELINE P. MIGNOTT, ET AL., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated March 5, 2026, and entered in Case No. 23-007323-CO of the County Court of the 6th Judicial Circuit in and for Pinellas County, Florida, the Clerk of this Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 A.M. on the 23rd day of April, 2026, the following described property as set forth in said Summary Final Judgment of Foreclosure as to Count I of the Complaint, to-wit:

elements, also known as 2523 Pine Ridge Way S. Unit D-1, Palm Harbor, FL 34684.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE. SEE FLORIDA STATUTE 45.031(2)(f).

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 ADA Coordinator, 315 Court Street, 4th Floor, Clearwater, FL 33756; Phone: (727) 464-4880; Email: accommodations@pinellas.gov; TDD/TTY: (727) 464-4062, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: March 20, 2026.

Peter L. Meltzer, Esq.  
Fla. Bar No. 156027,  
FRANK, WEINBERG, BLACK, P.L.  
Attorneys for Plaintiff,  
7805 SW 6th Court,  
Plantation, FL 33324;  
Telephone: (954) 474-8000;  
Facsimile: (954) 474-9850;  
E-Mail: pmeltzer@fwblaw.net;  
bspilio@fwblaw.net

April 3, 10, 2026 26-01456N

FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
**CASE NO.: 25-011118-CO**

**SEMINOLE-ON-THE-GREEN, CAVALIER BUILDING ONE ASSOCIATION, INC., a Florida Not for Profit Corporation, Plaintiff, v. PAMELA A. WRIGHT; JOHN DOE, the unknown spouse of PAMELA A. WRIGHT; TENANT #1, the unknown occupant of 8950 Park Blvd., Unit 708, Seminole, Florida 33777; and TENANT #2, the unknown occupant of 8950 Park Blvd., Unit 708, Seminole, Florida 33777, Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure entered in this cause in the County Court of Pinellas County, Florida, I will sell the property situated in Pinellas County, Florida, described as:

Parcel Number: 26-30-15-80013-004-7080

Said property is commonly known as 8950 Park Blvd., Unit 708, Seminole, Florida 33777.

The Clerk of the Circuit Court shall sell the subject property at public sale, to the highest bidder for cash, at an online sale through the Clerk of the Court, www.pinellas.realforeclose.com, beginning at 10:00 A.M. on May 7, 2026.

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

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

Joseph M. Murphy, Esq.  
FBN 112661  
Gabrielle M. Englander, Esq.  
FBN 1044658  
8640 Seminole Boulevard  
Seminole, Florida 33772  
Phone: (727) 397-5571  
Fax: (727) 393-5418  
Primary e-mail:  
eservice4@dhclaw.com  
Attorney for Plaintiff  
April 3, 10, 2026 26-01532N

**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

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF SALE UNDER F.S. CHAPTER 45**

To Be Published in the BUSINESS OBSERVER Bidder Number: 22053  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

Case No. 25-002583-CI  
Honorable Judge:  
Andrews, Michael Francis.

**PLANET HOME LENDING, LLC Plaintiff, vs. FRANK TOPPO; NATALIE TOPPO; AUGGIE TOPPO; ELIJAH MARIO TOPPO; PARADISE VILLAGE TOWNHOMES ASSOCIATION, INC.; ANGIE DEL PILAR TOPPO; ALL UNKNOWN HEIRS, TRUSTEES, PERSONAL REPRESENTATIVES, CREDITORS, DEVISEES, OR OTHER PERSONS KNOWN OR UNKNOWN CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST FRANK TOPPO; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;**

**Defendants,**  
NOTICE IS GIVEN that, in accordance with the Order Rescheduling the Foreclosure Sale, March 30, 2026 in the above-styled cause, Ken Burke, CPA, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com) at 10:00 AM on August 14, 2026 the following described property:  
LOT 2, PARADISE VILLAGE TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE(S) 27 AND 28, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
TAX ID # 24-31-15-66247-000-0020

COMMONLY KNOWN AS: 490 Sandy Hook Road, Treasure Island, FL 33706.

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

ADA  
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT:

HUMAN RIGHTS OFFICE  
400 S. FT. HARRISON AVE., STE. 500  
CLEARWATER, FL 33756  
PHONE: 727.464.4062 V/TDD OR 711 FOR THE HEARING IMPAIRED  
CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS.

Dated this March 31, 2026.  
/s/ Matthew T. Wasinger  
Bidder Number: 22053  
Matthew T. Wasinger, Esquire  
Wasinger Law Office  
605 E. Robinson,  
Suite 730  
Orlando, FL 32801  
(407) 308-0991  
Fla. Bar No.: 0057873  
Attorney for Plaintiff  
Service:  
[mattw@wasingerlawoffice.com](mailto:mattw@wasingerlawoffice.com)  
April 3, 10, 2026 26-01539N

## FIRST INSERTION

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

CIVIL DIVISION:  
CASE NO.: 25-007328-CI

**U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR9, Plaintiff, vs. JOHN MARK ROESCH; 2427 DEAN STREET LLC; GROW FINANCIAL FEDERAL CREDIT UNION FKA MACDILL FEDERAL CREDIT UNION; PINELLAS COUNTY CONSTRUCTION LICENSING BOARD; UNKNOWN TENANT NO. 1, AND UNKNOWN TENANT NO. 2, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on the 23rd of JULY 2025, in Case No. 8:24-cv-351-WFJ-AEP, of the District Court of the Middle District of Florida Tampa Division recorded in the Official Records of Pinellas County, at Clearwater Florida, in O.R. Book 23424, Page 553 wherein, U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR9, is the Plaintiff. Final Judgment entered in favor of the Plaintiff, against Defendants, JOHN MARK ROESCH; 2427 DEAN STREET LLC; GROW FINANCIAL FEDERAL CREDIT UNION FKA MACDILL FEDERAL CREDIT UNION; PINELLAS COUNTY CONSTRUCTION LICENSING BOARD; UNKNOWN TENANT NO. 1, AND UNKNOWN TENANT NO. 2. Ken Burke Clerk of this Court shall sell to the highest and best bidder for cash electronically at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com), the Clerk's website for on-line auctions, at 10:00 AM on the 13th day of May 2026, the following described property as set forth in said Final Judgment, to wit:  
THE SOUTH 26 FEET OF LOT

18, ALL OF LOT 19 AND THE NORTH 30 FEET OF LOT 20, BLOCK "E", JUNGLE SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 4, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 1150 PARK STREET NORTH, ST. PETERSBURG, FLORIDA 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 WITH THE CLERK 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) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Bidder Number: 27815  
Dated this 24th day of March, 2026.  
By: Paris A. Roach  
Paris A. Roach, Esq.  
Bar Number: 1028751  
Copies sent to:  
DELUCA LAW GROUP, PLLC  
2101 NE 26th Street  
FORT LAUDERDALE, FL 333095  
PHONE: (954) 368-1311 |  
FAX: (954) 200-8649  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
[service@delucalawgroup.com](mailto:service@delucalawgroup.com)  
24-06075-1  
April 3, 10, 2026 26-01533N

## FIRST INSERTION

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

CIVIL DIVISION  
Case No. 2025-11550-CO

**STRATHMORE GATE-EAST AT LAKE ST. GEORGE HOMEOWNERS' ASSOCIATION, INC Plaintiff, vs. RICHARD KRAMER, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST RICHARD KRAMER (DECEASED), and UNKNOWN TENANT(S) Defendants.**  
TO: RICHARD KRAMER, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST RICHARD KRAMER (DECEASED)

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

Lot 82 of STRATHMORE GATE-EAST-UNIT TWO, according to Plat thereof as recorded in Plat Book 83, Pages 72 through 74, of the Public Records of Pinellas County, Florida. PARCEL ID NO.: 08-28-16-85562-000-0820 ("Property")  
Property Address: 2917 Fig Court, Palm Harbor, Florida 34684

A Lawsuit has been filed against you in Pinellas County Court, STRATHMORE GATE-EAST AT LAKE ST. GEORGE HOMEOWNERS' ASSOCIATION, INC. v. RICHARD KRAMER, DECEASED, AND THE UNKNOWN

HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST RICHARD KRAMER (DECEASED), 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 27th 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](mailto:Pleadings@RPGLaw.com)  
10310-057  
April 3, 10, 2026 26-01503N

## FIRST INSERTION

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

Case No. 25-004668-CI  
REGIONS BANK D/B/A AMSOUTH BANK,

**Plaintiff, vs. YVETTE G. SABOW; UNKNOWN SPOUSE OF YVETTE G. SABOW; RUSTLEWOOD CONDOMINIUM ASSOCIATION, INC., and UNKNOWN TENANT Defendant.**

NOTICE IS GIVEN pursuant to a Final Judgment dated January 30, 2026, entered in Case No.: 25-004668-CI, of the Circuit Court in and for Pinellas County, Florida, wherein YVETTE G. SABOW, UNKNOWN SPOUSE OF YVETTE G. SABOW, and RUSTLEWOOD CONDOMINIUM ASSOCIATION, INC. are the Defendants, that Ken Burke, CPA, Pinellas County Clerk of the Circuit Court & Comptroller, will sell to the highest and best bidder for cash, on APRIL 16, 2026, at 10:00 a.m., and shall be conducted online at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com) on the following described real property as set forth in the Final Judgment:

APARTMENT UNIT NO. B-307, BUILDING B, RUSTLEWOOD CONDOMINIUM, ACCORDING TO PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 27, PAGES 46 THROUGH 51, AS AMENDED IN CONDOMINIUM PLAT BOOK 28, PAGE 48; CONDOMINIUM PLAT BOOK 29, PAGE 63; CONDOMINIUM PLAT BOOK 30, PAGE 120; AND CONDOMINIUM PLAT BOOK 32, PAGE 88; BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 4665, PAGE 132, AS CLERK'S INSTRUMENT NO. 78032557, AS AMENDED IN O.R. BOOK

4672, PAGES 977 AND 978; O.R. BOOK 4722, PAGE 2086; O.R. BOOK 4768, PAGE 123; O.R. BOOK 4778, PAGE 1761; AND O.R. BOOK 4820, PAGE 1881, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APURTENANT THERETO.

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

NOTICE If you are a person with a disability who needs any 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, FL 33756, (727) 464-7000, within two working days of your receipt of this notice; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.  
By: /s/ Leslie S. White  
SEND MAIL TO:  
Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.  
Attn: Leslie S. White  
Post Office Box 2346  
Orlando, FL 32802-2346  
Leslie S. White, for the firm  
Florida Bar No. 521078  
Telephone 407-841-1200  
Facsimile 407-423-1831  
primary email: [lwhite@deanmead.com](mailto:lwhite@deanmead.com)  
secondary email:  
[eglynn@deanmead.com](mailto:eglynn@deanmead.com)  
April 3, 10, 2026 26-01531N

## FIRST INSERTION

**NOTICE OF SALE UNDER F.S. CHAPTER 45**

To Be Published in the BUSINESS OBSERVER Bidder Number: 22053  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

Case No. 25-002062-CI  
Honorable Judge:  
Ramsberger, Thomas M.

**PLANET HOME LENDING, LLC Plaintiff, vs. EARL WOODIE; UNKNOWN SPOUSE OF EARL WOODIE; ANQUETTA WOODIE; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;**

**Defendants,**  
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated March 26, 2026 in the above-styled cause, Ken Burke, CPA, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com) at 10:00 AM on May 7, 2026 the following described property:

LOT 1, SINCLAIRS REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 82, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Tax ID:  
04/31/16/82098/000/0010  
COMMONLY KNOWN AS:  
5300 39th Ave N, St. Petersburg,

FL 33709.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

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

Dated this March 28, 2026.  
/s/ Matthew T. Wasinger  
Matthew T. Wasinger, Esquire  
Wasinger Law Office  
605 E. Robinson, Suite 730  
Orlando, FL 32801  
(407) 308-0991  
Fla. Bar No.: 0057873  
Attorney for Plaintiff  
Service:  
[mattw@wasingerlawoffice.com](mailto:mattw@wasingerlawoffice.com)  
April 3, 10, 2026 26-01528N

## FIRST INSERTION

**NOTICE OF ACTION**

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

CASE NO. 25-006399-CI  
LAKEVIEW LOAN SERVICING, LLC,

**Plaintiff, vs. SAMUEL LUNA-TUBBS, et al., Defendant.**

To:  
SAMUEL LUNA-TUBBS  
300 93RD AVE N, SAINT PETERSBURG, FL 33702  
UNKNOWN SPOUSE OF SAMUEL LUNA-TUBBS  
300 93RD AVE N, SAINT PETERSBURG, FL 33702

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN  
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 24, BLOCK B, WHITEWAY ANNEX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 3, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP,

225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 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 30th day of March, 2026.

KEN BURKE, CPA  
CLERK OF COURT OF PINELLAS COUNTY  
As Clerk of the Court  
BY: Colleen McNair  
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:  
[AccountsPayable@mccalla.com](mailto:AccountsPayable@mccalla.com)  
25-13780FL  
April 3, 10, 2026 26-01527N

## FIRST INSERTION

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

CIVIL DIVISION:  
CASE NO.: 25-006044-CI

**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. TYLER J. SMITH; PINELLAS COUNTY CONSTRUCTION LICENSING BOARD; PINELLAS COUNTY, FLORIDA CLERK OF COURT; POINTE ALEXIS HOMEOWNERS ASSOCIATION, INC.; STATE OF FLORIDA; SUNCOAST CREDIT UNION; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF TYLER J. SMITH; UNKNOWN TENANT Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com) at 10:00 AM on the 22 day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 26, POINTE ALEXIS SOUTH PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 92, PAGES 44 - 49, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
PROPERTY ADDRESS: 1003 LAKE AVOCA DR, TARPON SPRINGS, FL 34689

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST

FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS 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 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 26 day of March 2026.  
By: /s/ Lindsay Maisonet  
Lindsay Maisonet, Esq.  
Bar Number: 93156  
Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
[eservice@decubaslewis.com](mailto:eservice@decubaslewis.com)  
25-04203 -  
Provide Bidder Number: 11951  
April 3, 10, 2026 26-01505N

# 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)



FLORIDA'S NEWSPAPER FOR THE BUSINESS  
**Business Observer**  
2025.04.03

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
**Case No. 25-005857-CO**  
**HOME OWNERS OF PALM HILL, INC., a Florida corporation,**  
**Plaintiff, v.**  
**WILLIAM E. GREGOR and JANET L. MOORE,**  
**Defendants.**  
NOTICE is hereby given that, pursuant to the Default Final Judgment entered on March 20, 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 30, 2026, at <https://www.pinellas.realforeclose.com>, the following described property:  
Lot 837, Block 1, PALM HILL MOBILE HOME PARK, a Mobile Home Cooperative according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Re-

ords Book 6384, Page 1015, as amended from time to time, all in the Public Records of Pinellas County, Florida, together with all exhibits and amendments thereto (the "Unit"); TOGETHER WITH their Membership Certificate Number 4594 issued by the Cooperative to William E. Gregor and Janet L. Moore, as Joint Tenants with Rights of Survivorship, evidencing their percentage interest in the Cooperative, and any other incident of ownership arising therefrom (the "Certificate");

TOGETHER with that certain double wide Mobile Home with VIN numbers: CC6812FLA and CC6812BFLA and Title numbers: 16870323 and 16870324 (the "Mobile Home"). The street address of the Property is 837 Cane Palm Street, Largo, Florida 33770, and the Parcel Identification Number of the Property is 03/30/15/65684/001/8370.  
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 26th day of March 2026.  
/s/ Allison N. Nelson  
Andrew J. McBride, Esq.  
Florida Bar No. 67973  
Allison N. Nelson, Esq.  
Florida Bar No. 1049314  
ADAMS & REESE LLP  
100 N Tampa Street, Suite 4000  
Tampa, Florida 33602  
Tel: 813-227-5548  
Andrew.McBride@arlaw.com  
Allison.Nelson@arlaw.com  
Lisa.D'Angelo@arlaw.com  
Rachel.Lewis@arlaw.com  
Counsel for Plaintiff  
April 3, 10, 2026 26-01504N

FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
**Case No. 25-010935-CO**  
**HARBOR BLUFFS OWNERS ASSOCIATION, INC.,**  
**Plaintiff, vs.**  
**DONALD H. COBIN, as TRUSTEE OF THE DONALD H. COBIN TRUST 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. 25-010935-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:  
Lot 31, Block E, HARBOR BLUFFS SECTION I, according to the map or plat thereof as recorded in Plat Book 31, Page 23, of the Public Records of Pinellas County, Florida.  
PARCEL ID NO.: 32-29-15-35640-005-0310 ("Property")  
Property Address: 107 Live Oak, Largo, Florida 33770  
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 25th 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@rpglaw.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  
10062-208  
April 3, 10, 2026 26-01453N

**NOTICE OF SALE**  
IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY  
CIVIL DIVISION  
**Case No. 25-004213-CI**  
**Division 20**  
**EASTMAN CREDIT UNION**  
**Plaintiff, vs.**  
**LORI WYNNE DAVIS, JESSICA WYNNE WAYCASTER, JOSHUA WYNNE, MORGAN ARA WYNNE, UNKNOWN SPOUSE OF LORI WYNNE DAVIS, UNKNOWN SPOUSE OF JESSICA WYNNE WAYCASTER, UNKNOWN SPOUSE OF JOSHUA WYNNE, UNKNOWN SPOUSE OF MORGAN ARA WYNNE, AND UNKNOWN TENANTS/OWNERS,**  
**Defendants.**  
Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 25, 2026, in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property situated in Pinellas County, Florida described as:  
LOT 37, BAYOU MANOR FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE(S) 7, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, and commonly known as: 8434 77TH

AVE, SEMINOLE, FL 33777; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at the Pinellas County auction website at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com), on MAY 5, 2026 at 10:00 A.M..  
Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
"If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) 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 : March 30, 2026  
By: /s/ David R. Byars  
David R. Byars  
Attorney for Plaintiff  
Invoice to:  
Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
ForeclosureService@kasslaw.com  
328617/2530832/DRB  
April 3, 10, 2026 26-01510N

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION  
**Case No. 25-001836-CI**  
**CARRINGTON MORTGAGE SERVICES, LLC,**  
**Plaintiff, vs.**  
**MICHELLE MONTGOMERY A/K/A MICHELLE LYNN MONTGOMERY A/K/A MICHELLE L NEWTON A/K/A MICHELLE P NEWTON A/K/A MICHELLE LYNN PHILLIPS A/K/A MICHELLE L MONTGOMERY A/K/A MONTGOMERY A/K/A MICHELLE A MONTGOMERY, et.al.,**  
**Defendant.**  
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on MARCH 10, 2026, in the above-styled cause, KEN BURKE, PINELLAS County Clerk of Court, shall sell to the highest and best bidder for cash on MAY 11, 2026, at 10:00 A.M., at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com), the following described property:  
LEGAL DESCRIPTION: LOT 5, CLEARWATER POINT TOWNHOUSE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 69, PAGE(S) 50, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

Property Address: 716 BAYWAY BLVD APT 5, CLEARWATER, FL 33767  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, 315 COURT STREET, CLEARWATER, FL 33756, (727) 464-7000 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: March 25, 2026  
/s/ Michelle De Leon  
Michelle De Leon, Esq.  
Hill Wallack, LLP  
Attorneys for Plaintiff  
300 S Orange Ave., Suite 1000  
Orlando, FL 32801  
Telephone: (561) 858-2662  
Fax: (609) 452-1888  
Email: mdeleon@hillwallack.com  
FL Bar #68587  
BIDDER NUMBER 10250  
April 3, 10, 2026 26-01506N

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL ACTION  
**CASE NO.: 26-000797-CI**  
**THE TRUSTEE COMPANY, AS TRUSTEE OF HELPING HAND LAND TRUST UTD 03/04/2024,**  
**Plaintiff, vs.**  
**ATM INVESTMENT PROPERTY 1700, LLC, et al.,**  
**Defendant(s).**  
TO: EMILIA GIANNAKOPOULOS  
Whose last known residence(s) is/are 1700 Sunshine Drive, Clearwater, FL 33765.  
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@dwardmanlaw.com](mailto:service@dwardmanlaw.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:  
PARCEL A: PARCEL 1: A PARCEL OF LAND LYING IN THE EAST 522.33 FEET OF THE NORTH 30.00 FEET OF THE SOUTH 195.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION LYING WESTERLY OF A LINE 8.00 FEE EASTERLY OF AND PARALLEL TO THE CENTERLINE OF THE EXISTING RAILROAD SPUR TRACK, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION LYING WESTERLY OF A LINE 8.00 FEE EASTERLY OF AND PARALLEL TO THE CENTERLINE OF THE EXISTING RAILROAD SPUR TRACK, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION LYING WESTERLY OF A LINE 8.00 FEE EASTERLY OF AND PARALLEL TO THE CENTERLINE OF THE EXISTING RAILROAD 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## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA  
**CASE NO.: 24-000566-CI****FIRST FEDERAL BANK,**  
**Plaintiff, vs.**  
**AIMEE QUISHA/K/A AIMEE E. QUISHA/K/A AIMEE ELIZABETH QUISH, CHRISTOPHER D OWENS, et al.,**  
**Defendant(s)**

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale entered on February 24, 2026, in the above-styled case, Ken Burke, Pinellas county clerk of court shall sell to the highest and best bidder for cash on April 28, 2026 at 10:00 A.M., at www.pinellas.realforeclose.com, the following described property:

LOT 46, STONEBRIAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 51 THROUGH 53, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PROPERTY ADDRESS: 4767 Stoneview Circle, Oldsmar, FL 34677

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED

AMERICANS WITH DISABILITIES ACT

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

Dated: March 30, 2026

/s/ Kelley L. Church  
Kelley L. Church, Esquire  
Florida Bar No.: 100194  
Quintairos, Prieto, Wood & Boyer, P.A.  
255 S. Orange Ave., Ste. 900  
Orlando, FL 32801-3454  
(855) 287-0240  
(407) 872-6012 Facsimile

E-mail: servicecopies@qpwblaw.com

E-mail: kchurch@qpwblaw.com

Attorney for Plaintiff

Matter No.: FL-004491-23

April 3, 10, 2026

26-01520N

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
**CIVIL ACTION****CASE NO.: 25-005265-CI****NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.****THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ELIZABETH ORTIZ, DECEASED, et al,**  
**Defendant(s).**

To:

THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ELIZABETH ORTIZ, DECEASED  
Last Known Address: Unknown  
Current Address: Unknown

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

PARCEL "A"

A PORTION OF LOTS 1 AND 2, ACCORDING TO THE PLAT OF SOMERSET LAKES - UNIT 5, PHASE 5A, AS RECORDED

IN PLAT BOOK 117, PAGES 3 TO 5 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 4, SAID SOMERSET LAKES - UNIT 5, PHASE 5A, RUN THENCE NORTH 0 DEGREES 06 MINUTES 31 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY BOUNDARY OF LAKE ALLEN DRIVE, A DISTANCE OF 52.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES 59 MINUTES 57 SECONDS WEST, A DISTANCE OF 287.26 FEET TO THE WESTERLY BOUNDARY OF SAID SOMERSET LAKES - UNIT 5, PHASE 5A; THENCE NORTH 0 DEGREES 04 MINUTES 54 SECONDS EAST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 70.98 FEET; THENCE NORTH 87 DEGREES 14 MINUTES 09 SECONDS EAST, ALONG THE NORTHERLY BOUNDARY OF SAID SOMERSET LAKES UNIT 5, PHASE 5A, A DIS-

## FIRST INSERTION

TANCE OF 284.03 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, BEING A POINT ON THE WEST RIGHT-OF-WAY BOUNDARY OF LAKE ALLEN DRIVE: THENCE SOUTH 0 DEGREES 08 MINUTES 31 SECONDS WEST, ALONG SAID RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 39.73 FEET TO THE POINT OF BEGINNING.

A/K/A 12170 LAKE ALLEN DR LARGO FL 33773

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

\*\*See the Americans with Disabilities Act

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

Human Rights Office  
400 S. Ft. Harrison Ave., Ste. 500  
Clearwater, FL 33756  
Phone: 727.464.4062 V/TDDOr 711 for the hearing impaired  
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this court on this 9th day of January, 2026.

KEN BURKE,  
CLERK CIRCUIT COURT  
315 Court Street Clearwater,  
Pinellas County, FL 33756-5165Ken Burke, CPA  
Clerk of the Circuit Court  
& Comptroller  
Pinellas County, Florida  
By: Stevie Ayars Deputy ClerkAlbertelli Law  
P.O. Box 23028  
Tampa, FL 33623  
tna - 24-033404

April 3, 10, 2026

26-01507N

## SUBSEQUENT INSERTIONS

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

## THIRD 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

1140 4TH ST EAST, TREASURE ISLAND, FL 33706

ISLE OF PALMS 1ST ADD BLK 2, LOT 18 &amp; RIP RTS

March 20, 27; April 3, 10, 2026

26-01239N

## SECOND INSERTION

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 34236Telephone: (941) 363-0110  
Facsimile: (941) 952-9111Attorney for Palm Grove Village  
By: /s/ Sheryl A. Edwards**SHERYL A. EDWARDS**  
Florida Bar No. 0057495  
sedwards@edwards-lawfirm.com

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

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
**PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDACIRCUIT CIVIL DIVISION  
**CASE NO.: 23-006538-CI****U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF IGLOO SERIES V TRUST,**  
**Plaintiff, v.****JAMES TRESH, et al.,**  
**Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Second Amended Consent Uniform Final Judgment of Foreclosure dated March 23, 2026, and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated March 23, 2026, issued in and for Pinellas County, Florida, in Case No. 23-006538-CI, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF IGLOO SERIES V TRUST is the Plaintiff, and JAMES TRESH, JENNIFER C. TRESH A/K/A JENNIFER TRESH, STATE OF FLORIDA, DEPARTMENT OF REVENUE, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE, FOR ABS LOAN TRUST VI, PAUL J. KUPER, GALE HEALTHCARE SOLUTIONS - FLORIDA LLC F/K/A PER DIEM MEDICAL STAFFING, LLC D/B/A NURSE STAFFING, UNKNOWN TENANT #2 and UNKNOWN TENANT #1 N/K/A ALESSANDRO TRESH 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 April 30, 2026, at in-person or electronic sale beginning at 10:00 AM, at www.pinellas.realforeclose.com the following-described real property as set forth in said Second Amended Consent Uniform Final Judgment of Foreclosure, to wit:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE

NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS ROAD RIGHT-OF-WAY, SECTION 34, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

Property Address: 2185 Bow Lane, Safety Harbor, FL 34695

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 30th day of March, 2026.

Respectfully submitted,  
HOWARD LAW902 Clint Moore Road,  
Suite 220  
Boca Raton, FL 33487Telephone: (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

22-000638-1  
April 3, 10, 2026

26-01509N

## SECOND 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 for instructions on requesting a copy.

March 27; April 3, 10, 17, 2026

26-01403N

## FOURTH 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 CALIMING 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 COMPTROLLERSignature: Dinalda Canizales  
By: Pinellas County Deputy ClerkSEAL: CIRCUIT COURT  
PINELLAS COUNTY, FLORIDAFirst Publication with Business Observer Periodical on: 03/13/2026  
March 13, 20, 27; April 3, 2026

26-01163N

## SECOND 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

## SECOND 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.storageetreasures.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

## SECOND 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: L20000358865The 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 Ulmerton Road, Suite 400  
Clearwater, FL 33762

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

Mar. 27; Apr. 3, 2026

26-01375N

## SECOND INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 289 34th St N St Petersburg FL 33713, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageaction.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, Jessika Clothes, Shoes, Bags

2200 Hill, Taiaisa Totes, Clothing

2201 Barr, Anton Boxes

2229 Lima Silva, Taciana Suitcases, Boxes, Clothes

2418 Mendelsogn, 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, Terrvahnda 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

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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. FOTOPULOS**  
**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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**Case No. 26-000480-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  
gbuyavev@icardmerrill.com - secondary  
Mar. 27; Apr. 3, 2026 26-01429N

## --- ESTATE ---

## SECOND 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

## SECOND 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

## SECOND INSERTION

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

The administration of the estate of CAROL DANIEL O'SHAE A/K/A CAROL DANIEL 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 DANIEL**  
**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@jociclaw.com  
Secondary E-Mail:  
transcribe123@gmail.com  
Mar. 27; Apr. 3, 2026 26-01410N

## SECOND 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

## SECOND 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

## SECOND 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 Ullmertown 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

## SECOND 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

## SECOND 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

## SECOND 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 ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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:  
jrvera@hnh-law.com  
Mar. 27; Apr. 3, 2026 26-01372N

## --- ESTATE ---

## SECOND 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 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:**  
**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

## SECOND 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 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.

**Ancillary Personal Representative:**  
**Kathleen E. Ballard**  
35 Grotton 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

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

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

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

The date of first publication of this notice is 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  
gryons@mlegalteam.com  
probateeam@mlegalteam.com  
Mar. 27; Apr. 3, 2026 26-01396N

## SECOND 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 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:**  
**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 ---

## THIRD 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

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 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

## FOURTH INSERTION

and to the following described property, to-wit:

1973 TOWN mobile home with identification no. 112602021 and title no. 0009892773 and all furniture, furnishings, fixtures, attachments, appurtenances or personal property of any kind whatsoever, located inside the mobile home or on the mobile home lot and owned by the Defendant(s), Kenneth Allen Nye and Shevawn Derenda Nye, located at 14099 South Belcher Road, Lot 1136, Largo, Pinellas County, Florida.

and on the 15th day of April A.D., 2026, at 14099 South Belcher Road, Lot 1136, in the city of Largo, Pinellas County, Florida, at the hour of 11:00 a.m., or as soon thereafter as possible, I will offer for sale "AS IS" "WHERE IS" all of the

said defendant's right, title and interest in the aforesaid property at public outcry and will sell the same subject to all prior liens, encumbrances and judgments, if any, as provided by law to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the described Amended Final Judgment of Possession, Damages and Foreclosure of Landlord's Lien.

Bob Gualtieri, Sheriff  
Pinellas County, Florida  
By Dennis Curtin, Corporal D.S.  
Court Processing

David A Luczak  
3233 East Bay Drive  
Suite 103  
Largo FL 33771-1900  
March 13, 20, 27; April 3, 2026  
26-01148N

## FOURTH INSERTION

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 be-

fore 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

## FOURTH INSERTION

FL2B940321784, title nos. 0017099325 and 0017099326 and decal nos. 17060851 and 17060919 located at Lot 138 in SUGAR CREEK MOBILE HOME COMMUNITY,

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on DAVID A. LUCZAK, the Plaintiff's attorney, whose address is 3233 East Bay Drive, Suite 103, Largo, Florida 33771-1900, on or before 30 DAYS FROM FIRST PUBLICATION, and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

WITNESS MY HAND AND SEAL OF THIS COURT, ON THE MAR 04 2026.

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

DAVID A. LUCZAK,  
the Plaintiff's attorney,  
3233 East Bay Drive,  
Suite 103,  
Largo, Florida 33771-1900  
Mar. 13, 20, 27; Apr. 3, 2026  
26-01102N

## FOURTH INSERTION

um, according to the Declaration of Condominium thereof recorded in Official Records Book 3542, Page 219, and according to the plat thereof recorded in Condominium Plat Book 7, Pages 90-94, inclusive, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements. With the following street address: 1674 S. Lake Avenue, #4, Clearwater, Florida, 33756

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

"If you are a person with a disability who needs any accommodation in order

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

WITNESS my hand and the seal of this Court on 03/05/2026 day of March, 2026.

Business Observer  
KEN BURKE,  
CLERK CIRCUIT COURT  
315 Court Street Clearwater,  
Pinellas County, FL 33756-5165  
KEN BURKE  
CLERK AND COMPTROLLER  
By: Stevie Ayars  
Deputy Clerk  
Greenberg Nikoloff, P.A.  
1964 Bayshore Blvd.,  
Suite A  
Dunedin, FL 34698  
(727) 738-1100  
Mar. 13, 20, 27; Apr. 3, 2026  
26-01109N

## SECOND INSERTION

**NOTICE OF 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

## SECOND 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 of the following property in Pinellas County, Florida

Lot 24, Block 2, MARVIAL 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@stevenmoorea.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  
Business Observer

--- 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. 25-009243-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

**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;

SECOND INSERTION

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

SECOND 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

SECOND INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
Case No. 25-004535-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

SECOND INSERTION

**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

SECOND 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 DIFABIO AKA JEANNE CAROLE DIFABIO, 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 DIFABIO AKA JEANNE CAROLE DIFABIO, 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

SECOND INSERTION

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

PARCEL ID NO.: 34-31-16-96722-386-0020 ("Property")  
Property Address: 3386 39th Street South, Unit B, St. Petersburg, Florida 33711  
at public sale, to the highest and best bidder for cash at 10:00 a.m. on 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

SECOND INSERTION

**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**  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
Deadline Wednesday at noon  
Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
VZ0906.V33

## --- ACTIONS / SALES ---

## SECOND 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  
**HESSE FINE ART, INC., a Florida Profit Corporation,**  
**Plaintiff, -vs-**  
**DAIJI UEHARA, an individual,**  
**Defendant.**

NOTICE is hereby given that a civil action commenced on April 15, 2025, and is now pending as case number 25-009259-SC in the County Court in the State of Florida, County of Pinellas.

The name of the unserved party to the action is:

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. If a 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. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to Office of Human Rights, 400 S. Ft. Harrison Ave., Suite 500, Clearwater, FL 33756.

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

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

TO: Steven Boyd and Unknown Spouse of Steven Boyd  
Last Known Address: 223 87th Avenue Northeast, Saint Petersburg, FL 33702

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.

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,

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

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

## SECOND INSERTION

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

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure and for Assignment of Leases and Rents dated March 10, 2026, issued in and for Pinellas County, Florida, in Case No. 25-001576-CI, wherein PACIFIC ASSET HOLDING, LLC is the Plaintiff, and CARLTON SEAN BORDE and WATERSIDE AT COQUINA KEY NORTH CONDOMINIUM ASSOCIATION, INC. 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 May 05, 2026, at electronic sale beginning at 10:00 AM, at www.pinellas.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure and for Assignment of Leases and Rents, to wit:

UNIT 3889A, BUILDING 63, WATERSIDE AT COQUINA KEY NORTH, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 14827, PAGE 729, AND ANY AMENDMENTS THERETO THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA TOGETHER WITH AN UNDIVIDED

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

## SECOND 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).**

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

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

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

Dated on 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

## SECOND 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).**

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.,

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.

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

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CASE NO.: 25-002480-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,**  
**GRANTEES, OR OTHER**  
**CLAIMANTS**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 11, 2026 in Civil Case No. 25-002480-CI, of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein, ONSLOW BAY FINANCIAL, LLC. is the Plaintiff, and 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, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Ken Burke, CPA will sell to the highest bidder for

cash at www.pinellas.realforeclose.com on 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, HIGHPOINT, 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

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  
1184-2570B  
Mar. 27; Apr. 3, 2026 26-01341N

## SECOND 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).**

To the following Defendant(s):  
SALVATORE FARACI  
(Last Known Address: 10460 ROOSEVELT BLVD N SUITE 188, ST PETERSBURG, FL 33716)

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

publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this day of 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

## SECOND 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).**

To the following Defendant(s):  
AMNON ESHEL  
(Last Known Address: 100 Waverly Way APT 404, Clearwater, FL 33756)

UNKNOWN SPOUSE OF AMNON ESHEL  
(Last Known Address: 100 Waverly Way APT 404, Clearwater, FL 33756)

WAVERLY 404 JOINT VENTURE  
(Last Known Address: 11774 LAKE ASTON COURT, APT 111, TAMPA, FL 33626)

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

UNIT NO 404 OF WAVERLY TOWERS, INC., A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3633, PAGE 237, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 8, PAGE 95, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
PROPERTY ADDRESS: 100 WAVERLY WAY APT 404, CLEARWATER, FL 33756

has been filed against you and you are

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

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

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

WITNESS my hand and the seal of this Court this 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

## 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. 25-002857-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).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 12, 2026, and entered in 25-002857-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF SMRF TRUST II-A is the Plaintiff and RON SOTOMAYOR; MADEIRA BEACH YACHT 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 14, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT D, BUILDING 320, MADEIRA BEACH YACHT CLUB, AN ADULT CONDOMINIUM, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 5203, PAGE 83, AND ALL ITS ATTACHMENTS AND AMENDMENTS, AND AS RECORDED IN CONDOMINIUM PLAT BOOK 51, PAGE(S) 26 THROUGH 72, OF THE

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 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  
25-289789 - MiM  
Mar. 27; Apr. 3, 2026 26-01400N

### 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.

--- ACTIONS / SALES ---

SECOND 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

SECOND 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

SECOND INSERTION

**NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION  
**CASE NO.: 24-003156-CI**  
**MUTUAL OF OMAHA MORTGAGE, INC.,**  
**Plaintiff, vs.**  
**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, 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

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO.: 25-004349-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

SECOND INSERTION

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

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
**CASE NO.: 25-004504-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, GRANTEES, OR OTHER CLAIMANTS**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on 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, GRANTEES, OR OTHER CLAIMANTS are Defendants.  
The Clerk of the Court, Ken Burke, CPA will sell to the highest bidder for cash at www.pinellas.realforeclose.com on 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

SECOND 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, GRANTEES, 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, GRANTEES, 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

SECOND 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 ---

## SECOND 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

## 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. 25-004844-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

## SECOND 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 A. 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 A. 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/3151260167?pwd=4sfVgngbOefMncJ5B6oBVpEGsKcfc.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  
aselvy@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

## SECOND INSERTION

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

**CASE NO.: 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 SOUTH-EAST 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 SOUTH-EAST 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

## SECOND INSERTION

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

**CASE NO. 24-001105-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

## SECOND 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,**  
**DEWISEES, GRANTEEES OR**  
**OTHER CLAIMANTS, UNKNOWN**  
**SPOUSE OF MARY A. BURNEY**  
**A/K/A MARY BURNEY, JOHN**  
**DOE, AS PERSONAL**  
**REPRESENTATIVE OF THE**  
**ESTATE OF RANDEL T. BURNEY,**  
**ANY AND ALL UNKNOWN**  
**PARTIES CLAIMING, BY,**  
**THROUGH, UNDER OR AGAINST**  
**RANDEL T. BURNEY, WHO ARE**  
**NOT KNOWN TO BE DEAD OR**  
**ALIVE, WHETHER SAID**  
**UNKNOWN PARTIES MAY CLAIM**  
**AN INTEREST AS SPOUSES,**  
**HEIRS, DEWISEES, 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,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated March 10, 2026, entered in Case No.: 2025-CA-003580 of the Circuit Court in and for Pinellas County, Florida, wherein, are the Defendants, 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, DEWISEES, GRANTEEES OR OTHER CLAIMANTS, UNKNOWN SPOUSE OF MARY A. BURNEY A/K/A MARY BURNEY, JOHN DOE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RANDEL T. BURNEY, ANY AND ALL UNKNOWN PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST RANDEL T. BURNEY,

WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, 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

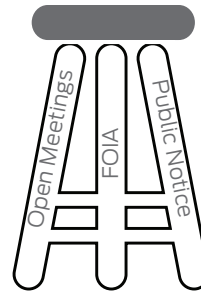
Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

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

# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**

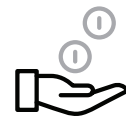


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



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



## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



### Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

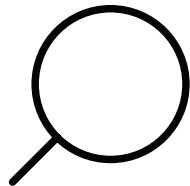


### Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

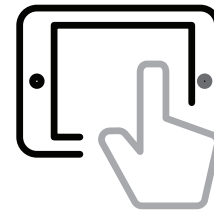
### Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



### Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



### Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

### Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



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