

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES / PUBLIC NOTICE ---

FIRST INSERTION

Notice of Sale

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

Sale Date July 10th, 2026 @ 10:00 AM at each individual repair facility.

42005 2014 Jeep VIN#: 1C4RJFC-G5EC279368 Repair Facility: Dayton Andrews Dodge Chrysler Jeep Ram 2301 34th St N Saint Petersburg 727-321-0500 Lien Amt \$1,259.12

June 19, 2026 26-02652N

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of ANTHONY DAVID SPARANGO, JODI LINN GUARINO and ALEJANDRO PEREZ ECHEMENDIA will, on July 1, 2026, at 10:00 a.m., at 1654 Clearwater Largo Road, Lot 109, Clearwater, Pinellas County, Florida 33765; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1966 MARL MOBILE HOME, VIN: G143CKE51404,
TITLE NO.: 0002224705
and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#31021-2840)

June 19, 26, 2026 26-02713N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: JULY 27 2026, GBA AUTO EMPIRE LLC 1605 HERCULES AVE CLEARWATER FL 33765 (813)522-1599 MV111667 2018 AUDI WAUHFAC9JN039924 \$20,699.20, LOPEZ AUTO AND TIRE 12755 60TH ST N CLEARWATER FL 33760 (727)455-8824 MV111033 2001 CHEV 2GCEC19W11261377 \$3325.15, PYRAMID AUTOMOTIVE INC 3231 46TH AVE ST PETERSBURG FL33764 (727)527-5764 MV15172 2007 LINC 5LTPW18547FJ05499 \$10,736.57, DANS DIESEL 2 INC 1880 STARKEY RD LARGO FL 33771 (727)584-1395 MV109644 2006 FORD 1FTSW21P86ED57811 \$14,419.68

June 19, 2026 26-02729N

FIRST INSERTION

PUBLIC NOTICE OF INTENT TO SELL Vessel
(Advertisement to Sell Motor Vessel).

NOTICE IS HEREBY GIVEN, pursuant to Section 328.17, Florida Statutes, that Shakespeare, Incorporated d/b/a Embree Marine Service (Embree), will conduct a public sale, or other disposition, of the following Vessel (the Vessel), sold as is, where is, and without representations or warranties. Information regarding the Vessel and public sale is as follows:

Brief and General Description of the Vessel:
NAME: Javy D
YEAR: 2018
MAKE: Azimut 54
FL # 1289611 (Official Number)
HIN #/IMO XAX54173G617

Address of the Marina Facility and the Name of the Owner of the Vessel:
Marina Address: 201 16th Ave S, St. Petersburg, FL 33701
Owner of Vessel: VOLODYMYR DAVYDOVYCH
Interested Parties: ROMAN V NIKOLAEV;
TAMPA CAR SALES, INC.

Time, Place, and Manner of Sale or Other Disposition:
Time: AUGUST 20th, 2026 at 10:00 AM
Place: EMBREE MARINE SERVICES, 201 16th Ave S, St. Petersburg, FL 33701
Manner of Sale: public sale conducted live by Embree Marine, at the boatyard on its premises.

June 19, 26, 2026 26-02748N

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#
13	BMW	WBSDX9C52DE786118
21	DODGE	2C3CDXBGXMH663277
04	GMC	1GKEK63U84J317045
23	GMC	1GT49PEY6PF227053
13	HYUNDAI	5NPDH4AE8DH415412
19	JEEP	1C4PJLDB5KD170262

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 7-17-2026 AT 11:00AM THE FOLLOWING VEHICLE(S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

JOE'S TOWING & RECOVERY, INC.
6670 114TH AVENUE
LARGO, FL. 33773
PHONE # 727-541-2695

June 19, 2026 26-02721N

NOTICE OF REGISTRATION OF FICTITIOUS NAME

Notice is hereby given that Sunny AI LLC, 151 Calle San Francisco, Ste 200, San Juan, PR 00901, registered in the State of Florida, intends to register the fictitious name of Teak Solar in Pinellas County, Florida, pursuant to Section 865.09, Florida Statutes.

June 19, 2026 26-02678N

NOTICE OF PUBLIC SALE:

CLEARWATER TOWING SERVICE INC. gives notice that on 07/01/2026 at 10:00 AM the following vehicle(s) may be sold by public sale at 1955 CARROLL ST, CLEARWATER, FL 33765 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.

16VGX3520K6072181 2019 BIG REX 1GNFK130X7R347449 2007 CHEV 3FA6POG79JR244861 2018 FORD 3FAHP0H8CR281146 2012 FORD 3GKALVEX8K142251 2019 GMC 2HKRW2H52LH625251 2020 HONDA 5NPE34AF8KH807959 2019 HYUN 5XYZT3LB6DGO23487 2013 HYUN KMHD84LFXJU597679 2018 HYUN JNRAS08U64X101112 2004 INFI 5XXG14J25NG083689 2022 KIA 1N4BL4BV3LC215154 2020 NISS 1G2Z5H58364108033 2006 PONT 4S3GKAD61M3604626 2021 SUBA 4T3ZF13C73U541435 2003 TOYT 2C4RVABG0CR240832 2012 VOLK

CLEARWATER TOWING SERVICE INC.
1955 CARROLL ST
CLEARWATER, FL 33765
PHONE: 727-441-2137
FAX: 727-388-8202

June 19, 2026 26-02745N

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 Padel Bros USA 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 15th day of June, 2026
Padel Bros LLC
June 19, 2026 26-02701N

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

Dated this 11th day of June, 2026
MAD KOBBLERS LLC
June 19, 2026 26-02672N

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 Inspiration Falls Publishing located at 514 E Lake Dr in the City of Largo, Pinellas, FL 33771 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of June, 2026
Leslie Jill Moss
June 19, 2026 26-02697N

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 Rylo 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 10th day of June, 2026
NAGISH INC.
June 19, 2026 26-02662N

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

Dated this 16th day of June, 2026
Delphius Asset Management LLC
June 19, 2026 26-02735N

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 Tampa Bay Mold Testing Company located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of June, 2026
Tampa Bay Mold Testing LLC
June 19, 2026 26-02730N

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 SORA 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 15th day of June, 2026
SERE + KYE Miami LLC
June 19, 2026 26-02702N

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 Lagunda Bricks located at 2045 East Bay Drive, APT 623 in the City of Largo, Pinellas, FL 33771 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of June, 2026
Dylan Banker
June 19, 2026 26-02698N

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

Dated this 12th day of June, 2026
We Can Book That Travel, LLC
June 19, 2026 26-02693N

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 coquinaharvest located at 179 Se 28th Ct in the City of Boynton Beach, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of June, 2026
PrimeHarvest Digital LLC
June 19, 2026 26-02661N

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

Dated this 16th day of June, 2026
Z Collective Creations LLC
June 19, 2026 26-02722N

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 Tintz located at 3377 Wind Chime Dr in the City of Clearwater, Pinellas, FL 33761 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of June, 2026
Robert S Conley
Eva Conley
June 19, 2026 26-02737N

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 Vaitiare Diamonds 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 15th day of June, 2026
Vaitiare LLC
June 19, 2026 26-02715N

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

Dated this 13th day of June, 2026
Samuel Arminana Quintana
June 19, 2026 26-02699N

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 made is always designing located at 4615 Juanita Way S in the City of St. Petersburg, Pinellas, FL 33705-4552 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of June, 2026
Paula Douglas
June 19, 2026 26-02692N

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 Lighthouse located at 7901 4th Street North in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of June, 2026
Vladis Botyan
June 19, 2026 26-02695N

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 KT'S Residential Cleaning Specialists located at 2482 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 22nd day of June, 2026
Tri Limit, Inc.
June 19, 2026 26-02670N

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 RAVN Systems 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 10th day of June, 2026
Seishin Research, LLC
Isaac King
June 19, 2026 26-02660N

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 Association Ops 360 located at 7901 4th St N, Suite 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of June, 2026
H4 Legacy Holdings LLC
June 19, 2026 26-02736N

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 Mobility Plus Tampa 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 15th day of June, 2026
WAQ Holdings LLC
June 19, 2026 26-02700N

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 Close By Faehner located at 301 Woodlands Parkway, Suite 10 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 11th day of June, 2026
Faehner PLLC
June 19, 2026 26-02674N

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 Honey Home Finishes located at 300 Duncan loop e in the City of Dunedin, Pinellas, FL 34698 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of June, 2026
David Haight
June 19, 2026 26-02696N

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 MAGNACITAX 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 11th day of June, 2026
MAGNACIFY LLC
June 19, 2026 26-02669N

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 Highland Health Solutions Insurance Agency located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of June, 2026
Highland Health Solutions LLC
June 19, 2026 26-02694N



Who benefits from legal notices?

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

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

--- PUBLIC SALES / PUBLIC NOTICE ---

--- ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of DEBORAH LYNN STRATTON, and GREGORY BRYANT, will, on the 6th day of July, 2026, at 10:00 a.m., on property located at 435 16th Ave., S.E., Lot No. 595, Largo, Pinellas County, Florida 33771, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1980 CELT Mobile Home
VIN Nos.: KBFLSNA043658//
KBFLSNB043658
Title Nos.: 0017495615//0017495616
And All Other Personal
Property Therein

PREPARED BY:

Gayle Cason, Paralegal
Lutz, Bobo, & Telfair, P.A.
2155 Delta Blvd,
Suite 210-B
Tallahassee, Florida 32303
June 19, 26, 2026 26-02653N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

On: 7/9/2026, U-Stow-N-Go, located at 1351 Heather Ridge Blvd., Dunedin, Florida, 34698, (727-735-0047), at 2:00pm will conduct a public sale to the highest bidder for cash, of miscellaneous items.

Julia Hopwood Unit # 157 and #163

Owner reserves the right to bid, and to refuse or reject any and all bids. The sale is being held to satisfy cost of storage, which has not been paid.
U-STOW-N-GO

1351 HEATHER RIDGE BLVD.
DUNEDIN, FL. 34698
727-735-0047
FAX: 727-735-0790
June 19, 26, 2026 26-02655N

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 7-17-2026 AT 10:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 125 19TH ST SOUTH ST PETERSBURG, FL 33712 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

WBXPC93458WJ23409 2008 BMW IGYKPTRKORZI36142 2024 CAD I1G1FY6S08P449741 2023 CHEV I87GLD22XXYS658128 2000 DODG I87FD04H1GS072211 1986 DODG I1TFMF1CB6LKE02794 2020 FORD I1FAFP42X81F132497 2001 FORD I1FTEW1CP7FFC10846 2015 FORD NM0LS6BN2BT069158 2011 FORD I1HD4CR216BC445376 2011 HD I1HGCR3F84FA011377 2015 HOND 2HKRM3H35EH501715 2014 HOND JHMCG56792C027448 2002 HOND 2HKRM3H72EH528647 2014 HOND JKBZJK17A014500 2026 KAWK KNDPN3ACXHX7280023 2017 KIA KNAFX4A60G5602441 2016 KIA KNAFX4A64F5274407 2015 KIA SALWR2RXXJA697004 2018 LNDR JM3KE2CY1F0544241 2015 MAZD I1N4AL21E18C199724 2008 NISS I1N4BL4CV6KCI176704 2019 NISS I1N4AA6AV5KC364694 2019 NISS 5YJ3E1EB3LF668587 2020 TESL 5YJ3E1EC7NF261156 2022 TESL JTKKU104X8J005582 2008 TOYOTA NMTKHMBOX6KR092734 2019 TOYT 5TETU62N78Z563684 2008 TOYT 4T1BF1FK2EU807962 2014 TOYT I1NXBR32E58Z033049 2008 TOYT NOVIN 2000 TRAILER SMTF44XB4KJ915669 2019 TRUM I1VWBT7A32GC012674 2016 VOLK LT4Z1NAAXHZ000883 2017 ZHIW

June 19, 2026 26-02718N

FICTITIOUS NAME NOTICE

Notice is hereby given that We Buy Homes LLC, desiring to engage in business under the fictitious name We Love Homes located at 7901 4th St N Ste 300, Saint Petersburg, FL 33702, intends to register said name in Pinellas County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 19, 2026 26-02671N

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 Rogan's Pro Appliance & Pool Services 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 15th day of June, 2026
ROGAN'S PRO APPLIANCE REPAIR LLC
June 19, 2026 26-02703N

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 Dreamline located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of June, 2026
Dreamline Branding LLC
June 19, 2026 26-02753N

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 Estate Services FL located at 908 Brookside Dr in the City of Clearwater, Pinellas, FL 33764 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of June, 2026
Pamela DeNinno-Megura
LeadPins LLC
June 19, 2026 26-02708N

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 SEVERN SKIN located at 7901 4th Street N, Suite 300, Florida 33702 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of June, 2026
Jasmin Browning
June 19, 2026 26-02752N

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 Paul Anthony Design and Build located at 8217 Forest Cir in the City of Seminole, Pinellas, FL 33776 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of June, 2026
Atlantis Construction West Corp
Paul Reinckens
June 19, 2026 26-02714N

FIRST INSERTION

NOTICE

NOTICE IS HEREBY GIVEN that on 07/07/26 at 10:00 a.m. a sale will be held at 6250 Roosevelt Blvd (Park Office), Clearwater FL, for the sale of the mobile home located at 6250 Roosevelt Blvd, Lot 37, Clearwater, FL to sell the following articles to enforce a lien existing under the laws of the State of FLORIDA against such articles for labor, services, skill or material expended upon a storage furnished for such articles at the request of the following designated persons, unless such articles are redeemed within thirty days of the publication of this notice.
Name: CATHERINE SANDERS O'NEAL
NAME: J D O'NEAL
VIN: SF1140E
Year: 1971
Make: SKYL
Size: 14 x 56
Lien: \$3,614.60
June 19, 26, 2026 26-02654N

FICTITIOUS NAME NOTICE

Notice is hereby given that PODCLAVE LLC, OWNER, desiring to engage in business under the fictitious name of JOSEPH NOON JR CONSULTING located at 7901 4TH ST N STE 300, ST. PETERSBURG, FLORIDA 33702 intends to register the said name in PINELLAS county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 19, 2026 26-02738N

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 Casa Della Nonna located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of June, 2026
Casa Della Nonna LLC
June 19, 2026 26-02751N

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 Vaultorio located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of June, 2026
DataMaaS LLC
June 19, 2026 26-02744N

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 SEVERN SKIN located at 7901 4th Street N, Suite 300, Florida 33702 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of June, 2026
Jasmin Browning
June 19, 2026 26-02752N

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 SEVERN SKIN located at 7901 4th Street N, Suite 300, Florida 33702 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of June, 2026
Jasmin Browning
June 19, 2026 26-02752N

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 PROJECT NEMO located at 18167 US HIGHWAY 19 N, STE 600 in the City of CLEARWATER, Pinellas, FL 33764 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of June, 2026
EXPERT DISTRIBUTION GROUP, LLC
June 19, 2026 26-02709N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 7-13-2026 at 11 a.m. the following vessel(s) may be sold at public sale for storage charges pursuant to F.S. 328.17 tenant JOSE RUBEN HERRADA MAGO/ JOSE HERRADA / JAIME BARRIOS 2010 Sea Ray Hin # SERV2981E010 Tag FLO855TK Title: 0148653565 tenant MAXIMO (Eliezer) CHANLATTE lien holder YAMAHA MOTOR FINANCE CORPORATION, USA. 2021 Yamaha Hin YAMCO369L021 Tag FL3969SY Title 0142136114 tenant RAFAL HENRYK ZIEBA 2003 Crown-line Hin JTC49123J203 Tag FL4938LZ Title 0086761665 sale to be held at PORT 32 TIERRA VERDE LLC 200 Madonna Blvd Tierra Verde Fl 33715 / PORT 32 TIERRA VERDE LLC reserves the right to bid/reject any bid/vessel may have been released prior to the sale. ALL Sales ARE HELD WITH RESERVE
June 19, 26, 2026 26-02728N

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION FILE: 26-005447-ES

Section 3
IN RE: ESTATE OF
RONALD PAUL ROBERTS,
a/k/a RONALD P. ROBERTS, SR.,
a/k/a RONALD P. ROBERTS,
a/k/a RONNIE ROBERTS,
Deceased.

The administration of the Estate of RONALD PAUL ROBERTS, a/k/a RONALD P. ROBERTS, SR., a/k/a RONALD P. ROBERTS, a/k/a RONNIE ROBERTS, deceased, is pending

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-004363-ES IN RE: ESTATE OF DOLORES ELIZABETH HOENER, Deceased.

The administration of the estate of DOLORES ELIZABETH HOENER, 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 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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY FLORIDA PROBATE DIVISION File Number: 26-002481-ES Division: 003 IN RE: ESTATE OF THOMAS G GUSTIN Deceased.

The administration of the estate of Thomas G Gustin, deceased, File Number: 26-002481-ES, whose date of death was 11/19/2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida, 33756. The name and address of the personal representative is 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 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of the first publication of this notice is: 06/19/2026

Personal Representative:
Alison L Taylor
7016 Jenner Ave,
New Port Richey, FL, 34655.
June 19, 26, 2026 26-02690N

FIRST INSERTION

in the Circuit Court for Pinellas County, Florida, Probate Division, 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Petitioner and his attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, including 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.

FIRST INSERTION

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.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION CASE NO. 26-003436-ES IN RE ESTATE OF TERRY LEE SHANNON, Deceased.

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

The administration of the Estate of Terry Lee Shannon, 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 Clearwater Courthouse, 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this Notice is June 19, 2026.

Personal Representative
GREGG HAEBERLE
2020 Mt. Pleasant Rd W.
Mt. Pleasant, NC 28124
DIANA MANGSEN, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 22444
1695 E. Bay Dr.
Largo, FL 33771
Phone: (727) 888-6282
Fax: (208) 723-9717
Primary e-mail:
diana@mangsenlaw.com
June 19, 26, 2026 26-02673N

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is June 19, 2026.

ROLAND MARTIN HANSEN, III
51 Island Way, #402
Clearwater, Florida 33767

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
June 19, 26, 2026 26-02664N

FIRST INSERTION

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: June 19, 2026.

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

Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
June 19, 26, 2026 26-02667N

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-004671-ES IN RE: ESTATE OF ARNETT CORNELIUS GREENE, Deceased.

The administration of the estate of ARNETT CORNELIUS GREENE, deceased, whose date of death was October 29, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, 6th Floor, 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 June 19, 2026.

Signed on 03/09/2026.

Amika Dawkins
Personal Representative
5552 Gregg Street
Fernandina Beach, FL 32034

Jonathan P. Kinsella
Attorney for Personal Representative
Florida Bar No. 96398
HKH Elder Law
5235 16th Street North,
Ste. 200
St. Petersburg, FL 33703
Telephone: (727) 343-8959
Email: Jonathan@HKHElderLaw.com
Secondary Email:
Staff2@HKHElderLaw.com
June 19, 26, 2026 26-02688N

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

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-4711-ES
Section: 004
IN RE: THE ESTATE OF CAROL ANN RAIKUNEN
Deceased.
 The administration of the estate of CAROL ANN RAIKUNEN, deceased, whose date of death was March 23, 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. 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 June 19, 2026.
DocuSigned by:
Paul E. Raikunen
PAUL E. RAIKUNEN
 11888 N. Centaurus Place
 Oro Valley, AZ 85737
 Tel: +1 (520) 834-5208
Personal Representative
 /s/ C. Todd Marks
 C. Todd Marks, Esq./FBN: 019124
 Westchase Law, P.A.
 12027 Whitmarsh Lane
 Tampa, FL 33626
 Tel: (813) 490-5211
 Service@westchaselaw.com
 Attorneys for Personal Representative
 June 19, 26, 2026 26-02717N

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 26-003986-ES
IN RE: THE ESTATE OF LAURIE EVELYNE FREY,
Deceased.
 The administration of the Estate of LAURIE EVELYNE FREY, Deceased, whose date of death was January 28, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Section 3, Case Number 25-003986-ES, at 315 Court Street, Clearwater, Florida, 33756. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.
 All creditors of the Decedent and other persons who have claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, and who have been served with a copy of this Notice, must file their claims with this Court within THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE, OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the Decedent and other persons who have claims or demands against the Decedent's Estate including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS OF THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this Notice is June 19, 2026.
Personal Representative:
Jeffrey Andrew Petty
 2484 Forest Parkway S
 Largo, FL 33771
 Date: June, 17, 2025
 Attorney for Personal Representative:
 MARK A. OSSIAN, ESQUIRE
 2358 Drew Street
 Clearwater, FL 33765
 Fla Bar No.: 616321
 Date: June 17, 2026
 June 19, 26, 2026 26-02754N

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-005284-ES
Division PROBATE
IN RE: ESTATE OF DEBRA R. BREMER
Deceased.
 The administration of the estate of DEBRA R. BREMER, deceased, whose date of death was August 16, 2025; File Number 26-005284-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is: June 19, 2026.
KIMBERLY KEANE
Personal Representative
 9819 Stephenson Road
 New Port Richey, FL 34655
WILLIAM K. LOVELACE
 Attorney For Personal Representative
 Email: fordlove@tampabay.rr.com
 Florida Bar No. 0016578
 SPN# 01823633
 Wilson, Ford & Lovelace, P.A.
 401 South Lincoln Ave.
 Clearwater, Florida 33756
 Telephone: 727-446-1036
 June 19, 26, 2026 26-02740N

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Ref. No.: 26-004145-ES
IN RE: ESTATE OF SHIRLEY HASKELL JONES,
Deceased.
 If you have been served with a copy of this Notice and you have any claim or demand against the Decedent's estate, even if that claim is unmatured, contingent or unliquidated, you must file your claim with the Court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.
 All other creditors of the Decedent and other persons who have claims or demands against the Decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with the Court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN E.S. §733.702 WILL BE FOREVER BARRED.
 EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED 2 YEARS AFTER THE DECEDENT'S DEATH.
 The address of the Court where the probate is pending is 315 Court Street, Clearwater, Florida 33756.
 The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in F.S. §§ 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under F.S. §732.221.
 The date of death of the Decedent is January 2, 2026
 The date of first publication of this Notice is June 19, 2026.
 Timothy K. Mariani, Esq.
 1550 S. Highland Ave., Ste. B
 Clearwater, FL 33756
 Tel.: (727) 441-4727
 Primary Email: tim@abmlaw.com
 Secondary Email: karen@abmlaw.com
 FBN: 238937
 Attorney for Personal Representative:
 June 19, 26, 2026 26-02741N

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No: 26-004797-ES
In re: the Estate of BARBARA B. PALMER,
Deceased.
 The administration of the estate of BARBARA B. PALMER, deceased, whose date of death was May 1, 2026 is pending in the Circuit Court for PINELLAS County, Florida, Probate Division; File Number 26-004797-ES; the address of which is 545 1st Avenue North, St. Petersburg, FL 33701.
 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 who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: June 19, 2026
Personal Representative:
BRANDICE ELIZABETH PALMER
 Attorney for Personal Representative:
 WILLIAM D. SLICKER, Esq.
 5505 38th Avenue North
 St. Petersburg, FL 33710
 Telephone: (727) 322-2795
 Stpetelaw@hotmail.com
 Slickerlaw@hotmail.com
 FBN:0224871
 June 19, 26, 2026 26-02675N

FIRST INSERTION
NOTICE TO CREDITORS
 THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 26-004279-ES
IN RE: THE ESTATE OF ALEX STANLEY ALEXANDER
Deceased.
 The administration of the estate of Alex Stanley Alexander, deceased, whose date of death was on March 31, 2026, with File Number 26-004279-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 name and address of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this Notice is June 19, 2026
Personal Representative
George Alexander
 2420 Sherwood Avenue
 Clearwater, Florida 33764
 Attorney for Personal Representative
 Douglas J. Burns, Esquire
 FBN: 451060
 2559 Nursery Road,
 Suite A
 Clearwater, Florida 33764
 Telephone: 727.725.2553
 Facsimile: 727.725.9584
 Email: dburnspa@tampabay.rr.com
 June 19, 26, 2026 26-02666N

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-002570-ES
IN RE: ESTATE OF EDDIE LEE DICKEY JR.,
Deceased.
 The administration of the estate of EDDIE LEE DICKEY JR, 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, 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. 732.221.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is: June 19, 2026.
Robert D. Hines
Curator
 1312 W. Fletcher Avenue, Suite B
 Tampa, FL 33612
 Robert D. Hines, Esq.
 Attorney for Curator
 Florida Bar No. 0413550
 Hines Norman Hines, P.L.
 1312 W. Fletcher Avenue, Suite B
 Tampa, FL 33612
 Telephone: 813-265-0100
 Email: rhines@hnh-law.com
 Secondary Email: jriversa@hnh-law.com
 June 19, 26, 2026 26-02691N

FIRST INSERTION
NOTICE TO CREDITORS (summary administration)
 IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-004973-ES
IN RE: ESTATE OF EDWARD F. GOVE, a/k/a EDWARD FRANKLIN GOVE JR
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 EDWARD F. GOVE, a/k/a EDWARD FRANKLIN GOVE JR, deceased, File Number 26-004973-ES; by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 114, Clearwater, Florida 33756; that the Decedent's date of death was April 13, 2026; that the total value of the estate is \$15,778.25 and that the names and addresses of those to whom it has been assigned by such order are:
 Beneficiaries: Address
 Jeffrey G. Marko, as successor Trustee of the GOVE FAMILY TRUST u/a/d November 26, 2018 c/o 1325 Russell Drive North St. Petersburg, Florida 33710
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:
 All creditors of the estate of the Decedent and persons having claims or demands against the estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this Notice is June 19, 2026.
Person Giving Notice:
JEFFREY G. MARKO
 1325 Russell Drive North
 St. Petersburg, Florida 33710
 Attorney for Person Giving Notice:
 Justin W. Najmy, Esq.
 Attorney for Petitioner
 Email:
 jwnajmy@najmythompson.com
 Secondary Email:
 alepper@najmythompson.com
 Florida Bar No. 1039816
 Najmy Thompson, P.L.
 6320 Venture Drive, Suite 104
 Lakewood Ranch, Florida 34202
 Telephone: (941) 907-3999
 June 19, 26, 2026 26-02742N

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF: 26-004406 ES
UCN: 522026CP004406XXESPR
IN RE: ESTATE OF GEORGE R. TUCKOSH
Deceased
 The administration of the estate of GEORGE R. TUCKOSH, deceased, whose date of death was September 4, 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 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

FIRST INSERTION
 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 June 19, 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
 June 19, 26, 2026 26-02676N

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522026CP004974XXESPR
FILE NO: 26-004974-ES
IN RE: ESTATE OF DIANA J. WILSON,
Deceased.
 The administration of the estate of DIANA J. WILSON, Deceased, whose date of death was March 9, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, File No. 26-004974-ES, the address of which is: 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
 All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent, or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE (3)

MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.221.
 THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: June 19, 2026
Personal Representative:
JENNIFER K. GEDDES
 7400 - 37th Avenue North
 St. Petersburg, Florida 33710
 Attorney for Personal Representative:
 DAVID W. FOSTER, ESQUIRE
 2111 Dr. Martin Luther King Jr. Street North
 St. Petersburg, Florida 33704
 Telephone: (727) 822-2013
 June 19, 26, 2026 26-02727N

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-3542
IN RE: ESTATE OF
DONNA MARIE KAY
A/K/A DONNA KAY
Deceased.

The administration of the estate of DONNA MARIE KAY A/K/A DONNA KAY, deceased, whose date of death was February 17, 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 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 June 19, 2026.

Personal Representative:
CHERYLE PIPER

11502 BIDDEFORD PLACE
NEW PORT RICHEY, Florida 34654
JAMES PIPER

11502 BIDDEFORD PLACE
NEW PORT RICHEY, Florida 34654
Attorney for Personal Representative:
/s/ N. Michael Kouskoutis
N. Michael Kouskoutis, Esq.
FBN: 883591.

623 E. Tarpon Avenue, Suite A
Tarpon Springs, FL 34689
Telephone: 727/942-3631
Facsimile: 727/937-5453
Email: nmk@nmklaw.com

Secondary Email:
transcribe123@gmail.com
June 19, 26, 2026 26-02668N

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-005445-ES
Division 004
IN RE: ESTATE OF
MICHAEL J. RICHARDSON, AKA
MICHAEL JOHN RICHARDSON
Deceased.

The administration of the estate of MICHAEL J. RICHARDSON, AKA MICHAEL JOHN RICHARDSON, deceased, whose date of death was December 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, 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 June 19, 2026.

Personal Representative:
JANET R. RICHARDSON

686 Columbus Drive
Tierra Verde, Florida 33715
Attorney for Personal Representative:
/s/ Nicholas A. Mitchell

NICHOLAS A. MITCHELL
Florida Bar No. 125437
JOHNSON POPE BOKOR
RUPPEL & BURNS, LLP
360 Central Avenue, Suite 500
St. Petersburg, Florida 33701
Telephone: (727) 800-5980
E-mail Address: nickm@jpfirm.com
Secondary E-mail:
angelam@jpfirm.com
June 19, 26, 2026 26-02677N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH CIRCUIT COURT
IN AND FOR PINELLAS COUNTY,
FLORIDA PROBATE DIVISION
Division: PROBATE
File No. File No. 26-004227-ES
IN RE: ESTATE OF
JOSEPH C. BRANCATO
a/k/a
JOSEPH BRANCATO,
Deceased.

The administration of the estate of JOSEPH C. BRANCATO, also known as JOSEPH BRANCATO, deceased, whose date of death was March 14, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no

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

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

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

The date of first publication of this notice is: June 19, 2026.

Signed on this 3 day of June, 2026.

/s/ Denise A. Brancato
DENISE A. BRANCATO
Personal Representative
2000 Gulf Boulevard - Apt. 2
Belleair Beach, FL 33786

/s/ Erik P. Shuman
ERIK P. SHUMAN, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 990681
GrayRobinson, P.A.
1795 W. NASA Boulevard
Melbourne, FL 32901
Telephone: (321) 727-8100
erik.shuman@gray-robinson.com
lisa.cantwell@gray-robinson.com
June 19, 26, 2026 26-02659N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003003-ES
IN RE: ESTATE OF
MARK R. LEDIET
Deceased.

The administration of the estate of MARK R. LEDIET, deceased, whose date of death was March 16, 2026, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 1st Avenue North, St. Petersburg, FL 33701. The 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 June 19, 2026.

Personal Representative:
Suzellen Kaelber

3112 South Maritana Drive
St. Pete Beach, Florida 33706
Attorney for Personal Representative:
/s/ Amanda O. Singleton
Amanda O. Singleton Attorney
Florida Bar Number: 0015957
SINGLETON LEGAL PLLC
425 22nd Avenue N. Suite D
SAINT PETERSBURG, FL 33704
Telephone: (727) 755-4316
Fax: (727) 234-8831
E-Mail: amanda@singletonlegal.com
June 19, 26, 2026 26-02704N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522026CP004067XXESPR
File No. 26-004067-ES
Division: 004
IN RE: ESTATE OF
ARLISS J WELLS
Deceased.

The administration of the estate of ARLISS J WELLS, deceased, whose date of death was February 12, 2026, File Number: 26-004067-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 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 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: June 19, 2026

Personal Representative
TIMOTHY L. WELLS

4135 78th St N
St. Petersburg, FL 33709
Attorney for Personal Representative
MARIA T. BATES
Maria Bates Law PLLC
5625 Central Ave.
St. Petersburg, FL 33710
Florida Bar No. 0055375
(727) 641-9686
maria@mariabateslaw.com
June 19, 26, 2026 26-02689N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. CA: 2026-004139
IN RE: ESTATE OF
JUANITA M. KESSEL
Deceased.

The administration of the estate of JUANITA M. KESSEL, deceased, whose date of death was April 3, 2026, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 34655. 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 June 19, 2026.

Personal Representative:
NILDA KESSEL

1301 LEONA DRIVE
LARGO, Florida 33770
Attorney for Personal Representative:
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
June 19, 26, 2026 26-02687N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, STATE OF
FLORIDA, PROBATE DIVISION
REF 26-005389-ES
IN RE: ESTATE OF
MIGUEL SANCHEZ MERCADO
a.k.a MIGUEL ANGEL SANCHEZ
MERCADO, Deceased.

The administration of the estate of MIGUEL SANCHEZ MERCADO a/k/a MIGUEL ANGEL SANCHEZ MERCADO, deceased, whose date of death was on July 30, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Department, 315 Court Street, Clearwater, FL 33756. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

The date of first publication of this notice is June 19, 2026.

Personal Representative:
Jorge Sazeh Guzman

c/o McLane McLane & McLane
275 N Clearwater-Largo Road
Largo, FL 33770
Attorney for Personal Representative:
Sara Evelyn McLane
275 N. Clearwater-Largo Road
Largo, FL 33770-2300
(727) 584-2110
mclane@mcclane-law.com
June 19, 26, 2026 26-02679N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-005126-ES-3
IN RE: THE ESTATE OF
DENA S. WILLIAMS,
a/k/a DENA SUE WILLIAMS
deceased.

The administration of the estate of DENA S. WILLIAMS, 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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 the first publication of this Notice is June 19, 2026.

/s/ Katherine Ashley Christopher
**KATHERINE ASHLEY
CHRISTOPHER**

Personal Representative
3513 E. 11th Ave.
Tampa, FL 33605
/s/ David B. Smitherman
David B. Smitherman, Esq.
David B. Smitherman, P.A.
5225 Tech Data Drive,
Ste 200
Clearwater, FL 33760
(727) 466-1456
David@dbsmithermanlaw.com
FBN 346659
Attorney for Personal Representative
June 19, 26, 2026 26-02658N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003768-ES
IN RE: ESTATE OF
JAMES PETER SWEENEY,
Deceased.

The administration of the estate of JAMES PETER SWEENEY, deceased, whose date of death was January 8, 2026, 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 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.

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 June 19, 2026.

ALLISON SWEENEY
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:
alexine@srblawyers.com
June 19, 26, 2026 26-02749N

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.



--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
Case Number: 26-003001-ES
IN RE: THE ESTATE OF JOHN NORMAN VANBRUNT KUNNEN Deceased.
The administration of the estate of John Norman VanBrunt Kunnen, deceased,

whose date of death was on February 6, 2026, with File Number 26-003001-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 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 de-

mands 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is June 19, 2026

Clearwater, Florida 33761
Attorney for Co-Personal Representatives
Douglas J. Burns, Esquire
FBN: 451060
2559 Nursery Road, Suite A
Clearwater, Florida 33764
Telephone: 727.725.2553
Facsimile: 727.725.9584
Email: dburnspa@tampabay.rr.com
June 19, 26, 2026 26-02665N

Co-Personal Representatives
Laura Lyons
2222 Edythe Drive
Dunedin, Florida 34698
Dennis Kunnen
3056 Hampton Court

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003847-ES
Division PROBATE
IN RE: ESTATE OF JUNE LESLIE SHEPARD HAMPTON Deceased.
The administration of the estate of JUNE LESLIE SHEPARD HAMPTON, deceased, whose date of death was March 12, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Probate Court Records, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be

served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is June 19, 2026.
Personal Representative:
SHAUNA M. GUNTER
4134 2nd Ave N
St. Petersburg, Florida 33713
Attorney for Personal Representative:
/s/ Adam T. Rauman
ADAM T. RAUMAN, Attorney
Florida Bar Number: 85296
1920 East Bay Dr
Largo, FL 33771
Telephone: (727) 250-0432
Fax: (727) 250-0006
E-Mail:
eservice@preservationlawfirm.com
June 19, 26, 2026 26-02711N

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-002925-ES
Division PROBATE
IN RE: ESTATE OF GRAHAM D. RODDICK Deceased.
The administration of the estate of GRAHAM D. RODDICK, deceased, whose date of death was November 7, 2025, is pending in the Circuit Court for PINELLAS COUNTY, Florida, Probate Division, the address of which is 315 Court Street, Probate Court Records, 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.
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 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 June 19, 2026.
Personal Representative:
JAN F. RODDICK
120 Boca Ciega Point Blvd N
St Petersburg FL 33708
Attorney for Personal Representative:
/s/ Adam T. Rauman
Adam T. Rauman
Attorney for JAN F. RODDICK
Florida Bar Number: 85296
PRESERVATION LAW FIRM
1920 East Bay Dr
Largo, FL 33771
Telephone: (727) 250-0432
Fax: (727) 250-0006
E-Mail:
eservice@preservationlawfirm.com
June 19, 26, 2026 26-02710N

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 26-CC-003735
THE RESERVE AT LAKE TARPON COMMUNITY ASSOCIATION, INC., A Florida Not For Profit Corporation,
Plaintiff, vs.
WILSON RIGDON A/K/A WILSON

O. RIGDON, WENDY SCHMIDT, HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC.
Defendant.
TO: WILSON RIGDON A/K/A WILSON O. RIGDON
And WENDY SCHMIDT
3938 Tarian Court
Palm Harbor, Florida 34684
YOU ARE NOTIFIED of the institution of this action by Plaintiff against you seeking to foreclose a mortgage on

the following real property in PINELLAS County, Florida:
Lot 11, RESERVE AT LAKE TARPON, as subdivision according to the plat thereof recorded at Plat Book 100, Page 61, in the Public Records of Pinellas County, Florida.
Parcel Identification: 04-28-16-74370-000-0110

Commonly Known As: 3938 Tarian Court, Palm Harbor, Florida 34684
and you are required to serve a copy of your written defenses if any, to Chad T. Orsatti, Esq., Plaintiff's attorney, whose address is 2925 Alternate 19 North, Suite B, Palm Harbor, Florida 34683, on or before 30 days from the first date of publication and file the original with

the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clear-

water, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
Dated this 12th day of June, 2026.
KEN BURKE, CLERK OF COURT
/s/ Thomas Smith
Deputy Clerk of Court
June 19, 26, 2026 26-02683N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-002542-CI
LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF, VS.
NICHOLAS FRANK NELSON AND BRITNEY LYNN SMITH, ET AL.,
DEFENDANT(S).

TO: Nicholas Frank Nelson
Last Known Address: 2718 N Terrace Dr, Clearwater, FL 33759
Current Residence: UNKNOWN
TO: Nicholas Frank Nelson
Last Known Address: 68 Park St Essex Junction, VT 05452
TO: Nicholas Frank Nelson
Last Known Address: 5 Oakwood Dr Northwood, NH 03261
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property:
Lot 14, Block 3, VIRGINIA GROVE TERRACE THIRD ADDITION, according to the Map or Plat thereof, as recorded in Plat Book 37, Page 74 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 MILLER, GEORGE & SUGGS,

PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before , within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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. Within two (2) working days or your receipt of this document please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this ser-

vice. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
WITNESS my hand and the seal of this Court this 15th day of June, 2026.
KEN BURKE,
As Clerk of Court
By: /s/ Thomas Smith
As Deputy Clerk
26-000658
June 19, 26, 2026 26-02705N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 21-004912-CI
CITY OF LARGO,
Plaintiff, v.
ROBERT HALGREN, ELIZABETH SPARROW-HALGREN, PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS,
Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to the Order Granting Plaintiff's Motion to reset Foreclosure sale dated May 29, 2026 and entered in Case No. 21-004912-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida where City of Largo, is the Plaintiff and Robert Halgren, Elizabeth Sparrow-Halgren, Pinellas County Board of County Commissioners is/are the Defendant(s). Ken Burke will sell to the highest bidder for cash at www.pinellas.realforeclose.com at 10:00 a.m. on July 9, 2026 the following described properties set forth in said Final Judgment to wit:
Lot 1, HALGREN SUBDIVISION, according to the plat thereof recorded in Plat Book 116, Page 30, of the Public Records of Pinellas County, Florida. Property No.: 05-30-15-35067-000-0010

Address: 2660 ADRIAN AVE, LARGO, FL 33774
Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
Dated in Pinellas County, Florida, on June 15, 2026.
Weidner Law, P.A.
Counsel for the Plaintiff
856 2nd Avenue N.
St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Email for Service:
Service@MattWeidnerLaw.com
By: s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957
June 19, 26, 2026 26-02712N

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 25-003532-CI
BIDDER #10250
EVERBANK, N.A.;
Plaintiff, vs.
WILLIAM SPECHT, CITY OF ST. PETERSBURG, FLORIDA,
UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY,
UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY,
ET.AL;
Defendants
NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated May 5, 2026, the Clerk of the Circuit Court for Pinellas County will sell to the highest and best bidder for cash beginning on July 7, 2026, at 10:00 AM via www.pinellas.realforeclose.com the following described property:
LOT 49, BLOCK 3, SOUTH CAUSEWAY ISLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE 68, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 7912 CAUSEWAY BLVD S, SAINT PETERSBURG, FL 33707
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

FIRST INSERTION

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."
Andrew Arias, FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL2@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 25-01326
June 19, 26, 2026 26-02685N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 22-004641-CI
SPECIALIZED LOAN SERVICING LLC,
Plaintiff, vs.
THOMAS M. CARLIN, et al.,
Defendant.
NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Foreclosure entered September 4, 2024, nunc pro tunc August 22, 2024 in Civil Case No. 22-004641-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein SPECIALIZED LOAN SERVICING LLC is Plaintiff and THOMAS M. CARLIN, et al., are Defendants, the Clerk of Court, KEN BURKE, CPA, will sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of July, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lot 146, BOOT RANCH - EAGLE WATCH - PHASE C REPLAT, according to map or plat thereof as recorded in Plat Book

109, Pages 64, 65, 66 and 67, of the Public Records of Pinellas County, Florida.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-08199FL
June 19, 26, 2026 26-02750N



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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 25-000980-CI
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT, Plaintiff, vs. VALERIE J. RHOTEN; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated May 27, 2026, and entered in Case No. 25-000980-CI of the Circuit Court in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT is Plaintiff and VALERIE J. RHOTEN; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, KEN BURKE, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.pinellas.realforeclose.com, at 10:00 a.m., on August 27, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 31, MILL POND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 75, PAGE 16, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

If you are a person with a disability who needs any accommodation in order to participate in this 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 June 11, 2026
By: Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1460-184029 / PC1
June 19, 26, 2026 26-02686N

FIRST INSERTION

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

CASE NO. 25-001504-CI
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R8, Plaintiff, vs. LUCILLE REMBERT A/K/A LUCILLE A. REMBERT A/K/A LUCILLE E. REMBERT; THE CITY OF ST. PETERSBURG, FLORIDA; Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated May 12, 2026, and entered in Case No. 25-001504-CI, of the Circuit Court of the Sixth Judicial Circuit in and for PINELLAS County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R8, is Plaintiff and LUCILLE REMBERT A/K/A LUCILLE A. REMBERT A/K/A LUCILLE E. REMBERT; THE CITY OF ST. PETERSBURG, FLORIDA, are defendants. Ken Burke, Clerk of Circuit Court for PINELLAS, County Florida will sell to the highest and best bidder for cash Via the Internet at www.pinellas.realforeclose.com, at 10:00 a.m., on the 14TH day of JULY, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 91, RIDGEWOOD TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 81, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you

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

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewva konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 10th day of June, 2026
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ J. Anthony Van Ness
J. Anthony Van Ness, Esq.
Florida Bar #: 391832
Email: TVanNess@vanlawfl.com
PHH20561-25/sap
June 19, 26, 2026 26-02663N

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45

Bidder Number: 22053
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

Case No. 25-006728-CI
Honorable Judge:

FRAYMAN, EVAN GLENN
PLANET HOME LENDING, LLC
Plaintiff, vs.

ERIC JAMES HAMANN II;
UNKNOWN SPOUSE OF ERIC JAMES HAMANN II;
UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;

Defendants,
NOTICE IS GIVEN that, in accordance with the Order Rescheduling Sale dated June 9, 2026, in the above-styled cause, Ken Burke, CPA, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.pinellas.realforeclose.com at 10:00 AM on August 12, 2026, the following described property:

LOT 8, BLOCK 15, RIO VISTA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 46, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Parcel # 30-30-17-75636-015-0080
COMMONLY KNOWN AS: 401 Patuca Road NE, Saint Petersburg, FL 33702.

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 June 11, 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
June 19, 26, 2026 26-02680N

FIRST INSERTION

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

CASE NO: 25-285-CO
DOUGLAS ARMS ABERDEEN HOUSE, a Florida not-for-profit corporation,

Plaintiff, vs.
ELIZABETH C. GAISER, STEVEN A. GAISER 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 101 of DOUGLAS ARMS, ABERDEEN HOUSE, a Condominium, according to the Declaration of Condominium thereof recorded in O.R. Book 3456, Page 1, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.
Property Address: 300 Clyde Lane, #101, Dunedin, Florida, 34698.

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on July 9, 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 16th day of June, 2026.
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
June 19, 26, 2026 26-02734N

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. 26-000255-CI
CARRINGTON MORTGAGE SERVICES, LLC,

Plaintiff, vs.
DAVID L HUDSON II A/K/A DAVID LEE HUDSON II A/K/A DAVID HUDSON JR A/K/A DAVID L HUDSON II A/K/A DAVID HUDSON II A/K/A LEE HUDSON A/K/A DAVIDLHUD II A/K/A DAVID LEHUDSON, et.al.,

Defendant.
TO: DAVID L HUDSON II A/K/A DAVID LEE HUDSON II A/K/A DAVID HUDSON JR A/K/A DAVID L HUDSON II A/K/A DAVID HUDSON II A/K/A LEE HUDSON II A/K/A DAVID L HUDSON II A/K/A DAVID LEHUDSON, et.al.,
Last Known Address: 3743 1ST AVE S ST PETERSBURG FL 33711
UNKNOWN SPOUSE OF DAVID L HUDSON II A/K/A DAVID LEE HUDSON II A/K/A DAVID HUDSON JR A/K/A DAVID L HUDSON II A/K/A DAVID LEHUDSON
Last Known Address: 3743 1ST AVE S ST PETERSBURG FL 33711

You are notified of an action to foreclose a mortgage on the following property in Pinellas County:

LEGAL DESCRIPTION: LOT 11, BLOCK 12, CENTRAL AVENUE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 3743 1ST AVE S, ST PETERSBURG, FL 33711
The action was instituted in the Circuit Court, Sixth Judicial Circuit in and for PINELLAS County, Florida; Case No. 26-000255-CI; and is styled CARRINGTON MORTGAGE SERVICES, LLC Q v. DAVID L HUDSON II A/K/A

DAVID LEE HUDSON II A/K/A DAVID HUDSON JR A/K/A DAVID L HUDSON II A/K/A LEE HUDSON A/K/A DAVIDLHUD II II A/K/A DAVID L HUDSON A/K/A DAVID LEHUDSON; UNKNOWN SPOUSE OF DAVID L HUDSON II A/K/A DAVID LEE HUDSON II A/K/A DAVID HUDSON JR A/K/A DAVID L HUDSON II A/K/A DAVID L HUDSON A/K/A DAVID LEHUDSON; SEBRING CAPITAL CORPORATION; SOUTHSTAR FUNDING LLC A LIMITED LIABILITY COMPANY; UNKNOWN TENANT IN POSSESSION 1 AND UNKNOWN TENANT IN POSSESSION 2. You are required to serve a copy of your written defenses, if any, to the action on Michelle DeLeon, Esq., Plaintiff's attorney, whose address is 300 S. Orange Ave., Ste. 1000, Orlando, FL 32801, on or before, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED: 6/12/2026
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
June 19, 26, 2026 26-02682N

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 25-005600-CI

MIDFIRST BANK
Plaintiff, v.
JAMES CASH, JR. A/K/A JAMES C. CASH, JR.; ANGELA CASH A/K/A ANGELA R. CASH; UNKNOWN TENANT 1; UNKNOWN TENANT 2; LSG COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Defendants.
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 14, 2026, in this cause, in the Circuit Court of Pinellas County, Florida, the office of Ken Burke, Clerk of the Circuit Court, shall sell the property situated in Pinellas County, Florida, described as:

LOT 38, BLOCK B, LAKE ST. GEORGE-UNIT VI, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGES 70 AND 71, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
a/k/a 3864 REGENT DR, PALM HARBOR, FL 34684-4228

at public sale, to the highest and best bidder, for cash, online at www.pinellas.realforeclose.com, on July 08, 2026

beginning at 10:00 AM.

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 at St. Petersburg, Florida this 10 day of June, 2026.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
10250
1000002317
June 19, 26, 2026 26-02656N

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 25-004114-CI

MIDFIRST BANK
Plaintiff, v.
RICHARD FLETCHER; CATHERINE FLETCHER A/K/A CATHERINE J. FLETCHER; UNKNOWN TENANT 1; UNKNOWN TENANT 2;

Defendants.
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 23, 2026, in this cause, in the Circuit Court of Pinellas County, Florida, the office of Ken Burke, Clerk of the Circuit Court, shall sell the property situated in Pinellas County, Florida, described as:

LOT 267, WOODGATE OF COUNTRYSIDE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE 75, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
a/k/a 2346 TIMBERCREST CIR S, CLEARWATER, FL 33763-1622

at public sale, to the highest and best bidder, for cash, online at www.pinellas.realforeclose.com, on July 09, 2026 beginning at 10:00 AM.

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 at St. Petersburg, Florida this 11 day of June, 2026.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
Bidder #: 10250
1000010562
June 19, 26, 2026 26-02681N

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 25-006799-CI

LAKEVIEW LOAN SERVICING, LLC
Plaintiff(s), vs.
JACOB CARIDEO; MELISSA CARIDEO; THE UNKNOWN SPOUSE OF JACOB CARIDEO; THE UNKNOWN SPOUSE OF MELISSA CARIDEO; THE UNKNOWN TENANT IN POSSESSION,

Defendant(s).
TO: JACOB CARIDEO
LAST KNOWN ADDRESS: 4465 33RD AVENUE NORTH, SAINT PETERSBURG, FL 33713
CURRENT ADDRESS: 4465 33RD AVENUE NORTH, SAINT PETERSBURG, FL 33713

TO: THE UNKNOWN SPOUSE OF JACOB CARIDEO
LAST KNOWN ADDRESS: 4465 33RD AVENUE NORTH, SAINT PETERSBURG, FL 33713
CURRENT ADDRESS: 4465 33RD AVENUE NORTH, SAINT PETERSBURG, FL 33713

TO: MELISSA CARIDEO
LAST KNOWN ADDRESS: 4465 33RD AVENUE NORTH, SAINT PETERSBURG, FL 33713
CURRENT ADDRESS: 4465 33RD AVENUE NORTH, SAINT PETERSBURG, FL 33713

TO: THE UNKNOWN SPOUSE OF MELISSA CARIDEO
LAST KNOWN ADDRESS: 4465 33RD AVENUE NORTH, SAINT PETERSBURG, FL 33713
CURRENT ADDRESS: 4465 33RD AVENUE NORTH, SAINT PETERSBURG, FL 33713

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of

Pinellas County, Florida, to foreclose certain real property described as follows:

LOT 15, BLOCK 1, PLAZA TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 85, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property address: 4465 33rd Avenue North, Saint Petersburg, FL 33713

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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

DATED this the 16th day of June, 2026.

KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater, Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: /s/ Thomas Smith
Deputy Clerk
Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-013704-1
June 19, 26; July 3, 10, 2026
26-02743N

Q&A

Who benefits from legal notices?

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

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

LV1823Z_V13

--- ACTIONS / SALES ---

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.: 26000151CI
**LAKEVIEW LOAN SERVICING,
LLC,**
Plaintiff, vs.
RICHARD JENNINGS, et al.,
Defendants.
TO:
RICHARD JENNINGS
7432 SUNSHINE SKYWAY LN S, APT
206, SAINT PETERSBURG, FL 33711
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on
the following described property:

UNIT 206, BUILDING D, OF
SOUTH BAY CONDOMINIUM,
A CONDOMINIUM ACCORDING TO THE DECLARATION
OF CONDOMINIUM,
RECORDED IN OFFICIAL RECORDS BOOK 4516, PAGE(S)
147, AND ALL SUBSEQUENT

AMENDMENTS THERETO,
TOGETHER WITH ITS UNDIVIDED
SHARE IN THE COMMON ELEMENTS,
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 De Cubas
& Lewis, P.A., Attorney for Plaintiff,
whose address is PO BOX 5026, FORT
LAUDERDALE, FL 33310 on or before
, a date at least thirty (30) days after
the first publication of this Notice in
the (Please publish in BUSINESS OBSERVER)
and file the original with the Clerk
of this Court either before service on
Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief demanded
in the complaint.

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

S. Ft. Harrison Ave., Ste. 500 Clearwater,
FL 33756, (727) 464-4062 V/TDD;
or 711 for the hearing impaired. Contact
should be initiated at least seven days
before the scheduled court appearance,
or immediately upon receiving this
notification if the time before the
scheduled appearance is less than seven
days. The court does not provide
transportation and cannot accommodate
such requests. Persons with disabilities
needing transportation to court should
contact their local public transportation
providers for information regarding
transportation services.

WITNESS my hand and the seal of
this Court this 16th day of June, 2026.
KEN BURKE
As Clerk of the Court
By /s/ Thomas Smith
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-05008
June 19, 2026 26-02731N

FIRST INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 26-002786-CI
**FINANCE OF AMERICA REVERSE
LLC,**
Plaintiff, vs.
SANDRA L. DEMKOWICZ, et al.
Defendant(s),
TO: SANDRA L. DEMKOWICZ,
UNKNOWN SPOUSE OF SANDRA L.
DEMKOWICZ,
whose residence is unknown and all
parties having or claiming to have any
right, title or interest in the property
described in the mortgage being fore-
closed herein.

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

LOT 15, BLOCK A, OAKHURST
ACRES 4TH ADDITION, AC-

CORDING TO PLAT THERE-
OF RECORDED IN PLAT
BOOK 67, PAGE 20, PUBLIC
RECORDS OF PINELLAS
COUNTY, FLORIDA.

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

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

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

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

WITNESS my hand and the seal of
this Court at Pinellas County, Florida,
this 16th day of June, 2026.

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

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-400838
June 19, 2026 26-02732N

FIRST INSERTION

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

CASE NO.: 19-002412-CI
**MORTGAGE ASSETS
MANAGEMENT, LLC,**
Plaintiff, vs.
**GEORGE T. WAKELAND; NANCY S
WAKELAND; UNITED STATES
OF AMERICA ON BEHALF OF
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
CAPITAL ONE BANK (USA),
N.A. F/K/A CAPITAL ONE
BANK; MIDLAND FUNDING,
LLC; UNKNOWN TENANT #1,
in possession of the property;
UNKNOWN TENANT #2, in
possession of the property,
Defendant(s).**

NOTICE IS HEREBY GIVEN that sale
will be made pursuant to an Order or
Final Judgment. Final Judgment was
awarded on October 14, 2025 in Civil
Case No. 19-002412-CI, of the Circuit
Court of the SIXTH Judicial Circuit
in and for Pinellas County, Florida,
wherein, MORTGAGE ASSETS
MANAGEMENT, LLC is the Plaintiff,
and GEORGE T. WAKELAND;
NANCY S WAKELAND; UNITED
STATES OF AMERICA ON BEHALF
OF SECRETARY OF HOUSING AND
URBAN DEVELOPMENT; CAPITAL
ONE BANK (USA), N.A. F/K/A
CAPITAL ONE BANK; MIDLAND
FUNDING, LLC are Defendants.

The Clerk of the Court, Ken Burke,
CPA will sell to the highest bidder for
cash at www.pinellas.realforeclose.com
on August 4, 2026 at 10:00:00 AM EST
the following described real property as
set forth in said Final Judgment, to wit:

LOT 10 AND 11, OF KARL'S
SPRINGFIELD PARK, AC-

CORDING TO THE MAP OR
PLAT THEREOF AS RECORDS
IN PLAT BOOK 33, PAGE 78,
OF THE 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 accommoda-
tion in order to participate in this
proceeding, you are entitled, at no cost
to you, to the provision of certain
assistance. Please contact the Human
Rights Office, 400 S. Ft. Harrison Ave.,
Ste. 300 Clearwater, FL 33756, (727) 464-
4062 V/TDD; 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 12th day of June, 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
1395-725B
June 19, 26, 2026 26-02707N

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

GENERAL JURISDICTION
DIVISION
CASE NO. 25-002283-CI
**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE FOR
COLT 2023-3 MORTGAGE LOAN
TRUST,**
Plaintiff, vs.
**OBAT TRANSPORTATION INC.,
et al.**
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated May 21, 2026, and entered in
25-002283-CI of the Circuit Court
of the SIXTH Judicial Circuit in and
for Pinellas County, Florida, wherein
U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE FOR
COLT 2023-3 MORTGAGE LOAN
TRUST is the Plaintiff and OBAT
TRANSPORTATION 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 July 08, 2026, the following
described property as set forth in said
Final Judgment, to wit:

LOT 21, LESS THE EAST 5
FEET THEREOF, BLOCK 2,
NORTH MIDWAY SUBDIVISION
NO. 1, ACCORDING TO
THE MAP OR PLAT THERE-
OF AS RECORDED IN PLAT
BOOK 9, PAGE 82, OF THE
PUBLIC RECORDS OF PINELLAS
COUNTY, FLORIDA.
Property Address: 3767 41ST
AVENUE NORTH, ST PE-

TERSBURG, FL 33714
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 accommoda-
tion in order to participate in this
proceeding, you are entitled, at no cost
to you, to the provision of certain
assistance. Please contact the Human
Rights Office, 400 S. Ft. Harrison Ave.,
Ste. 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 15 day of June, 2026.

ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
24-225448 - NaP
June 19, 26, 2026 26-02725N

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-000961-CI
**U.S. BANK TRUST NATIONAL
ASSOCIATION NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION TRUST
Plaintiff(s), vs.**
**89CLTV LLC; THE UNKNOWN
HEIRS, DEVISEES,
BENEFICIARIES, GRANTEES,
ASSIGNS, CREDITORS, LIENORS,
AND TRUSTEES OF OSCAR L.
INGRAM AND ALL OTHER
PERSONS CLAIMING BY,
THROUGH, UNDER, AND
AGAINST THE NAMED
DEFENDANTS; BEACH PARK
PARTNERS LLC; THE UNKNOWN
TENANT IN POSSESSION,
Defendant(s).**

TO: THE UNKNOWN HEIRS, DEVISEES,
BENEFICIARIES, GRANTEES,
ASSIGNS, CREDITORS, LIENORS,
AND TRUSTEES OF OSCAR L. IN-
GRAM AND ALL OTHER PERSONS
CLAIMING BY, THROUGH, UNDER,
AND AGAINST THE NAMED DE-
FENDANTS
LAST KNOWN ADDRESS: UN-
KNOWN
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED
that a civil action has been filed
against you in the Circuit Court of
Pinellas County, Florida, to foreclose
certain real property described as fol-
lows:

LOT 15, BLOCK C, RIDGE-
CREST ACRES SUBDIVISION
UNIT 2, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK
57, PAGE 15, OF THE PUB-
LIC RECORDS OF PINELLAS

COUNTY FLORIDA.
Property address: 2304 119th
Street, Seminole, FL 33778

You are required to file a written re-
sponse with the Court and serve a copy
of your written defenses, if any, to it on
Padgett Law Group, whose address is
6267 Old Water Oak Road, Suite 203,
Tallahassee, FL 32312, at least thirty
(30) days from the date of first pub-
lication, 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 dem-
anded 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, Clear-
water, FL 33756, (727) 464-4062 (V/
TDD) at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing or
voice impaired, call 711."

DATED this 16th day of June,
2026.

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

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 24-012399-6
June 19, 26, 2026 26-02720N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
Case No. 2026-CC-001422-CO
**THE WAVE CONDOMINIUM
ASSOCIATION OF ST.
PETERSBURG, INC.,**
Plaintiff, vs.
**JOANNE DONNELL, UNKNOWN
SPOUSE OF JOANNE DONNELL,
UNKNOWN TENANT(S),
Defendants.**

TO:
LAST KNOWN ADDRESS: JOANNE
DONNELL
3315 58th Ave. S. #603
St. Petersburg, FL 33712
UNKNOWN SPOUSE OF JOANNE
DONNELL
3315 58th Ave. S. #603
St. Petersburg, FL 33712
UNKNOWN TENANT(S)
3315 58th Ave. S. #603
St. Petersburg, FL 33712
CURRENT ADDRESS: JOANNE
DONNELL
3315 58th Ave. S. #603
St. Petersburg, FL 33712
UNKNOWN SPOUSE OF JOANNE
DONNELL
3315 58th Ave. S. #603
St. Petersburg, FL 33712
UNKNOWN TENANT(S)
3315 58th Ave. S. #603
St. Petersburg, FL 33712

YOU ARE NOTIFIED that an action
foreclose a Claim of Lien for con-
dominium assessments and an action for
damages to recover delinquent con-
dominium assessments, interest, late fees,
costs, and attorneys' fees on the fol-
lowing property in PINELLAS County,
Florida:

UNIT 603, OF THE WAVE, A
CONDOMINIUM, ACCORD-
ING TO THE DECLARATION
OF CONDOMINIUM THERE-
OF, AS RECORDED IN OFFI-
CIAL RECORDS BOOK 14342,
AT PAGE 2366, AS AMENDED
FROM TIME TO TIME, AND
IN CONDOMINIUM PLAT

BOOK 136, AT PAGES 100-104
OF THE PUBLIC RECORDS OF
PINELLAS COUNTY,
FLORIDA; TOGETHER WITH
AN UNDIVIDED SHARE IN
THE COMMON ELEMENTS
APPURTENANT THERETO.

Property Address: 3315 58th
Ave. S. #603 St. Petersburg, FL
33712

has been filed against you, and you are
required to serve a copy of your written
defenses, if any, to this action, on As-
sociation Assessment Attorneys, P.A.,
Plaintiff's attorney, whose address is 111
2nd Ave. N.E. Suite 539, St. Petersburg,
Florida 33701, and file the original with
this Clerk within 30 days after the first
publication of this notice in Business
Observer, on or before , 2026 other-
wise a default and a judgment may be
entered against you for the relief dem-
anded in the Complaint.

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

IMPORTANT
In accordance with the Americans
with Disabilities Act, persons needing
a reasonable accommodation to partici-
pate in this proceeding should, no
later than seven (7) days prior, contact
the Clerk of the Court's disability coor-
dinator at 400 S. Fort Harrison Avenue
Suite 300 Clearwater Florida 33756,
(727) 464-4062. If hearing or voice im-
paired, contact (TDD) (800) 955-8771
via Florida Relay System.

WITNESS MY HAND AND SEAL
OF SAID COURT on this 15th day of
June 2026.

Ken Burke
Clerk of the Court
By: /s/ Thomas Smith
As Deputy Clerk
Invoice to & Copy to:
Robert Todd, Esq.
Association Assessment Attorneys, PA
111 2nd Ave. N.E. Suite 539
St. Petersburg, FL 33701
June 19, 26, 2026 26-02706N

**NOTICE OF DEFAULT AND
INTENT TO FORECLOSE**

Early Law, P.A f/k/a Gasdick Stan-
ton Early, P.A. has been appointed as
Trustee by WYNDHAM VACATION
RESORTS, INC., A DELAWARE
CORPORATION for the purposes
of instituting a Trustee Foreclosure
and Sale under Fla. Stat. §721.856.
The following owners are hereby no-
tified that you are in default of the
note and mortgage for the following
properties located in Pinellas County,
Florida:

Contract Number: 721900408 -
JESSIE WHITE and KAREN HACK-
ETT, 2050 SEWARD AVE APT 8F,
BRONX, NY 10473; Principal Balance:
\$34,147.18; Interest: \$5,456.66; Late
Charges: \$55.00; TOTAL: \$39,658.84
through February 9, 2026 (per diem:
\$15.502/day thereafter) for the follow-
ing/Property: One (1) Standard Vac-
ation Ownership Interest ("VOI") hav-
ing a 400,000/163,951,000 undivided
tenant-in-common fee simple interest
in real property commonly known as
Units Numbered 671, 672, 674, 676,
677, 678, 679, 680, 681, 682, 683 of
CLEARWATER BEACH RESORT VO
CONDOMINIUM ("CONDOMINIUM")
a/n Annual Standard VOI as
described in the Timeshare Declara-
tion and such VOI has been allocated
400,000 Points at the time of purchase
as defined in such Timeshare Declara-
tion for use in Each year(s).

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

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

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

Pursuant to the Fair Debt Collection
Practices Act, it is required that we state
the following to you: THIS IS AN AT-
TEMPT TO COLLECT A DEBT AND
ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PUR-
POSE.
By: Early Law, P.A f/k/a Gasdick Stan-
ton Early, P.A., 5950 Hazeltine National
Drive, Suite 650, Orlando, FL 32822
1347.CBRNJOA0626
June 19, 26, 2026 26-02716N

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

GENERAL JURISDICTION
DIVISION
CASE NO. 26-002964-CI
**ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,**
Plaintiff, vs.
**JEFFREY PETERS COLEMAN, AS
PERSONAL REPRESENTATIVE OF
THE ESTATE OF KATHY J. TEAL,
DECEASED, et al.**
Defendant(s).

TO: UNKNOWN BENEFICIARIES
OF THE TRUST OF KATHY J. TEAL,
DECEASED U/A/D OCTOBER 7,
2021,
whose residence is unknown if he/she/
they be living; and if he/she/they be
dead, the unknown defendants who
may be spouses, heirs, devisees, grant-
ees, assignees, lienors, creditors, trust-
ees, and all parties claiming an interest
by, through, under or against the De-
fendants, who are not known to be dead
or alive, and all parties having or claim-
ing to have any right, title or interest in
the property described in the mortgage be-
ing foreclosed herein.

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

A LEASEHOLD INTEREST
IN AND TO CONDOMINIUM
UNIT 84-D, OF MISSION
HILLS CONDOMINIUM, TO-
GETHER WITH AN UNDI-
VIDED INTEREST IN THE
COMMON ELEMENTS, AC-
CORDING TO THE DECLA-
RATION OF CONDOMINIUM
THEREOF, RECORDED IN
OFFICIAL RECORDS BOOK
3665, PAGE 870, AS AMEND-
ED FROM TIME TO TIME, OF
THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORI-
DA.

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

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

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

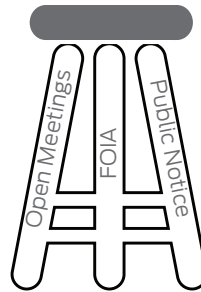
WITNESS my hand and the seal of
this Court at Pinellas County, Florida,
this 16th day of June, 2026.

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

ROBERTSON, ANSCHUTZ,
AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 CONGRESS AVE.,
SUITE 100
BOCA RATON, FL 33487
PRIMARY EMAIL:
FLMAIL@RASLG.COM
26-407556
June 19, 26, 2026 26-02733N

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

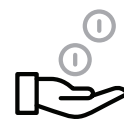


Verifiability



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

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No. 25-007253-CI
MICHAEL SZALACH,
Plaintiff, v.
SCOTT ALLEN WRIGHT, SHELLY BROOKE WRIGHT, UNKNOWN PERSON(S) IN POSSESSION, CITY OF PINELLAS PARK, FLORIDA,
Defendants.
PLEASE TAKE NOTICE that pursuant to the Uniform Final Judgment of Foreclosure entered on June 12, 2026 (Doc. No. 36) in this cause, in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, the office of Ken Burke, Clerk of the Circuit Court, shall sell the following property situated in Pinellas County Florida described as:

Lot 7, Block 64, SKYVIEW TERRACE FIRST ADDITION, according to the map or plat thereof as recorded in Plat Book 50, Pages 29, 30, 31 of the Public Records of Pinellas County, Florida Parcel ID: 21-30-16-82800-064-0070
Street Address: 9420 56th Way, Pinellas Park, FL 33782

At a public sale, to the highest and best bidder, for cash, online at www.pinellas.realforeclose.com, on September 9, 2026 beginning at 10:00am.
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 report 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: June 16, 2026
/s/ George A.D. Thurlow
George A.D. Thurlow, Esquire
FBN 1019960
Rahdert, Mortimer & Thurlow
535 Central Avenue, Suite 200
St. Petersburg, FL 33701
Phone: (727)823-4191
Email: gthurlow@rahdertlaw.com
tmccreary@rahdertlaw.com
Attorney for Plaintiff
June 19, 26, 2026 26-02739N

FIRST INSERTION

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

Case No. 25-005331-CI
PennyMac Loan Services, LLC,
Plaintiff, vs.
Edward Briones, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-005331-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Edward Briones; Unknown Spouse of Edward Briones; Hometap Equity Partners, LLC are the Defendants, that Ken Burke, Pinellas County Clerk of Court will sell to the highest and best bidder for cash at, www.pinellas.realforeclose.com, beginning at 10:00 AM on the 16th day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK 4, SHERYL MANOR UNIT ONE-PARTIAL REPLAT, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 71, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
TAX ID: 08-31-16-80802-004-0180
June 19, 26, 2026 26-02726N

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD) 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.

Dated this 16th day of June, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy,
Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDoes@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F02345
June 19, 26, 2026 26-02726N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 23-009231-CO

LAS PALMAS TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation,
Plaintiff, vs.
RHIE JOHN; JANE DOE, et al.,
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, described as:

Lot 5, Block 2, LAS PALMAS TOWNHOMES, according to the map or plat thereof, as recorded in Plat Book 133, Page(s) 44 and 45, of the Public Records of Pinellas County, Florida.

Parcel Number: 06-31-16-50300-002-0050
Said property is commonly known as 4266 Tyler Circle North, St. Petersburg, Florida 33709-4505.
The Clerk of the Circuit Court shall sell the subject property at public sale, to the highest bidder for cash, at an on-line sale through the Clerk of the Court, www.pinellas.realforeclose.com, begin-

ning at 10:00 A.M. on July 22, 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@dhlclaw.com
Attorney for Plaintiff
June 19, 26, 2026 26-02746N

FIRST INSERTION

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

CASE NO.: 26-001065-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF ADMT 2025-NQM1,
Plaintiff, vs.
DAWN ALLISON KUM; et al.,
Defendant(s).

TO: Dawn Allison Kum
Last Known Residence: 7100 Sunshine Skyway Ln S, Apt 906 St. Petersburg, FL 33711
TO: Unknown Spouse of Dawn Allison Kum
Last Known Residence: 7100 Sunshine Skyway Ln S, Apt 906 St. Petersburg, FL 33711

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

UNIT NO. 906, OF BRIDGETON NORTH INC., A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 4185, PAGE 382, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND AS DESCRIBED IN CONDOMINIUM PLAT BOOK 22, PAGES 77 AND 78, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

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 6/17/, 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
1708-120B
Ref# 18777
June 19, 26, 2026 26-02719N

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. 25-006249-CI
SELENE FINANCE, LP,
Plaintiff, vs.
JANET R HAMMER-SMITH A/K/A JANET R HAMMER SMITH A/K/A JANET RUTH HAMMER A/K/A JANET HAMMER A/K/A JANET SMITH, et al.,
Defendant.

To: JANET R HAMMER-SMITH A/K/A JANET R HAMMER SMITH A/K/A JANET RUTH HAMMER A/K/A JANET HAMMER A/K/A JANET SMITH
4850 110TH STREET, ST PETERSBURG, FL 33708
UNKNOWN SPOUSE OF JANET R HAMMER-SMITH A/K/A JANET R HAMMER SMITH A/K/A JANET RUTH HAMMER A/K/A JANET HAMMER A/K/A JANET SMITH
4850 110TH STREET, ST PETERSBURG, FL 33708
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 41, EDGEWATER ESTATES UNIT NO. 10, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 72, 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 Rayer 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 16th day of June, 2026.
KEN BURKE, CPA
CLERK OF COURT OF PINELLAS COUNTY
As Clerk of the Court
By: /s/ Thomas Smith
Deputy Clerk

Bill To:
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email:
AccountsPayable@mccalla.com
25-13133FL
June 19, 26, 2026 26-02723N

FIRST INSERTION

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

CASE NO.: 25-005420-CI
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2025-RTL1, MORTGAGE-BACKED NOTES, SERIES 2025-RTL1,
Plaintiff, v.
BEACH PROPERTY VENTURES LLC, a Florida Limited Liability Company; JAMES POLACEK A/K/A JAMES R. POLACEK, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 14, 2026 entered in Civil Case No. 25-005420-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2025-RTL1, MORTGAGE-BACKED NOTES, SERIES 2025-RTL1, Plaintiff and BEACH PROPERTY VENTURES LLC, a Florida Limited Liability Company; JAMES POLACEK A/K/A JAMES R. POLACEK, an Individual are defendants, Ken Burke, Clerk of Court, will sell the property at public sale at www.pinellas.realforeclose.com beginning at 10:00 AM on July 15, 2026 the following described property as set forth in said Final Judgment, to-wit..

LOT 9, BLOCK 7, OAKHURST SHORES SECOND ADDITION, ACCORDING TO THE MAP

OR PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 67, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 11889 Walker Ave, Seminole, FL 33772

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 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 3843.000276
June 19, 26, 2026 26-02747N

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.: 25-005017-CI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
RACHEL M. SCHUMACHER; UNKNOWN SPOUSE OF RACHEL M. SCHUMACHER; 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 for PINELLAS County shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com at 10:00 AM on the 09 day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 2, ROBIN TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE(S) 11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 6949 31ST AVE N, ST PETERSBURG, FL 33710

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 10 day of June 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
25-03457 - NOS -Provide Bidder
Number: 11951
25-03457
June 19, 26, 2026 26-02657N

LOT 18, BLOCK 7, BAYOU HEIGHTS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 649 52nd Ave S, St Petersburg, FL 33705

has been filed against you and you are

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under the Florida Self Storage Act Statutes (Section 83.801.83.809).

The auction date is July 9, 2026 at 11:00 am at Super Storage II. Address—6415 54th Ave. N. St. Petersburg, FL 33709.

Marsha Morrison D617
Household Items
Marsha Morrison D615
Furniture & Household Items
Andresa Welch C496
Furniture
Colleen Wilkinson C340
Household Items
Casey Carter D613
Car & Household Items
June 12, 19, 2026 26-02638N

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

LV10241

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY
FLORIDA
PROBATE DIVISION
UCN: 522026CP001644XXESP
File No. 26-001644-ES
Division: 004
IN RE: ESTATE OF
AURELIO MANUEL VALENTE
Deceased.

The administration of the estate of AURELIO MANUEL VALENTE, deceased, whose date of death was August 7, 2025, File Number: 26-001644-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 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 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: June 12, 2026

Personal Representative
DORIAN CORNELIUS
4136 13th Ave. N.
St. Petersburg, FL 33713

Attorney for Personal Representative
MARIA T. BATES
Maria Bates Law PLLC
5625 Central Ave.
St. Petersburg, FL 33710
Florida Bar No. 0055375
(727) 641-9686
maria@maribatelaw.com
June 12, 19, 2026 26-02575N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-004899-ES
IN RE: ESTATE OF
LORRAINE MARIE KICKLITER,
Deceased.

TO ANY PERSON WITH A CLAIM
OR A DEMAND AGAINST THIS ESTATE:

Notice is hereby given that a petition for administration has been filed in the estate of Lorraine Marie Kickliter. The address of the above-named Circuit Court, where the case has been filed, is 315 Court Street, Clearwater, Florida 33756. The total cash value of the estate is estimated to be \$240,002.00. The name and address of the personal representative of the estate is: Mimi Christine Potter, 3857 155th Ave E, Parrish, FL 34219. The name and address of the Personal Representative's attorney is Autumn N. Hancock, Esq., 4437 Central Avenue, St. Petersburg, FL 33713.

NOTICE IS HEREBY GIVEN TO ALL PERSONS INTERESTED IN THIS ESTATE THAT:

Creditors and others who have claims or demands against this estate and on whom a copy of this notice is served within three months after the date of first publication of this notice are required to file their claims with this court within three months after the date of first publication of this notice, or thirty days after the date of service of a copy of

this notice on them, whichever is later.

Creditors and others with claims or demands who are not served with a copy of this notice must file their claims within three months after the date of first publication of this notice.

ALL CLAIMS THAT ARE NOT FILED WITHIN THE PRESCRIBED TIME LIMITS ARE 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 determine whether any property held at the time of the decedent's death is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary within the time period set forth in section 732.2211, Florida Statutes.

The dates of publication of this notice are June 12, 2026 and June 19, 2026.

By: /s/Autumn N. Hancock
Autumn N. Hancock, Esq.
Florida Bar No.: 83822
Hancock Law Firm, PLLC
4437 Central Avenue,
St. Petersburg, FL 33713
Telephone: (727) 222-0529
Autumn@HancockLawFL.com
Service@HancockLawFL.com
June 12, 19, 2026 26-02593N

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-005410-ES
IN RE: ESTATE OF
SEWCHAND RAMDAT
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 Sewchand Ramdat, deceased, File Number 26-005410-ES, by the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756; that the decedent's date of death was ; that the total value of the estate, not including the exempt homestead is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Kumarie Ramdat	6701 18th Street North St. Petersburg, FL 33702

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 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 June 12, 2026.

Person Giving Notice:
Kumarie Ramdat

6701 18th Street North
St. Petersburg, Florida 33702
Attorney for Person Giving Notice
Charles D. Hinton, Esq.
Attorney for Petitioner
Florida Bar Number: 946680
DEANE & HINTON PA
1597 62nd Avenue North
SAINT PETERSBURG, FL 33702
Telephone: (727) 576-8811
E-Mail: charlesdhinton@yahoo.com
June 12, 19, 2026 26-02641N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-4079
IN RE: ESTATE OF
JUDITH YOVANOVICH LECLERC
A/K/A JUDITH Y. LE CLERC
A/K/A JUDY LE CLERC
A/K/A JUDY Y. LE CLERC
Deceased.

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

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representative:
N. MICHAEL KOUSKOUTIS
623 E. Tarpon Ave.

Tarpon Springs, Florida 34689
Attorney for Personal Representative:
/s/ N. Michael Kouskoutis
N. MICHAEL KOUSKOUTIS, ESQ.
Florida Bar Number: 883591
623 E. Tarpon Ave, Ste. A
Tarpon Springs, FL 34689
Telephone: (727) 942-3631
Fax: (727) 934-5453
E-Mail: nmk@nmklaw.com
Secondary E-Mail:
transcribe123@gmail.com
June 12, 19, 2026 26-02573N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-005289-ES
Division 003
IN RE: ESTATE OF
DOREEN J. FRUCI
Deceased.

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

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

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

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

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 June 12, 2026.

Personal Representative:
/s/Dawn J. Fruci
Thomas Kensler
5825 12 Way
St. Petersburg, FL 33703

Attorney for Personal Representative:
/s/ Jeffrey P. Coleman
Jeffrey P. Coleman
Attorney
Florida Bar Number: 503614
581 South Duncan Avenue
Clearwater, FL 33756
Telephone: (727) 461-7474
Fax: (727) 461-7476
E-Mail: jeff@colemantlaw.com
Secondary E-Mail:
joanne@colemantlaw.com
June 12, 19, 2026 26-02644N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-004982-ES
IN RE: ESTATE OF
WILLIE GRIFFITH CRAWFORD
A.K.A.
WILLIE GRIFFIN CRAWFORD,
Deceased.

The administration of the estate of WILLIE GRIFFITH CRAWFORD A.K.A. WILLIE GRIFFIN CRAWFORD, deceased, whose date of death was April 5, 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.

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 June 12, 2026.

Personal Representative:
Cynthia Denise Kidd
c/o BATTAGLIA, ROSS, DICUS,
MCQUAID, P.A.
5858 Central Avenue

St. Petersburg, Florida 33707
Attorney for Personal Representative:
C. Hunter Rawls, Esq.
BATTAGLIA, ROSS,
DICUS & MCQUAID, P.A.
5858 Central Ave.,
St. Petersburg, FL 33701
(727) 381-2300
FBN: 59432
Primary Email: hrawl@brdwlaw.com
Secondary Email: mflah@brdwlaw.com
June 12, 19, 2026 26-02651N

--- ACTIONS / SALES ---

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
Case No. 25-005894-CI
IN RE: FORFEITURE OF
2002 FORD MUSTANG,
VIN: 1FAPP40462F155089
BOB GUALTIERI, in his Official
Capacity as Sheriff of Pinellas
County, Florida,
Petitioner, vs.
GAVIN STEVENSON,
Claimant.

TO: GAVIN STEVENSON

YOU ARE NOTIFIED that a forfeiture action on the following property: 2002 FORD MUSTANG, VIN: 1FAPP40462F155089, has been filed in the Circuit Court for Pinellas County, Florida, against you and you are required to serve a copy of your written defenses, if any, to EMILY K. VANOOSTING, Petitioner's attorney, whose address is Pinellas County Sheriff's Office, 10750 Ulmerton Road, Largo, FL 33778, on or before JULY 2, 2026, and file the original with the Clerk of this Court at 315 Court Street, Clearwater, FL 33756-5165 either before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default will be entered against you

for the relief demanded in the petition which includes forfeiture of the property: 2002 Ford Mustang, VIN: 1FAPP40462F155089.

You must keep the Clerk of the Circuit Court's office notified of your current address. You may file a Designation of Current Mailing and E-Mail Address. Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

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 working days of your receipt of this summons/notice, please contact the Human Rights Office, 400 S. Ft. Harrison Avenue, Suite 500, Clearwater, FL 33756, (727) 464-4062 (V/TDD).

Dated: 5-21, 2026.
KEN BURKE
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
By: /s/ Thomas Smith
As Deputy Clerk
May 29; June 5, 12, 19, 2026
26-02378N

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
CIVIL DIVISION
CASE # 522025CA005249XXCICI
Kellie Beck Honeycutt
Plaintiff vs.

Michele Andrews, Frederick Bearden, Cara Costigan, Samuel C. Smith, Bryan R. Smith, Jr., Jacqueline L. Smith Altman, Joseph N. Smith, Jr., Kimberly L. Allen, Robert B. Smith, Edward Benjamin Rhodes, Kyle Kitchens, Robin Rhodes Roberson, Kasey Kitchens, Robert Bennett, Sharon Bennett Long, Aleta Landers Moser, Joann Duke Monson, Sherry Duke Peterson, Beatrice Duke LaRoque, Sandra Piner Harris, Larry Piner, Jennifer Griffin, Teresa Piner Elmore, Brenda Piner Donnell, William R. Piner, Jr., Donna Piner, Melissa Piner Heath, Rochelle Grieco, Robert Jerry Rhodes, Sheena Barton, Jonathan Sellars, Estate of Shirley Sellars Norris, Winston Paul Sellars, Kenneth Bennett, Roxann Beck Herring, Christopher Beck, Robert Roll, Carrie Carver, Ronald Lee Roll, Mary Dawson, Amelia Bennett Soeder, Lisa McCabe, Randall Bennett, Richard Sellars,

THIRD INSERTION

Jr., Nelson Bennett, Jr., William Matthew Bennett, Adam Jacob Bennett

Defendants
TO THE FOLLOWING DEFENDANTS: All parties claiming interests by, through, under or against any named party and all parties having or claiming to have any right, title or interest in the property herein described.

YOU ARE HEREBY NOTIFIED that an action to partition by private sale has been filed with respect to the following described property in Pinellas County, Florida, to wit:

The single family home located in Pinellas County, Florida, at 2341 Harrison Drive, Dunedin, Florida 34698, and legally described as Lot 355, Seventh Addition to Fairway Estates, according to the map or plat thereof as recorded in Plat Book 59, pages 47 and 48, of the Public Records of Pinellas County, Florida; Parcel Identification No. 14-28-15-27324-000-3550.

This action was instituted in the Sixth Judicial Circuit Court, Pinellas County, Florida, and is styled Kellie Beck Honeycutt, Plaintiff, v. Michele Andrews, Frederick Bearden, Cara Costigan, Samuel C. Smith, Bryan R. Smith, Jr., Jacqueline L. Smith Altman, Jo-

any, to it on William Rambaum, Esq., PLG Law, 3684 Tampa Road, Suite 2, Oldsmar, Florida 34677 and file the original with the Clerk of the above styled Court on or before (which is 45 days from the first publication), otherwise a Default may be entered against you for the relief demanded in the Complaint.

This Notice shall be published once a week for four consecutive weeks in the Business Observer with the first publication occurring on June 5, 2026.

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

WITNESS my hand and seal of the Court on 6-1-2026.

Ken Burke, CPA
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: /s/ Thomas Smith
Deputy Clerk
June 5, 12, 19, 26, 2026 26-02505N

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Business
Observer

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File Number: 26-002670-ES
IN RE: ESTATE OF
SAUNDRA R. DELONG
Deceased.

The administration of the estate of SAUNDRA R. DELONG, 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 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this notice is: June 12, 2026

Personal Representative
BRENDA EDWARDS
325 75th St. N
St. Petersburg, FL 33710
Attorney for Personal Representative
VALERIE C. DAVID, Esq.
1038677
MARCHENA AND GRAHAM, P.A.
976 Lake Baldwin Lane, Suite 101
Orlando, FL 32814
Telephone: (407) 658-8566
Email: vdauid@mgfirm.com
SecondaryEmail:
jsabater@mgfirm.com
June 12, 19, 2026 26-02560N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-004455-ES
IN RE: ESTATE OF
TIMOTHY PATTERSON,
Deceased.

The administration of the estate of TIMOTHY PATTERSON, deceased, whose date of death was December 1, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 14250 49th St N, 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.

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: June 12, 2026.

MEGAN MARIE PATTERSON
Personal Representative
9100 Dr. MLK Jr St N, #1105
St. Petersburg, FL 33702
Ashley G. Friedrich
Florida Bar No. 1007955
Attorney for Personal Representative
Fogarty Mueller Harris, PLLC
501 E. Kennedy Blvd. Suite 1030
Tampa, FL 33602
Telephone: 813-549-4490
Email: ashley@fmhlegal.com
June 12, 19, 2026 26-02577N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-005115-ES
IN RE: ESTATE OF
GARRY ROBERT STAPLETON,
Deceased.

The administration of the estate of Garry Robert Stapleton, deceased, whose date of death was April 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. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is June 12, 2026.

Curator:
Donna Jean Stapleton
6540 Shoreline Dr., Apt. 9106
St. Petersburg, FL 33708
Attorney for Curator:
David A. Peek
david@theseminolelegalcenter.com
info@theseminolelegalcenter.com
Florida Bar No. 0044660
The Legal Center
10700 Johnson Blvd., Suite 1
Seminole, FL 33772
Telephone: (727) 393-8822
June 12, 19, 2026 26-02569N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File 26-004508-ES
IN RE: ESTATE OF
BERNADETTE HUNT
Deceased.

The administration of the estate of BERNADETTE HUNT deceased, whose date of death was April 14, 2026; File Number 26-004508-ES is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 12, 2026.

FREDERICK J. RUSZCZYK
Personal Representative
2482 Shelley Street
Clearwater 33765
WILLIAM K. LOVELACE,
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Avenue
Clearwater, Florida 33756
(727) 446-1036
SPN 01823633
FBN 0016578
Attorney For Personal Representative
June 12, 19, 2026 26-02603N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003773-ES
IN RE: ESTATE OF
JAMES F. TURNER,
Deceased.

The administration of the estate of James F. Turner, deceased, whose date of death was March 8, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representative:
Mark Turner
2897 62nd St. N.
St. Petersburg, FL 33710
Attorney for Personal Representative:
Victoria Jones Waller
E-Mail Addresses:
vwaller@generationsoftrust.com
eservice@generationsoftrust.com
Florida Bar No. 0052252
Generations of Trust
433 76th Avenue
St. Pete Beach, FL 33706
Telephone: (727) 367-1976
June 12, 19, 2026 26-02642N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Ref#: 26-001433-ES-003
IN RE: THE ESTATE OF
LOUISE B. MANG,
Deceased.

The administration of the estate of Louise B. Mang, deceased, whose date of death was August 16, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Petitioners and the Petitioners' 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 June 12, 2026.

Petitioners:
Jenni Hiscock
6725 Henwick Circle
Cumming, GA 30040
Melissa Poole
1070 Prestwick Place
Dunedin, FL 34698
Attorney for Petitioners:
Patrick F. Gaffney, Esquire
Patrick@pgdlaw.net
Denise@pgdlaw.net
2348 Sunset Point Road, Suite E
Clearwater, FL 33765
(727) 796-7774
FBN 371718
June 12, 19, 2026 26-02567N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000207-ES
IN RE: ESTATE OF
LINDA MOSS,
Deceased.

The administration of the estate of LINDA MOSS, Deceased, whose date of death was March 25, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 1st Ave 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 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 732.221.

The date of first publication of this notice is June 12, 2026.

JENNIFER STEINRAD,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood, Blvd. Suite 206
Hollywood, FL 33020
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
genesis@srblawyers.com
June 12, 19, 2026 26-02643N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 26-005205-ES
IN RE: THE ESTATE OF
KRISTINE D. NELSON,
Deceased.

The administration of the estate of KRISTINE D. NELSON, deceased, whose date of death was April 6, 2026, File Number 26-005205-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is served must file their claims with this Court WITHIN

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

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

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

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

The Personal Representative or Curator has no duty to discover whether any property held at the time of the

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

The date of the first publication of this Notice is June 12, 2026.

Meredith Kaplan
Personal Representative
33 Elmwood Road
Needham, MA 02492
SYDNE P. CORAGGIO, ESQ.
Florida Bar Number: 1048836
THOMPSON & FERNALD, P.A.
611 Druid Road East, Suite 705
Clearwater, FL 33756
Email: sc@thompsonfernald.com
Tel: (727) 447-2290
Fax: (727) 443-1424
Attorney for Personal Representative
June 12, 19, 2026 26-02627N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE SIXTH CIRCUIT COURT
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-004136-ES
IN RE: ESTATE OF
MARK DENNISON WITA,
Deceased.

The administration of the estate of Mark Dennison Wita, deceased, whose date of death was February 12, 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. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representative:
Shareen Renee Wita
3725 Pendlebury Drive
Palm Harbor, FL 34685
Attorney for Personal Representative:
Kevin Hernandez, Esquire
FBN 0132179 SPN 02602269
The Hernandez Law Firm, P.A.
28059 U.S. Highway 19 N,
Suite 101
Clearwater, FL 33761
Telephone: (727) 712-1710
Primary email:
eservice1@thehernandezlaw.com
Secondary email:
victoria@thehernandezlaw.com
Secondary email:
hms@thehernandezlaw.com
June 12, 19, 2026 26-02559N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-004794-ES
IN RE: ESTATE OF
DENNIS JAMES OLMSTEAD
Deceased.

The administration of the estate of Dennis James Olmstead, deceased, whose date of death was March 9, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representative:
Helen Reich
2402 Turner Road
Mebane, North Carolina 27302
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
June 12, 19, 2026 26-02558N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-005328-ES
IN RE: ESTATE OF
MARTHA ANN JOHNSON
Deceased.

The administration of the estate of Martha Ann Johnson, deceased, whose date of death was April 24, 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 June 12, 2026.

Personal Representative:
Sandra Dee Heidecke
12246 92nd Terr
Seminole, FL 33772
Attorney for Personal Representative:
Patrick L. Smith
Attorney
Florida Bar Number: 27044
179 N US Hwy 27 Suite F
Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 989-4265
E-Mail:
patrick@attorneypatricksmith.com
Secondary E-Mail:
becky@attorneypatricksmith.com
June 12, 19, 2026 26-02608N

-- ESTATE --

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-003252-ES
Section 003
IN RE: ESTATE OF
NICHOLAS C. PAPPAS,
Deceased.**

The administration of the estate of Nicholas C. Pappas, deceased, whose date of death was December 12, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, 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 June 12, 2026.

Personal Representative:

Don N. Pappas

150 Jennifer Lane
Bala Cynwyd, PA 19004

Attorney for Personal Representative:
Sabrina Casagrande

Sabrina L. Casagrande, Esq.
Attorney for Personal Representative

Florida Bar Number: 107163

Stross Law Firm, P.A.

1801 Pepper Tree Drive

Oldsmar, FL 34677

Telephone: (813) 852-6500

Fax: (813) 852-6450

E-Mail: scasagrande@strosslaw.com

Secondary E-Mail:

vadams@strosslaw.com

June 12, 19, 2026

26-02591N

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-004299-ES Division: 3
IN RE: ESTATE OF
RITA ANNE BURNS a/k/a
RITA A. BURNS a/k/a RITA BURNS
Deceased.**

The administration of the estate of Rita Anne Burns a/k/a Rita A. Burns a/k/a Rita Burns, deceased, whose date of death was March 13, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representative:

Nora Burns

1806 Walnut Street, Apt. 10
Berkeley, California 94709

Attorney for Personal Representative:

Ryan A. Doddridge, Esq. Attorney

Florida Bar Number: 74728

STEARNS, WILLIAMS &

DODDRIDGE, PA

6337 Grand Boulevard

New Port Richey, Florida 34652

Telephone: (727) 846-8500

Fax: (727) 848-2814

E-Mail: ryan@flprobatetrustlaw.com

Secondary E-Mail:

stacey@flprobatetrustlaw.com

June 12, 19, 2026

26-02576N

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-004981-ES
IN RE: ESTATE OF
JACK R. BOLSTER,
a/k/a
JACK RONALD BOLSTER
Deceased.**

The administration of the estate of JACK R. BOLSTER, also known as JACK RONALD BOLSTER, deceased, whose date of death was April 18, 2026, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 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 June 12, 2026

ELIZABETH ANN BOLSTER

P.O. Address:

2452 Brazilia Drive, #16,
Clearwater, FL 33763

Personal Representative

Attorneys for Personal Representative

Email Addresses:

jjcorrealaw@tampabay.rr.com

Florida Bar No. 330061SPN 002142

Correa Legal Services, PLLC

275 96TH AVENUE NORTH

SUITE 6

ST. PETERSBURG, FL 33702

Telephone: (727) 577-9876

June 12, 19, 2026

26-02617N

-- ACTIONS / SALES --

SECOND INSERTION

Prepared By and Return to:

Tara Early, Esq.

Early Law, P.A.

5950 Hazeltine National Drive,
Suite 650

Orlando, FL 32822

(407) 423-5203

NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN, that Early Law, P.A. f/k/a Gasdick Stanton Early, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822, as Trustee as set forth in the recorded Appointment of Trustee, pursuant to Florida Statute §721.856, will sell at public Auction to the highest bidder of U.S. funds, in cash or certified funds only, on **July 14, 2026, at 10:00am EST (Eastern Standard Time)**, at **early-law.com/fc**, all right, title and interest in the properties listed below in Pinellas County, Florida for continuing nonpayment of the periodic payments due under the mortgages described below, as follows:

RICHARD M KARTZMARK and BARBARA C KARTZMARK, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 909 ROBINHOOD LN, LA GRANGE PARK, IL 60526; Mortgage recorded on October 23, 2020; O.R. Book 21224 at Page 269 Public Records of Pinellas County, FL. Total Due: \$66138.95 as of January 7, 2026, interest \$22.994 per diem; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 682,000/163,951,000 undivided tenant-in-common fee simple interest in real property commonly known as Units

Numbered 671, 672, 674, 676, 677, 678, 679, 680, 681, 682, 683 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n Annual Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 682,000 Points at the time of purchase as defined in such Timeshare Declaration for use in Each year(s), as further described in the mortgage referenced above.

Obligors shall have the right to cure the default and any junior lienholder shall have the right to redeem its interest up to the date the trustee issues the Certificate of Sale by paying the amounts due as outlined in the preceding paragraphs.

If you experience any issues or have any questions, please contact us via email at tsf@early-law.com.

Dated: JUNE 1st, 2026

By: /s/ Tara C. Early,
Authorized Agent

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [X] physical presence, this 1st day of JUNE, 2026, by **Tara C. Early**, the Authorized Agent of Early Law, P.A., who is personally known to me. (SEAL) NOTARY PUBLIC STATE OF FLORIDA LORI ALISON RAFFE MY COMMISSION # HH 406668 EXPIRES: June 19, 2027

/s/ Print Name: Lori Alison Raffé

NOTARY PUBLIC

Serial number, if any: HH406668

1347.CBRNJNOS0726

June 12, 19, 2026

26-02649N

SECOND INSERTION

**NOTICE OF SALE
IN THE COUNTY COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
CIVIL DIVISION
Case No. 24-007590-CO
JAMESTOWN CONDOMINIUM
ASSOCIATION, INC.,
Plaintiff, vs.
DELANE JONEL DAVIS,
HOUSING FINANCE AUTHORITY
OF PINELLAS COUNTY,
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. 24-007590-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

Unit 8543C, Building 2, of Jamestown, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 4847, Page(s) 1, and plat thereof recorded in Condominium Plat Book 33, Page 115, through 1123, inclusive and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida.

PARCEL ID NO.: 25-30-16-43816-002-5433 ("Property")
Property Address: 8543 10th Street North Unit C, St. Petersburg, Florida 33702

at public sale, to the highest and best

bidder for cash at 10:00 a.m. on July 2, 2026. The sale shall be conducted online at <http://www.pinellas.realforeclose.com>. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 4th day of June 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

10351-093

June 12, 19, 2026

26-02566N

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
CASE NO.: 25-003766-CI
EF MORTGAGE LLC,
Plaintiff, v.
APEX HORIZON INVESTMENTS
LLC, a Florida Limited Liability
Company; BINH QUANG
DANG, an Individual; THANG
HONG NGUYEN, an Individual;
BARBARA J. FUTRELL;
HERBERT E. FUTRELL; NAIL
IT CONSTRUCTION SERVICES,
LLC; UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 6, 2026 entered in Civil Case No. 25-003766-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein EF MORTGAGE LLC, Plaintiff and APEX HORIZON INVESTMENTS LLC, a Florida Limited Liability Company; BINH QUANG DANG, an Individual; NAIL IT CONSTRUCTION SERVICES are defendants, Ken Burke, Clerk of Court, will sell the property at public sale at www.pinellas.realforeclose.com beginning at 10:00 AM on July 8, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 1, BLOCK 5, FIRST ADDITION TO GAY SHORES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE(S) 39, OF THE PUBLIC RECORDS OF PINEL-

LAS COUNTY, FLORIDA.
Property Address: 145 174th Terrace Dr E, Redington Shores, FL 33708

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

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 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571

Service E-mail:
flrealprop@kelleykronenberg.com

/s/ Barron Becker
Barron A. Becker, Esq.

FBN: 811556
File No: 3087.000501
June 12, 19, 2026

26-02606N

SECOND INSERTION

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA
CASE NO: 2026CA001960
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, -vs-
TONY CARPENTER, CASSONDR
CARPENTER, AUTUMN
RUN-BEACON RUN
HOMEOWNERS ASSOCIATION,
INC FKA AUTUMN RUN
HOMEOWNERS' ASSOCIATION,
INC, U.S. SMALL BUSINESS
ADMINISTRATION, A
GOVERNMENT AGENCY, UN-
KNOWN TENANT 1 AND
UNKNOWN TENANT 2,
Defendant(s)**

TO: TONY CARPENTER
6401 CEDARBROOK DRIVE S
PINELLAS PARK, FL 33782

YOU ARE HEREBY NOTIFIED,

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN PINELLAS, FLORIDA, TO-WIT:

LOT 77, AUTUMN RUN - UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 35, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 6401 Cedarbrook Drive S, Pinellas Park, FL 33782

The action was instituted in the Cir-

cuit Court, Sixth Judicial Circuit in and for Pinellas, County, Florida; Case No. 2026CA001960; and is styled Lakeview Loan Servicing, LLC vs. Tony Carpenter. You are required to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf, Esq., Quintairo, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

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

Dated the 9th day of June, 2026

KEN BURKE, CPA
Clerk of the Circuit Court
and Comptroller

By: /s/ Thomas Smith
As Deputy Clerk

Mehwish Yousuf, Esq.,
Quintairo, Prieto, Wood & Boyer, P.A.,
2400 E. Commercial Blvd.,
Ste. 520,
Ft. Lauderdale, FL 33308

Matter No.: FL-009715-25
June 12, 19, 2026

26-02619N

SECOND INSERTION

**NOTICE OF ACTION -
MORTGAGE FORECLOSURE
IN THE CIRCUIT COURT OF
THE 6TH JUDICIAL CIRCUIT
IN AND FOR
PINELLAS COUNTY, FLORIDA
CASE NO. 26-001068-CI
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE OF
BRAVO RESIDENTIAL FUNDING
TRUST 2023-NQM4,
Plaintiff, -vs-
DAVID R. RIPPEL; STARBOARD
TOWER, CLIPPER COVE
CONDOMINIUM ASSOCIATION,
INC.; ELAINA TESAURO RIPPEL,
A/K/A ELAINA RIPPEL,
Defendant.**

TO: DAVID R. RIPPEL
Last known address: 888 W Old Murphy Rd, Franklin, NC 28734

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

UNIT NO. 612, OF STARBOARD TOWER, CLIPPER COVE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN O.R. BOOK 4768, PAGE 1393, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 31, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Property Address: 400 ISLAND WAY, UNIT 612, CLEARWATER, FL 33767

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Steven C. Weitz, Esquire, Weitz & Schwartz, P.A., Plaintiff's Attorney, whose address is 1000 Corporate Dr, Suite 320, Fort Lauderdale, FL 33334, within 30 days of the first publication hereof, 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 Mortgage Foreclosure 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."

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-006009-CI

PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. HENRY A. FUSSELL, et al., Defendants. NOTICE is hereby given that, Ken Burke Clerk of the Circuit Court of Pinellas County, Florida, will on July 9, 2026, at 10:00 a.m. ET, via the online website www.pinellas.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pinellas County, Florida, to wit:

Lot 7, Block C, CORAL HEIGHTS, according to the map or plat thereof, as recorded in Plat Book 31, Page(s) 71 through 73, inclusive, of the Public Records of Pinellas County, Florida. Property Address: 3672 136th Avenue, Largo, FL 33771 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

SUBMITTED on this 9th day of June, 2026.
TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 June 12, 19, 2026 26-02620N

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY CASE NO. 26-001329-CI

PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. RENE RODRIGUEZ ALES, et al., Defendant. To the following Defendant: Neyis Cardenas Gonzalez 5233 Jasmine Cir N., Saint Petersburg, FL 33714

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

LOT 46, BLOCK 7, ORANGE HILL HOMES - FIRST ADDITION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE(S) 59, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Nicholas J Vanhook, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before or 30 days

from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 9th day of June, 2026.
KEN BURKE, CPA CLERK OF COURT OF PINELLAS COUNTY As Clerk of the Court BY: /s/ Thomas Smith Deputy Clerk

Bill To: MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 26-20554FL June 12, 19, 2026 26-02618N

SECOND INSERTION

Prepared By and Return to: Tara Early, Esq. Early Law, P.A. 5950 Hazeltine National Drive, Suite 650 Orlando, FL 32822 (407) 423-5203

NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN, that Early Law, P.A. f/k/a Gasdick Stanton Early, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822, as Trustee as set forth in the recorded Appointment of Trustee, pursuant to Florida Statute §721.856, will sell at public Auction to the highest bidder of U.S. funds, in cash or certified funds only, on **July 14, 2026, at 10:00am EST (Eastern Standard Time)**, at early-law.com/fc, all right, title and interest in the properties listed below in Pinellas County, Florida for continuing nonpayment of assessments (as well as property taxes, interest, late fees and/or costs, if applicable) due further described as follows:

VISH SEWPPERSAD SINGH, SEROMONEY SEWPE SINGH and NIKHEEL SINGH, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 1042 BELLAMARE TRL, TRINITY, FL 34655; Claim of Lien recorded on March 3, 2026; O.R. Book 23472 at Page 1654 Public Records of Pinellas County, FL. Total Due: \$1,928.90; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 326,000/163,951,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 871, 872, 874, 876, 877, 878, 879, 880, 881, 882, 883 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 326,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

SUBERNIA YVONNE JONES JOHNSON, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 4011 GOLF VILLAGE LOOP, APT. 4, LAKELAND, FL 33809; Claim of Lien recorded on March 3, 2026; O.R. Book 23472 at Page 1654 Public Records of Pinellas County, FL. Total Due: \$879.48; described as: One (1)

Standard Vacation Ownership Interest ("VOI") having a 84,000/163,951,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 671, 672, 674, 676, 677, 678, 679, 680, 681, 682, 683 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 84,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

WAYNE ALAN PARKISON and PATRICIA ANN PARKISON, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 3011 KEVA GLEN DR, LEAGUE CITY, TX 77573; Claim of Lien recorded on March 3, 2026; O.R. Book 23472 at Page 1654 Public Records of Pinellas County, FL. Total Due: \$6,330.89; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 800,000/327,902,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered S1071, S1072, S1074, S1076, S1077, S1078, S1079, S1080, S1081, S1082, S1083, S1171, S1172, S1174, S1176, S1177, S1178, S1179, S1180, S1181, S1182, S1183 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 800,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

DONAVERE J MORRIS and CARMEN R FLORES, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 344 CLINTON PL, NEWARK, NJ 07112; Claim of Lien recorded on March 3, 2026; O.R. Book 23472 at Page 1654 Public Records of Pinellas County, FL. Total Due: \$3,053.61; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 739,000/163,951,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 671, 672, 674, 676, 677, 678, 679, 680, 681, 682, 683 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-002898 IN RE: ESTATE OF ANTHONY SCHULTZ, JR., Deceased.

The administration of the estate of ANTHONY SCHULTZ, JR., deceased, whose date of death was November 10, 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: June 12, 2026.

JUSTINE SCHULTZ
Personal Representative
127 12th Street East
Tierra Verde, FL 33715

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
June 12, 19, 2026 26-02621N

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 26-002020-CI

MIDFIRST BANK Plaintiff, v. AHMED CORREA MONTALVO, ET AL.

Defendants. TO: AHMED CORREA MONTALVO, Current residence unknown, but whose last known address was: 2011 DRUID RD E, CLEARWATER, FL 33764-6331

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

LOT 3, BLOCK "A", EAST DRUID ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 12, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before or within thirty (30) days after the first publication of this Notice of Ac-

tion, and file the original with the Clerk of this Court at 315 Court Street, Room 170, Clearwater, FL 33756, 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 petition.

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

WITNESS my hand and seal of the Court on this 9th day of June, 2026.

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

eXL Legal, PLLC
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000011778
June 12, 19, 2026 26-02623N

FOURTH INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION NO.: 25-009939-CO

SANTO CAROLLO, Plaintiff, v. JUAN AVELLANEDA, a/k/a DON RESIN, Defendant.

TO: JUAN AVELLANEDA
LAST KNOWN ADDRESS: 17615 NW 85th Avenue, Hialeah, FL 33015

YOU ARE NOTIFIED that an action for Breach of Contract, Breach of Warranty, and Violation of the Florida Deceptive and Unfair Trade Practices Act regarding an agreement to install epoxy flooring at a residence in Pinellas County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney:

Gino A. Megna, Esquire
Megna Law PLLC
436 Race Track Road
Oldsmar, FL 34677

a date which is within twenty eight (28) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court at 315 Court Street, Clearwater, FL 33756 (or the appropriate Pinellas Clerk branch) either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief prayed for in the complaint.

In accordance with the Americans with Disabilities act of 1990 (ADA), disabled persons who, because of their disabilities, need special accommodation 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 33755 (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 5/21, 2026.
Ken Burke
As Clerk of the Court
By: /s/ Thomas Smith
As Deputy Clerk
May 29; June 5, 12, 19, 2026
26-02368N

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case #: 25-009825-CO

Trust Bank Plaintiff, -vs- Harvey Lewis Heath, Jr. a/k/a Harvey Heath II, Jr. a/k/a Harvey L. Heath, Jr.; Unknown Spouse of Harvey Lewis Heath, Jr. a/k/a Harvey Heath II, Jr. a/k/a Harvey L. Heath, Jr.; Unknown Parties in Possession #1 as to Unit A, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2 as to Unit A, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2 as to Unit B, 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. 25-009825-CO of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein Trust Bank, Plaintiff and Harvey Lewis Heath, Jr. a/k/a Harvey Heath II, Jr. a/k/a Harvey L. Heath, Jr. 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 July 2, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT14, SAWGRASS ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGES 30 AND 31, PUB-

Physical Address: 2051 McKinley St., Clearwater, FL 33765
Legal description: Lot 15, Block K, Skycrest Terrace First Addition, according to the map or plat thereof as recorded in Plat Book 34, Page (s) 52, of Public Records of Pinellas County, Florida.
Parcel Identification Number: 12-29-15-82656-011-0150
Physical Address: 2051 McKinley St., Clearwater, FL 33765

and on the 10th day of July A.D., 2026, at 14:500 49th St. N., Suite 106, in the City of Clearwater, Pinellas County, Florida, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer for sale all of the said defendant's, right, title and interest in the aforesaid real property at public outcry and will sell the same, subject to all taxes, 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 Execution.

Bob Gualtieri, Sheriff
Pinellas County, Florida
By: Marvin Mitchell, Sergeant D.S.
Court Processing

Allison L Friedman PA
20533 Biscayne Blvd 4-435
Aventura, FL 33180
June 5, 12, 19, 26, 2026 26-02471N

THIRD INSERTION

NOTICE OF SHERIFF'S SALE NOTICE IS HEREBY GIVEN That pursuant to a Corrected Alias Writ of Execution issued in the Circuit Court of Citrus County, Florida, on the 30th day of April A.D., 2026, in the cause wherein, Lutz American, LLC, was plaintiff(s) and China First Buffet at Lutz, Inc., and Jing Lin, were defendant(s), being Case No. 2012-CA-25 in the said Court, I, Bob Gualtieri, as Sheriff of Pinellas County, Florida, have levied upon all right, title and interest of the above named defendant(s), Jing Lin, and subject to a judgment lien, in and to the following described real property located and situated in Pinellas County, Florida, to-wit:

Physical Address: 2051 McKinley St., Clearwater, FL 33765
Legal description: Lot 8, and the west 35 feet of Lot 7, Block 8, Pinecrest Park, according to the plat thereof as recorded in Plat Book 1, Page 55, of Public Records of Pinellas County, Florida.
Parcel Identification Number: 22-31-16-69174-008-0080
Physical Address: 3862 4th Ave N, St. Petersburg, FL 33713

and on the 6th day of July A.D., 2026, at 14500 49th St. N., Suite 106, in the City of Clearwater, Pinellas County, Florida, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer for sale all of the said defendant's, right, title and interest in the aforesaid real property at public outcry and will sell the same, subject to all taxes, 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 Execution.

Bob Gualtieri, Sheriff
Pinellas County, Florida
By: Marvin Mitchell, Sergeant D.S.
Court Processing

J. Marshall Fry
2708 Alt. 19, Suite 604-11
Palm Harbor, FL 34683
June 5, 12, 19, 26, 2026 26-02496N

SECOND INSERTION

BARNEY'S MINI STORAGE 10891 OAK STREET N.E. ST. PETERSBURG, FL 33716 Phone: (727) 578-9543

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below belonging to the individuals listed below which are located at Barney's Mini Storage, 10891 Oak Street N.E., St. Petersburg, FL 33716 to enforce a lien imposed on said property under The Florida Self Storage Act Statutes (Section 83.801-83.809). The undersigned will sell at a public sale to be held on JUNE 29, 2026 at www.storage treasures.com with bidding to begin online JUNE 12, 2026 at 1pm and is scheduled to end JUNE 29, 2026 at 1pm.

NAME:	UNIT#:	CONTENTS:
MILLER, WESLEY	GO41	HOUSEHOLD
BRYANT, TONJIA	E172	HOUSEHOLD
BRYANT, TONJIA	E185	HOUSEHOLD

Purchases must be made in cash only and paid to the above referenced facility in order to complete the transaction. Barney's Mini Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 12, 19, 2026 26-02554N

LIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel 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
25-333379 FCO1 SUU
June 12, 19, 2026 26-02562N

THIRD INSERTION

NOTICE OF SHERIFF'S SALE NOTICE IS HEREBY GIVEN That pursuant to an Amended Writ of Execution issued in the County Court of Pinellas County, Florida, on the 29th day of May A.D., 2026, in the cause wherein, U S Equity LLC, a Florida Limited Liability Company was plaintiff(s) and Linen Service Experts LLC, a Florida Limited Liability Company, et al, were defendant(s), being Case No. 24-000393-CO in the said Court, I, Bob Gualtieri, as Sheriff of Pinellas County, Florida, have levied upon all right, title and interest of the above named defendant(s), Mark T. Greene, aka Mark Thomas Greene, and subject to a judgment lien, in and to the following described real property located and situated in Pinellas County, Florida, to-wit:

Physical Address: 3862 4th Ave N, St. Petersburg, FL 33713
Legal description: Lot 8, and the west 35 feet of Lot 7, Block 8, Pinecrest Park, according to the plat thereof as recorded in Plat Book 1, Page 55, of Public Records of Pinellas County, Florida.
Parcel Identification Number: 22-31-16-69174-008-0080
Physical Address: 3862 4th Ave N, St. Petersburg, FL 33713
and on the 6th day of July A.D., 2026, at 14500 49th St. N., Suite 106, in the City of Clearwater, Pinellas County, Florida, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer for sale all of the said defendant's, right, title and interest in the aforesaid real property at public outcry and will sell the same, subject to all taxes, 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 Execution.

Bob Gualtieri, Sheriff
Pinellas County, Florida
By: Marvin Mitchell, Sergeant D.S.
Court Processing

J. Marshall Fry
2708 Alt. 19, Suite 604-11
Palm Harbor, FL 34683
June 5, 12, 19, 26, 2026 26-02496N

--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF ACTION
Florida Rule of Civil
Procedure 1.920
(Constructive Service —
Foreclosure of Lien)**

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

**CASE NO.: 26-003399-CO
ACE'S ROOFING OF TAMPA BAY, Plaintiff, v.
NICHOLAS V. BARTOLO, Defendant.**

TO: Nicholas V. Bartolo
11497 74th Avenue
Seminole, Florida 33772

YOU ARE NOTIFIED that an action to foreclose a judgment lien has been filed against you in the above-styled cause on the following described real property located in Pinellas County, Florida:

Lot 12, Block 1, RIDGEWOOD GROVES - UNIT - 1, a subdivision according to the plat thereof recorded at Plat Book 44, Page 57, in the Public Records of Pinellas County, Florida.
(Commonly known as 11497 74th Avenue, Seminole, Florida 33772)

You are required to serve a copy of your written defenses, if any, to it on Jeremy D. Bailie, Esq., Plaintiff's attorney, whose address is:

Jeremy D. Bailie, Esq. (FBN: 118558)
WEBER, CRABB & WEIN, P.A.
5453 Central Avenue

St. Petersburg, FL 33710
Telephone: (727) 828-9919
Facsimile: (727) 828-9924
Email:

Jeremy.Bailie@webercrabb.com

within thirty (30) days after the 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; otherwise a default will be entered against you for the relief demanded in the Complaint. This Notice of Action shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER.

"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 June 9th, 2026.

KEN BURKE

Clerk of the Circuit Court

and Comptroller

Pinellas County, Florida

By: /s/ Thomas Smith

Deputy Clerk

June 12, 19, 26; July 3, 2026

26-02629N

SECOND INSERTION

**NOTICE OF SALE
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-CC-011199**

**VENETIA COUNTRY CLUB
CONDOMINIUM ASSOCIATION,
INC., a Florida Not For Profit
Corporation,
Plaintiff, v.
BRANDON CARTER and KATIE
CARTER, husband and wife;
TENANT #1, the unknown occupant
of 200 Country Club Drive, Unit
1402, Largo, Florida 33771; and
TENANT #2, the unknown occupant
of 200 Country Club Drive, Unit
1402, Largo, Florida 33771,
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, described as:

Unit No. 1402, Building 14, of Venetia Country Club, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 14909, Page(s) 1961, and all subsequent amendments thereto, together with its undivided share in the common elements appurtenant thereto, in the Public Records of Pinellas County, Florida.
Parcel Number: 35-29-15-93864-014-1402
Said property is commonly known as 200 Country Club Drive, Unit

1402, Largo, Florida 33771.

The Clerk of the Circuit Court shall sell the subject property at public sale, to the highest bidder for cash, at an on-line sale through the Clerk of the Court, www.pinellas.realforeclose.com, beginning at 10:00 A.M. on July 14, 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@dnclaw.com

Attorney for Plaintiff

June 12, 19, 2026 26-02648N

SECOND INSERTION

**NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 26-000916-CI**

**LOANDEPOT.COM, LLC,
Plaintiff, vs.
JESSE ADAM MORAN; CHRYSAL
WHISEHUNT; SOLAR MOSAIC
LLC; UNKNOWN PERSON(S) IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendant(s)**

To the following Defendant(s):
CHRYSAL WHISEHUNT
(LAST KNOWN ADDRESS)
811 HEMLOCK DR
FAYETTEVILLE NC 28304

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

LOT 5, BLOCK 1, FOREST PARK UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGE 8, OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.

a/k/a 6665 100TH AVENUE NORTH, PINELLAS PARK, FLORIDA 33782

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 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.

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."

WITNESS my hand and the seal of this Court this 9th day of June, 2026.

KEN BURKE

As Clerk of the Court

By: /s/ Thomas Smith

As Deputy Clerk

Submitted by:

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.: 26-02410 LND

June 12, 19, 2026 26-02616N

FOURTH INSERTION

**NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-000438-CI**

**AMERICAN MARINE SERVICE,
INC.,
Plaintiff(s), v.
ROBERT M. PHILLIPS et al.,
Defendant(s).**

TO: DAVID L. CHAFFIN

YOU ARE HEREBY NOTIFIED of the institution of a Complaint by Plaintiff AMERICAN MARINE SERVICE, INC. for Reformation of Deed and Quiet Title with respect to the real property described as:

BEGIN 950.0 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ON THE EAST RIGHT OF WAY LINE OF U. S. ROUTE 19; THENCE NORTH 93.0 FEET; THENCE EAST 414.13 FEET, MORE OR LESS, TO THE CENTER OF A BRANCH OF THE ANCLOTE RIVER; THENCE MEANDER SOUTHWESTERLY TO A POINT EAST OF THE POINT OF BEGINNING, THEN RUN N89 DEGREES 31 MINUTES 30 SECONDS WEST 365 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT A 40 FOOT ROAD RIGHT OF WAY BY OCCUPATION (BECKETT'S WAY), LESS AND EXCEPT THE FOLLOWING LEGAL DESCRIPTION: BEGIN 1043 FEET NORTH OF THE SOUTH LINE OF THE NE 1/4 OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 16 EAST, AND EAST R/W OF THE LINE OF US HIGHWAY #19, RUN THENCE N89 DEGREES 31 MINUTES 30 SECONDS E, 312.08 FEET TO A POINT ON THE EASTERLY LINE OF BECKETT'S WAY A 40 FOOT RIGHT-OF-WAY AS OCCUPIED AND THE POINT OF BEGINNING; THENCE CONTINUE N89 DEGREES

31 MINUTES 30 SECONDS E, 102.05 FEET MORE OR LESS TO THE CENTER LINE OF A BRANCH OF THE ANCLOTE RIVER; THENCE MEANDER SOUTHWESTERLY TO A POINT; THENCE N64 DEGREES 41 MINUTES 59 SECONDS W, 82.23 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID 40 FOOT ROAD; THENCE N18 DEGREES 03 MINUTES 09 SECONDS E, ALONG SAID RIGHT-OF-WAY LINE 49.46 FEET TO THE POINT OF BEGINNING.

As the Complaint has been filed against you, you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's attorney, whose name and address is: Michael G. Kouskoutis, KousLaw PLLC, 623 E. Tarpon Ave, Tarpon Springs, FL 34689, Tel: (727) 421-1334, michael@kouslaw.com on or before 28 Days after 1st Publication and to file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Witness my hand and the seal of this Court on this date: May 26, 2026.

CLERK OF THE COURT

By: /s/ Thomas Smith

Deputy Clerk

KEN BURKE

Clerk of the Circuit Court

and Comptroller

315 Court Street Clearwater,

Pinellas County, FL 33756-5165

May 29; June 5, 12, 19, 2026

26-02401N

SECOND INSERTION

NOTICE OF PUBLIC SALE: THE LOCK UP SELF STORAGE at 1700 1st Ave S. St Petersburg, Fl 33712 will sell the contents of the following units to satisfy a lien to the highest bidder on June 26, 2026 by 11:00AM at www.storage-treasures.com. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 2426 Neusa Pereira Dos San - Snow board, car seat, 3 chairs, step stool, clothing rack, decorative pumpkins

June 12, 19, 2026 26-02555N

THIRD INSERTION

Notice

Effective July 1, 2026, Marissa Maldonado, MD, will transfer from WellMed at Tarpon Springs to Optum - Clearwater.

For information related to your care and next steps, please contact the clinic at 1-727-938-1908.

Patients can obtain copies of their medical record by using the QR code or visiting wellmedhealthcare.com for instructions on requesting a copy.



June 5, 12, 19, 26, 2026 26-02458N

THIRD INSERTION

Notice

Effective June 12, 2026, Sarah Burst, MD, will no longer be providing care at Optum.

Patients of Dr. Burst 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.



June 5, 12, 19, 26, 2026 26-02449N

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. 25-006643-CI**

**PHH ASSET SERVICES LLC,
Plaintiff, vs.
KEVIN PILSBURY A/K/A KEVIN
RYAN PILSBURY AND KELLY
LEGATE, et al.
Defendant(s).**

TO: KELLY LEGATE,
Whose Residence Is: 5911 36TH AVE N, SAINT PETERSBURG, FL 33710 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 5, BLOCK 6, SHERYL MANOR UNIT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 47, PAGE 44, IN THE PUBLIC RECORD OF PINELLAS COUNTY, FLORIDA.

SITUATE IN THE COUNTY OF PINELLAS, STATE OF FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /30 days

from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 3rd day of June, 2026.

KEN BURKE

Clerk of the Circuit Court

and Comptroller

315 Court Street Clearwater,

Pinellas County, FL 33756-5165

BY: /s/ Thomas Smith

DEPUTY CLERK

ROBERTSON, ANSCHUTZ,

AND SCHNEID, PL

ATTORNEY FOR PLAINTIFF

6409 CONGRESS AVENUE,

SUITE 100

Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

26-397500

June 12, 19, 2026 26-02571N

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-004780-CI**

**MORTGAGE LENDERS
INVESTMENT TRADING
CORPORATION, FORMERLY
KNOWN AS R P FUNDING, INC.
Plaintiff(s), vs.
HEATHER ALLEN; PINEBROOK
TOWNE HOUSE ASSOCIATION,
INC.
Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on May 20, 2026 in the above-captioned action, the Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 8th day of July, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 14, PINEBROOK ESTATES PHASE 2, UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE(S) 19 AND 20, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property address: 6780 121st Avenue, 3, Largo, FL 33773

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-

mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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. Respectfully submitted,

PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802

6267 Old Water Oak Road,

Suite 203

Tallahassee, FL 32312

(850) 422-2520 (telephone)

(850) 422-2567 (facsimile)

attorney@padgettlawgroup.com

Attorney for Plaintiff

TDP File No. 24-010138-2

June 12, 19, 2026 26-02640N

SECOND INSERTION

**NOTICE OF ACTION
FORECLOSURE
PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-004457-CI
DIVISION: 11**

**Truist Bank
Plaintiff, vs.-
Maurice D. Blossom; Frances
Blossom; 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).**

TO: Maurice D. Blossom: 5601 5th Way South, Saint Petersburg, FL 33705, Frances Blossom: 5601 5th Way South, Saint Petersburg, FL 33705, Unknown Parties in Possession #1: 5601 5th Way South, Saint Petersburg, FL 33705 and Unknown Parties in Possession #2: 5601 5th Way South, Saint Petersburg, FL 33705

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pinellas County, Florida, more particularly described as follows:

LOT 4, BLOCK 2, EDENWOOD ADDITION SECTION TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGE 89, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

more commonly known as 5601

5th Way South, Saint Petersburg, FL 33705.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with 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 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 this Court on the 9th day of June, 2026.

Ken Burke

Circuit and County Courts

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 26-002023-CI
ROCKET MORTGAGE, LLC S/B/M TO NATIONSTAR MORTGAGE LLC
PLAINTIFF, VS.
JOSHUA M. BRNICH, ET AL.,
DEFENDANT(S).
TO: Unknown Spouse of Nancy J. Stegura
Last Known Address: 2131 Ridge Rd S Apt 102, Largo, FL 33778
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

Lot 102, Block R, Costal Ridge, according to the plat thereof recorded in Plat Book 74, Pages 10 and 11, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or be-

fore, within or before a date at least thirty (30) days after the first publication of this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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. Within two (2) working days or your receipt of this document 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.

WITNESS my hand and the seal of this Court this 9th day of June, 2026.

KEN BURKE
As Clerk of Court
By: /s/ Thomas Smith
As Deputy Clerk
25FL935-0626
June 12, 19, 2026 26-02615N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 23-9219-CI-7
PINELLAS COUNTY, FLORIDA, a political subdivision of the State of Florida,
Plaintiff, v.
JAMES J. GOLD and JOHN J. SIERRA,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated March 17, 2025, and the Order Granting Motion to Reschedule Foreclosure Sale entered on May 29, 2026, in Case No. 23-9219-CI-7 of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein PINELLAS COUNTY, a political subdivision of the State of Florida is the Plaintiff and JAMES J. GOLD and JOHN J. SIERRA are the Defendant(s), the Pinellas County Clerk of the Court, KEN BURKE will sell to the highest bidder for cash at www.pinellas.realforeclose.com at 10:00am on July 15, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 14, ULMERTON BABY FARMS SUBDIVISION, according to map or plat thereof as recorded in Plat Book 25, Page 11, of the Public Records of Pinellas County, Florida.

Parcel ID: 08/30/16/93366/000/0140
Address: 13001 Faxton Street, Clearwater, Florida 33760

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

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

/s/ David A. Barrera
DAVID A. BARRERA
FBN 1015801
Assistant County Attorney
Pinellas County Attorney's Office
315 Court Street, 6th Floor
Clearwater, FL 33756
Tel: 727-464-3354
Fax: 727-464-4147
Primary: dbarrera@pinellas.gov
Secondary: eservice@pinellas.gov
Attorney for Plaintiff, Pinellas County
PCAO 572807
June 12, 19, 2026 26-02595N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-001106-CI
THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT,
Plaintiff, v.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DIAN MORENCY, DECEASED, ET AL.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 20, 2026 entered in Civil Case No. 25-001106-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DIAN MORENCY, DECEASED; MAINLANDS OF TAMARAC BY THE GULF UNIT NO. THREE ASSOCIATION, INC.; KIMBERLY ANN HARDIMAN A/K/A KIM ANN HARDIMAN, AS POTENTIAL HEIR OF DIAN MORENCY; BRYAN ANDREW HOOD, AS POTENTIAL HEIR OF DIAN MORENCY; KAREN ANN MCGRIFF, AS POTENTIAL HEIR OF DIAN MORENCY are defendants, Ken Burke, Clerk of Court, will sell the property at public sale at www.pinellas.realforeclose.com beginning at 10:00 AM on July 8, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 23, BLOCK 65, MAINLANDS OF TAMARAC BY THE GULF - UNIT THREE, A

CONDOMINIUM, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN O.R. BOOK 3258, PAGE 641, RE-RECORDED IN O.R. BOOK 3747, PAGE 833, AND ALL ITS ATTACHMENTS AND AMENDMENTS AND AS RECORDED IN CONDOMINIUM PLAT BOOK 5, PAGES 19 THROUGH 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 9825 39th St, Pinellas Park, FL 33782

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 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail: flrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 3305.000090
June 12, 19, 2026 26-02631N

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 25-2113-CO
GULLAIRE VILLAGE ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF ELISE DUCHARME, ANY AND ALL UNKNOWN HEIRS 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:

The Northeasterly 29.60 feet of Lot 68 and the Southwesterly 22.40 feet of Lot 69, all in GULLAIRE VILLAGE, according to the map or plat thereof as recorded in Plat Book 77, Pages 40-44, inclusive, of the Public Records of Pinellas County, Florida.
Property Address: 68 Pelican Dr. S., Oldsmar, Florida, 34677.

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on July 16, 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 4th day of June, 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
June 12, 19, 2026 26-02572N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-001773-CI
U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V.,
Plaintiff, v.
KEVIN SCOTT MICKLE, et al,
Defendant(s).

To the following Defendant(s):
KIRA ANN LABERENZ
(Last Known Address: 351 SHORE DR E, OLDSMAR, FL 34677)
UNKNOWN SPOUSE OF KIRA ANN LABERENZ
(Last Known Address: 351 SHORE DR E, OLDSMAR, FL 34677)
UNKNOWN SPOUSE OF KEVIN SCOTT MICKLE, JR AKA KEVIN SCOTT MICKLE, JR
(Last Known Address: 351 SHORE DR E, OLDSMAR, FL 34677)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:
LOT 3, BLOCK 1, OLDSMAR COUNTRY CLUB ESTATES, SECTION ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 50, PAGE(S) 36, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 351 SHORE DR E, OLDSMAR, FL 34677

WITNESS my hand and the seal of this Court this 3rd day of June, 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
June 12, 19, 2026 26-02563N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION
CASE #: 25-001559-CI
DIVISION: 15
1 Sharpe Opportunity Intermediate Trust
Plaintiff, -vs.-
Pink Elephant Investment Properties LLC, a Florida Limited Liability Company; Michael K. Walis; Bryce J. Christopher; 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. 25-001559-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein 1 Sharpe Opportunity Intermediate Trust, Plaintiff and Pink Elephant Investment Properties LLC, a Florida Limited Liability Company 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 July 14, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 11, BLOCK H, ROMEO HEIGHTS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 7, PAGE 43, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
AND
LOT 1 AND THE WEST 28.44 FEET OF LOT 2, WEDDING'S REPLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 29, PAGE 95, IN

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
24-332355 FCO1 948
June 12, 19, 2026 26-02630N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 25-004555-CI
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
RACHAEL M PIWINSKI, et.al.,
Defendant.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on MAY 21, 2026, in the above-styled cause, KEN BURKE, CPA, PINELLAS County Clerk of Court, shall sell to the highest and best bidder for cash on JUNE 25, 2026, at 10:00 A.M., at www.pinellas.realforeclose.com, the following described property:

LEGAL DESCRIPTION: LOT 45, CYPRESS GREEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE(S) 85, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 2998 CYPRESS GREEN D, 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
Dated: May 29, 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
June 12, 19, 2026 26-02594N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-005684-CI
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, v.
WILLIAM R. BEATTY III; 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(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 20, 2026 entered in Civil Case No. 25-005684-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff and WILLIAM R. BEATTY III; THE CLUB AT FEATHER SOUND CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A CINDY MAGLIOZZI; UNKNOWN TENANT #2 N/K/A BRENNAN MAGLIOZZI are Defendants, Ken Burke, Clerk of Court, will sell the property at public sale at www.pinellas.realforeclose.com beginning at 10:00 AM on July 8, 2026 the following described property as set forth in said Final Judgment, to-wit:

UNIT 1822, OF THE CLUB AT FEATHER SOUND CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 14494, PAGE 2117, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
Property Address: 2024 Blue Hawk Court, Unit 1822, Clearwater, FL 33762
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail: flrealprop@kelleykronenberg.com
/s/ Jordan Wainstein
Jordan Wainstein, Esq.
FBN: 1039538
File No: 5299.000292
June 12, 19, 2026 26-02602N

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 26-003329-FD-9
RE: THE MARRIAGE OF CANDY M. MARSH, Petitioner/Wife, And HARRY R. MARSH, a/k/a HARRY RAYMOND MARSH Respondent/ Husband.
TO: Harry R. Marsh, a/k/a Harry Raymond Marsh
1307 E. Norfolk Street, Tampa, Florida 33604, last known address

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioner/Wife, CANDY M. MARSH through her counsel of record, Marc A. Tenney, Esquire, 7011 Central Avenue, Suite B, St. Petersburg, Florida 33710, and file the original with the Clerk of this Court at 315 Court Street, Room 400, Clearwater, Florida 33756 before service on Petitioner/Wife or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the PETITION.

Copies of all Court documents in this case, including Orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mailing Address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the Clerk's Office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
Dated: 6-1-2026
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
June 5, 12, 19, 26, 2026 26-02504N

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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-004510-ES
In Re: The Estate of
ELAINE SCHWARTZ,
Deceased.

The administration of the estate of ELAINE SCHWARTZ, deceased, whose date of death was 3/31/2026, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is Clerk of Court, 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 THREE MONTHS (3) 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 STATUTES WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is June 12, 2026.

Joan H. Wessels - PR
1992 Orange Court
Dunedin, FL 34698
727-515-0750

SPiegel LAW, PLLC
Attorney for Personal Representative
2674 W. Lake Rd.
Palm Harbor, FL 34684
(727) 221-0991;
Fax (727) 221-7066
email:
SSpiegel@SpiegelLawOffice.com
SHONTANE SPIEGEL, Esq.
FBN: 1000376

June 12, 19, 2026 26-02574N

SECOND INSERTION

NOTICE TO CREDITORS
(Formal Ancillary Administration)
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO. 26-004360-ES
UCN: 522026CP004360XXESPR
IN RE: THE ESTATE OF
CHESTER ROBERT TWEEDIE,
Deceased.

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

You are hereby notified that an Order of Formal Ancillary Administration has been entered in the Estate of CHESTER ROBERT TWEEDIE, deceased, Case Number 26-004360-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756; that the decedent's date of death was December 24, 2024; and that the name and address of those to whom it has been assigned by such order are:

Name Linda Wight
Address P.O. Box 344
Orland, ME 04472

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the de-

cedent 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 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 June 12, 2026

Person Giving Notice:

Linda Wight
P.O. Box 344
Orland, ME 04472
Attorney for Person Giving Notice
Diana Davis Basta, Esq. (FBN 713856)
ddavis@davisbatalaw.com
31111 U.S. Hwy 19 N
Palm Harbor, FL 34684
Phone: (727) 938-2255
Primary: e-service@davisbatalaw.com
Attorney for Linda Wight
June 12, 19, 2026 26-02604N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-5622-ES
Division 004
IN RE: ESTATE OF
GLENN J. COREY
Deceased.

The administration of the estate of Glenn J. Corey, deceased, whose date of death was March 25, 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 June 12, 2026.

Personal Representative:

/s/ **Michael Corey**
Michael Corey
9010 Spruce Run Circle
Anchorage, Alaska 99507
Attorney for Personal Representative:
/s/ Brian P. Buchert
Brian P. Buchert, Esquire
Florida Bar Number: 55477
3249 W. Cypress Street,
Ste. A
Tampa, Florida 33607
Telephone: (813) 434-0570
Fax: (813) 422-7837
E-Mail:
BBuchert@BuchertLawOffice.com
June 12, 19, 2026 26-02605N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Ref. No.: 26-005201-ES
IN RE: ESTATE OF
CHARLES S. HARRIS, a/k/a
CHARLES STULL HARRIS,
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 Circuit Court for Pinellas County, Florida, Probate Division, is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and of 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 FILED WITHIN THE PERIODS SET FORTH IN E.S. §733.702 WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED 2 YEARS AFTER THE DECEDENT'S DEATH.

The date of death of the Decedent is March 11, 2026.

The date of first publication of this Notice is June 12, 2026.

Personal Representative:

/s/ **Cheryl A. Peters**
Cheryl A. Peters
1601 Walnut St.
Belleair, FL 33756
Attorney for Personal Representative:
/s/ Timothy K. Mariani
Timothy K. Mariani, Esq.
1550 S. Highland Ave., Ste. B
Clearwater, FL 33756
Tel.: (727) 441-4727
Primary Email: tim@abmlaw.com
Secondary Email: karen@abmlaw.com
FBN: 238937
June 12, 19, 2026 26-02626N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN 522026CP004975XXESXX
Ref No. 26-004975ES4
IN RE: ESTATE OF
AMY TAYLOR PUGH,
Deceased.

The administration of the estate of AMY TAYLOR PUGH, deceased, whose date of death was April 6, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Ref No. 26-004975-ES4, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this notice is June 12, 2026.

Personal Representative:

TAYLOR TIBE
1622 Scott Street
Clearwater, Florida 33755
Attorney for Personal Representative:
THOMAS G. TRIPP
4930 Park Boulevard,
Suite 12
Pinellas Park, Florida 33781
Phone (727) 544-8819
Facsimile (727) 546-0529
Email: tom@tomtriplaw.com
FL Bar No. 0377597
June 12, 19, 2026 26-02613N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-003506-ES
Division: Probate
IN RE: ESTATE OF
MICHAEL J. RICHARDS a/k/a
MICHAEL JAMES RICHARDS
Deceased.

The administration of the estate of Michael J. Richards a/k/a Michael James Richards, deceased, whose date of death was December 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 at the end of this notice.

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

All other creditors of the decedent and other persons having claims or demands against the 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 UNDER 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 June 12, 2026.

Personal Representative:

Sherree Richards
Sherree M. Richards
86 Arcadia Lake Drive
Clyde, NC 28721
Attorney for Personal Representative:
Will W. Sunter, Esq.
Florida Bar Number 11448
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
Email: wsunter@farr.com /
ctout@farr.com
June 12, 19, 2026 26-02592N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO: 26-004235-ES
FRANCES J. PICHEE,
Deceased.

The administration of the estate of FRANCES J. PICHEE, 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 Clerk of Court, Probate Division, 315 Court Street, Rm 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, 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 June 12, 2026.

DARIN LEE PICHEE**Personal Representative**

31607 Red Oak Drive
Brighton, IL 62012
ELIZABETH MONEYMAKER, ESQ.
Liz Moneymaker, P.A.
Florida Bar Number: 885851
3833 Central Avenue
St. Petersburg, FL 33713
Phone: (727) 231-1540
Fax: (941) 751-0127
Email: liz@lizmoneymakerlaw.com
Secondary:
assistant@lizmoneymakerlaw.com
June 12, 19, 2026 26-02609N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003778
IN RE: ESTATE OF
WILLIAM ANDREW MORAN,
Deceased.

The administration of the estate of WILLIAM ANDREW MORAN, 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 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: June 12, 2026.

VICTORIA PIERSOL**Personal Representative**

3736 Everet Street
Lincoln, NE 68506
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:
ntsersol@hnh-law.com
June 12, 19, 2026 26-02645N

SECOND INSERTION

NOTICE TO CREDITORS
(Formal Administration)
IN THE 6th JUDICIAL CIRCUIT
COURT IN AND FOR PINELLAS
COUNTY, FLORIDA.
PROBATE DIVISION
CASE NO.: 25-001116-ES
IN RE: The Estate of
MARCIA S. CORTESE,
Deceased.

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

The administration of the estate of MARCIA S. CORTESE, deceased, whose date of death was June 2, 2023, and whose social security number is XXX-XX-0467, 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.

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in §§ 732.216-228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.2211.

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

this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice is June 12, 2026.

Attorney and Personal Representative Giving Notice:

/s/ Steven E. Gurian
STEVEN E. GURIAN, ESQ.,
Attorney for Petitioner and as Personal Representative
EASY ESTATE PROBATE, PLLC
901 Ponce De Leon Boulevard,
6th Floor
Coral Gables, Florida 33134
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
June 12, 19, 2026 26-02607N

--- PUBLIC SALES / PUBLIC NOTICE ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Tropicana Self Storage, located at 29712 US Hwy 19 N, Clearwater, FL 33761, gives notice that the following units will be advertised and sold by competitive bidding on www.storage-treasures.com to satisfy the owner's lien.
UNIT # 0808 - Scott Griffin, # 0638 - Jordan Clark

The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on **June 30th at 11 am**. Purchases must be made with cash only and paid at the above referenced facility to finalize the transaction. Tropicana Self Storage - Clearwater may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 12, 19, 2026 26-02632N

SECOND INSERTION

NOTICE OF PUBLIC SALE

TROPICANA MINI STORAGE - LARGO, located at 220 Belcher Rd., Largo, FL 33771, gives notice that the following units will be advertised and sold by competitive bidding on www.storage-treasures.com to satisfy the owner's lien.
B033 and G045 - Cynthia Johansmeyer, C003 - Kenneth Priebe, E008 - Nicole Kelly, E077 - Laura Fagan, F017 - Sharon Lawrence, G231 - Sheena McConnell, G322 - Bret Dethlefsen,
The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on **Tuesday, June 30th, 2026 at 11AM**. Purchases must be made with cash only and paid at the above referenced facility to finalize the transaction. Tropicana Mini Storage - Largo may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 12, 19, 2026 26-02624N