

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES / PUBLIC NOTICE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that US Storage Centers - Clearwater, located at 1000 South Myrtle Avenue, Clearwater, FL, 33756 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via on-line auction, at www.StorageTreasures.com. Auction will close on or after Thursday July 16, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

1205 - Shayne Armstrong
2159 - Brittany Richardson
1147 - Albert Lee Baldwin
2208 - Ronnie Leon Brundage
2192 - Kevin Jahmal Sibley
3198 - Amanda Gryce
1321 - Veronica Freeman
2179 - Patricio Lopez
June 26; July 3, 2026

26-02782N

FICTITIOUS NAME NOTICE

NOTICE is hereby given that the undersigned, desiring to do business under the fictitious name of OLDSMAR FLEA MARKET at the address of 240 4th Street North, St. Petersburg, Florida 33701, intends to register said name with the Division of Corporations of the Florida Department of State, pursuant to §865.09, Florida Statutes. OLDSMAR TRACK, LLC, a Florida limited liability company By: /s/ Grady C. Pridgen, III, Manager James N. Powell
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
360 Central Avenue, Suite 500
St. Petersburg, Florida 33701
Attorneys for Applicant
Telephone: 727-999-9900
June 26, 2026 26-02845N

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#
22	CHEVY	KL79MVSL8NB064943
23	DIAC	53NBE1622P1101364
23	HONDA	5FNRL6H70PB073500
23	KAWASKI	JKAERKD1XPDS2680
19	NISSAN	JN8AT2MT8KW268133
09	SATURN	3GSCL53789S561003

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 07-24-2026 AT 11:00AM THE FOLLOWING VEHICLE(S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

JOE'S TOWING & RECOVERY, INC.

6670 114TH AVENUE
LARGO, FL. 33773
PHONE # 727-541-2695

June 26, 2026

26-02863N

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of CHARLES FINFROCK and TAMMY JO STOREY will, on July 8, 2026, at 10:00 a.m., at 39248 US Highway 19 North, Lot #140, Tarpon Springs, Pinellas County, Florida 34689; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1974 PKWO MOBILE HOME,
VIN: 04038CA,
TITLE NO.: 0011488263, and
VIN: 04038CB,
TITLE NO.: 0011488264
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#3326-557)

June 26; July 3, 2026

26-02832N

FIRST INSERTION

Public Sale Notice

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

4319 Duhme Rd, St Petersburg, FL 33708 on 7/15/2026 at 10:30am
Bayshore Property Repair Boxes, tools, appliances

9999 Gandy Blvd N., St Petersburg, FL 33709 on 7/15/2026 at 11:00am
Ulysses Daniels Furniture, Clothing, Lamp, Wall Art
Aysha Gardner Furniture, Clothing, Household items, Mirror
Carlos Hurtado Chairs, Mattress, Wall Art, Boxes

10111 Gandy Blvd N., St Petersburg, FL 33702 on 7/15/2026 at 11:30am
Jessica Huggins Household Goods/Furniture
Jennifer Crabtree Household Goods/Furniture
Sean Higgins Household Goods/Furniture
Paula Scarborough Bags/Bed, Personal Items, boxes
Ashley Garcia Boxes, Totes, Personal Items

6901 Park Blvd, Pinellas Park, FL 33781 on 7/15/2026 at 12:00pm
William McClellan Young Totes, Boxes
William Cunningham Clothing, Shoes, Wagon, Suitcase
Patricia Barnes Clothing, Boxes, Wall Art, Totes, Dolly

1159 94TH Ave N., St Petersburg, FL 33702 on 7/15/2026 at 12:30pm
Lajuan Myrick Boxes, bags
Nikolina Vaskovic Boxes, toys
Daniel Rouson Couch, doors
Santana Fisher Furniture, boxes, electronics
Deborah Scheers Furniture, tools, boxes

1855 32ND St N, St Petersburg, FL 33713 on 7/16/2026 at 10:30am
Dustin Ruddell Fabrics
David West Books, Boxes, Furniture, Wall Art
Eric Rossborough Books, Boxes, Electronics
Arrol Bethune Appliances, Clothing, Books, Boxes, Old Stuff
Tyler Beasley Boxes, Electronics, Mattress, Sports & Outdoors
Demertia Davis Boxes, Dishes, Household, Movies, Old Stuff

1650 7TH Ave N, St Petersburg, FL 33713 on 7/16/2026 at 11:00am
Milanya Allen Household items
Tachelle Jones Household items

930 Pasadena Ave S, St Petersburg, FL 33707 on 7/16/2026 at 11:15am
Paul Harmer Sporting Goods
Elwood Waldridge Household items

950 Pasadena Ave S, St Petersburg, FL 33707 on 7/16/2026 at 11:15am
Robert Thomas Hobbs Household items

4100 Gateway Centre Blvd, Pinellas Park, FL 33782 on 7/16/2026 at 12:30pm
Jennifer Ferdico Televisions, furniture, crafting supplies, boxes

4495 49TH St N, St Petersburg, FL 33709 on 7/16/2026 at 10:00am
Brian Green Clothes books
Romeo Vliese Household items
Keyon Jenkins Household goods
Maria Cabezas Household goods
Ramzan Khan Tool boxes equipment
Stephanie Racicot Appliances boxes pictures toys nic nacs furniture keepsakes
Jestin Smith Misc clothing and nicknacks
Hermann Gold Tools & equipment
Jestin Smith Misc totes and household goods

3201 32ND Ave S, St Petersburg, FL 33712 on 7/17/2026 at 10:30am
Marcus Dixon Personal belongings
Reggie Reed Household Goods
Ian Holmes Bikes/furniture
Demetria Bizell Household Goods
Akwete Osoka 2 couches entertainment center

4750 62ND Ave N, Pinellas Park, FL 33781 on 7/17/2026 at 11:00am
Michael Keith Scott Household Items
Nancy Hagen Bags
Nathan Berner Boxes, Tools, Bike
Hannah Nygren Household Goods
Cody Davison Boxes and household goods personal items
Eduardo Pinto Jimenez Boxes

2925 Tyrone Blvd N, St Petersburg, FL 33710 on 7/17/2026 at 11:30am
Jeff Conley Kayaks, bicycle, patio furniture

6780 Seminole Blvd, Seminole, FL 33772 on 7/17/2026 at 12:00pm
Angela Schwab Extra winter clothes and old keepsakes
Benjamin Boraas Home Goods
Michelle Marie Dunfey Furniture, boxes and household items
Jacob Carroll Furniture and boxes

8610 66TH St N, Pinellas Park, FL 33782 on 7/17/2026 at 12:30pm
Desiree Hogan Household items
Isabelle Mallon Mattress 15-20 boxes toiletries clothes
Jimmy Potts Photos stove TV generator various items

7220 4TH St N, St Petersburg, FL 33702 on 7/17/2026 at 1:00pm
Delancey Simpkins Totes, bags
Gregory Burskey Totes, ladder, luggage, couch, tables, golf clubs
William Hebert Table, power tools, chairs, shop vac
Mourad Chebbi Luggage, bags, pot

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 26; July 3, 2026 26-02805N

FIRST INSERTION

Notice Of Public Sale Multiple Facilities - Multiple Units

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

Extra Space Storage 10501 Belcher Rd S, Largo, FL 33777 on 7/15/2026 @ 10:30AM

Jacqueline Grant - Household

Extra Space Storage 18524 US Hwy 19 N, Clearwater, FL 33764 on 7/15/2026 @ 11:00AM

Waino Craddock - Boxes, Kitchen stuff, furniture, Misc, Tools
Katelyn Casteel - Furniture, a bed, bunk bed, a tv stand, a desk, a chair, and some personal
Manuel Gissendanner - Furniture and some household items

Extra Space Storage 14433 62nd St N, Clearwater, FL 33760 on 7/15/2026 @ 12:00PM

Rebecca Lipert - Boat & utility trailer HIN 47GBC2119BB000022
Richard Brophy - Random belongings, coolers, buckets, miscellaneous items
Ashley Tucker - Scooter and clothes

Extra Space Storage 9125 Ulmerton Rd, Largo, FL 33771 on 7/15/2026 @ 12:30PM

Christopher Swanson - Tools, Clothing
Andre Hayes - Hshld Gds/Furn

Extra Space Storage 1850 N Hercules Ave, Clearwater, FL 33765 on 7/15/2026 @ 1:00PM

Robert Nikic - pallets of soft lines
Robert Nikic - pallets of soft lines
Robert Nikic - pallets of soft lines
Robert Nikic - pallets of soft lines
Robert Nikic - pallets of soft lines

Extra Space Storage 1225 Missouri Ave N, Largo, FL 33770 on 7/15/2026 @ 1:00PM

Venisha Coleman - Luggage, Toys, Old Computer
Brittain Koball - Cabinets, TV, Luggage, Lamps, Wall Art, Mattress
Vicky Bailey - Appliances, Shelves, Household, Mirror, Furniture

Extra Space Storage 10700 US Hwy 19 N, Pinellas Park, FL 33782 on 7/16/2026 @ 11:00AM

Paul Baker - Hshld Gds/Furn, DJ Equip
Jeremy Miller - Hshld gds, collectables
Christie Swigert - Hshld Gds/Furn
Kayla Covington - bed, couch, clothes, other household items

Extra Space Storage 1844 N Belcher Rd, Clearwater, FL 33765 on 7/16/2026 @ 11:30AM

Tricia Pero - Clothes, household items
Holly Kroese - Boxes and saddles

Extra Space Storage 13100 66th ST, Largo, FL 33773 on 7/16/2026 @ 12:00PM

Andraya Smith - Hshld gds/Furn
Asia Thompson - Clothes, Shoes, TV's, TV stands
Yeimy Julissa Chacon Medina - Mattress, Clothes, Documents

Extra Space Storage 10833 Seminole Blvd, Seminole, FL 33778 on 7/16/2026 @ 12:30PM

Jessica Sanders - Hshld Gds/Furn, Clothes, Totes
John Stewart - Hshld Gds, Luggage, Totes
Francis Sheridan - Boxes, Bags
Cirilo Hernandez - Tools, Contractor items, Boxes, Bags
Anthony Clark - Hshld Gds/Furn, Tool Chest, Tools, Totes

Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 7/17/2026 @ 11:00AM

Stephen Dixon - Boxes
Jeannette Montilla - Hshld gds/Furn
Kimberly Grippo - Hshld Items
Brenda Hughes - Hshld Gds
Patrice Gully - Hshld gds/ Furn

Extra Space Storage 404 Seminole Blvd, Largo, FL 33770 on 7/17/2026 @ 11:30AM

Jack Lane - hshld gds

Extra Space Storage 111 N Myrtle Ave, Clearwater, FL 33755 on 7/17/2026 @ 12:00PM

Thalayah Ayala - boxes, bags, personal effects
Keith Lawson - boxes, bags, personal effects
Adrienne White - furniture, boxes, household items, electronics, cookware
Rose Harris - Boxes, totes, collectibles
Jon Gutierrez - Sports/Outdoor items, personal effects, boxes
Brad Whisler - Cabinets/Shelves, Heavy equipment, sports/outdoor items, tools/supplies, boxes

Extra Space Storage 1945 Sunset Point Rd, Clearwater, FL 33765 on 7/17/2026 @ 12:30PM

Brittany Hegedus - handful of boxes and a small desk
Shantia Dixon - Furniture, tv, bed, bar stand, dishes, clothing, shoes
Robert Nikic - Household Items
Robert Nikic - Household Items
Robert Nikic - household items

Extra Space Storage 1675 Starkey Rd, Largo, FL 33771 on 7/17/2026 @ 1:00PM

Mark Koslowsky - Luggage, End Table, Beach Chairs, Vacuum, Fan

Extra Space Storage 1016 Belcher Rd, Clearwater, FL 33765 on 7/17/2026 @ 1:30PM

Lawrence Martin - 2 BR furniture, house hold

Extra Space Storage 1660 Gulf to Bay Blvd, Clearwater, FL 33755 on 7/17/2026 @ 2:00PM

Jennifer Rosario - hshld gds
Jason Morris - personal items
Tarsis Cortoreal - hshld gds
Gary Harkns - hshld gds
Amy Wilder - hshld gds

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase, up until the winning bidder takes possession of the personal property.
June 26; July 3, 2026 26-02780N

--- PUBLIC SALES / PUBLIC NOTICE ---

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Mortgage Heroes located at 3750 S Susan St in the City of Santa Ana, Pinellas, CA 92704-6949 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 Martello Consulting located at 1292 Rose Road in the City of Clearwater, Pinellas, FL 33759 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 Sculpt Rx located at 18034 Ventura Blvd Suite 848 in the City of Encino, Pinellas, CA 91316 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 GENTLE SYMPATHY 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.

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 SouthShine Exterior Cleaning 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.

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 Arbor & Branch Therapy located at 1706 Lago Vista Blvd in the City of Palm Harbor, Pinellas, FL 34685 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Lunch Breaks Media Network, located at 7901 4th St N STE 300, in the City of St Petersburg, County of Pinellas, State of FL, 33702, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

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 Dragon's Soul Apothecary located at 7780 49th street unit 130 in the City of Pinellas Park, Pinellas, FL 33781 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 CALDOVA MEDICAL 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.

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 PatriotVet.AI 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.

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 Boundless Mom 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.

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 Boundless Author 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.

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 Locals Live 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.

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 OCEAN MOSAICS TILE & ACCESSORIES INC located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 DUPREE 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.

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 ORENWELL 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.

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

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Blue Sky Permanent Jewelry located at 1180 Starboard way in the City of Clearwater, Pinellas, FL 33755 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 Property Cleanup 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.

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 Purus Technologies located at 1560 Parkview Ln in the City of Largo, Pinellas, FL 33770 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 Pinellas Trail Bike Lawyer; Pinellas Bike Lawyer; Dunedin Bike Lawyer; Jack the Bike Lawyer located at 2196 Main Street Suite D 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.

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

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 PicPost 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.

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 Swanky Lemon located at 8000 Seminole Blvd. in the City of Seminole, Pinellas, FL 33772 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 Unspun Tall Tales 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.

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 Something to Write Home About 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.

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 SUNSET LANE PRESS located at 1209 Sunset LN 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.

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Queen Hair and Beauty Supply, located at 1326 Dr Martin Luther King Jr Street S, in the City of St Petersburg, County of Pinellas, State of FL, 33701, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

FIRST 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 July 28, 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 Santos - Snow board, car seat, 3 chairs, step stool, clothing rack, decorative pumkins

June 26; July 3, 2026 26-02792N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 8610 66th St N Pinellas Park, FL 33782, Auction on 7/17/2026 @ 12:30 pm. Site 8640

Jimmy Potts - Photos stove TV generator various items

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. June 26; July 3, 2026 26-02767N

FIRST INSERTION

Notice of Public Sale

1891 Main Street Dunedin, FL 34698

Personal property of the following tenants will be sold at auction online at storage treasures.com to the highest bidder to satisfy a rental lien in accordance with Florida Self Service Storage Act statutes 83.801-83.809. The auction will take place on July 13th, 2026 at 10:30am. Contents include household goods, furniture, and miscellaneous items including sealed boxes of unknown contents. Tenant maintains right to redeem the contents prior to the sale of the unit.

- Angela Radel- Unit #007C-Household goods

June 26; July 3, 2026 26-02776N

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED INTENDS TO SELL THE PERSONAL PROPERTY DESCRIBED BELOW TO ENFORCE A LIEN IMPOSED ON SAID PROPERTY UNDER The Florida Self Storage Facility Act Statutes (section 83.801-83.809) The undersigned will sell at public sale 07/23/2026 scheduled to end at 10:00AM on www.storage treasures.com. Items will be retrieved from the premise where said property has been stored and which are located at Storagequest 1505 S. fort Harrison Ave County of Pinellas State of Florida, the following

Table with 3 columns: Name, Unit, contents. Includes Melva Odonnell, Carl Crossley, Dajon Pope, Sheila Rilenge, Susan Marchiselli.

Purchases must be paid for at the time of purchase in cash only. All purchased items are sold as is, where is and must be removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party June 26; July 3, 2026 26-02768N

FIRST INSERTION

NOTICE OF AUCTION FOR SURPLUS EQUIPMENT

TO: ALL INTERESTED PARTIES

AUCTION FOR SURPLUS EQUIPMENT FOR PINELLAS COUNTY, FLORIDA

Notice is hereby given that surplus equipment will be sold at Public Auction on 7/5/26-7/11/26 as approved by the Board of County Commissioners.

Surplus consisting of various types of office and warehouse equipment, furniture, electronics, and other miscellaneous items will be sold via internet auction through GovDeals.com.

You may inspect items prior to placing a bid. Inspection days and hours are Monday through Friday 9:00 am to 4:00 pm by appointment only.

NOTE: For questions or to schedule an inspection, contact Pinellas County Surplus Staff at 727-464-7945 (surplus@pinellas.gov)

"PERSONS WITH DISABILITIES REQUIRING REASONABLE ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING/EVENT SHOULD CALL (727) 464-4062 (VOICE/TDD) FAX (727) 464-4157, NOT LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING."

If you have any further questions, please contact the Surplus Section of Construction & Property Management via email at Surplus@pinellas.gov.

Dave Eggers, Chair - Board of County Commissioners James McDermott - Construction & Property Management Department - Surplus Division June 26, 2026 26-02769N

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 289 34th St N St Petersburg FL 33713, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storage treasures.com on 7/16/26 at 2:30 p.m. Contents include personal property along with the described belongings to those individuals listed below.

Table with 2 columns: Unit number and description of contents. Includes units 3527 through 2035.

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (727)-509-0254 June 26; July 3, 2026 26-02770N

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that H to H Properties LLC, desiring to engage in business under the fictitious name Pool Store AI located at 7901 4th Street North, Suite 300, St. Petersburg, FL 33702, intends to register said name in Pinellas County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. June 26, 2026 26-02804N

PUBLISH YOUR LEGAL NOTICE. Email legal@businessobserverfl.com. Business Observer logo.

--- PUBLIC SALES / PUBLIC NOTICE / ESTATE ---

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 DayDream Rides located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of June, 2026 Day Dream Enterprises LLC June 26, 2026 26-02853N

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 ANGLING NORTH EXPRESS 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 22nd day of June, 2026 ANGLING NORTH EXPRESS LLC June 26, 2026 26-02820N

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 Vista View 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 22nd day of June, 2026 Rock2head Ventures LLC Nathanael Aguila June 26, 2026 26-02819N

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 Fragrance Vault located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of June, 2026 SCOTT ALLIANCE GROUP, LLC June 26, 2026 26-02871N

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 Coastal Design Works located at 11769 80th Ave in the City of Seminole, Pinellas, FL 33772 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of June, 2026 Econo-Mike Renovations, LLC Mike D. Mills, President June 26, 2026 26-02869N

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 7-24-2026 AT 10:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 125 19TH ST SOUTH ST PETERSBURG, FL 33712 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

19UUA66278A036124 2008 ACUR 5YMTS0C06LLT10313 2020 BMW 1G11B5SA2GF166991 2016 CHEV 2C3CDXBG7CH163530 2012 DODG 1FMCU9J95FUA38081 2015 FORD 3FAHPOJA5CR148662 2012 FORD 5NPE24AF7GH279566 2016 HYUN KMHL54DG3SU906088 2025 HYUN KMHCN46CX7U101861 2007 HYUN ZACCJABTY9GPD60119 2016 JEEP 5XYK33DF5TG377910 2026 KIA KNAPF5A87G5548657 2016 KIA JA4J3UA83NZ011403 2022 MITS WMWLU1C53K2F29948 2019 MNNI 3N1BC1CP8CK203698 2012 NISS 1N4BL4CV1LC190480 2020 BMW 1N4AL3AP7DN421527 2013 NISS 1N4AL2AP7BN448413 2011 NISS 4T1BF3EK4BU776187 2011 TOYT 3VVCB7AX3PM124249 2023 VOLK June 26, 2026 26-02836N

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 Compass Room located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of June, 2026 The Behavioral Toolbox International June 26, 2026 26-02838N

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 PAW Taps & Tails located at 5518 Haines Rd in the City of St Petersburg, Pinellas, FL 33714 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of June, 2026 Dennis Decker June 26, 2026 26-02857N

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 SunSpots Voices 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 Sun Spots Productions, Inc. Janet Walton June 26, 2026 26-02760N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of St Pete Sports Performance located at 11210 Blue Heron Boulevard North St. Petersburg, Fl 33716, in the county of Pinellas, in the city of St. Petersburg, FL 33716, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated: June 19, 2026 ST. PETE PHYSICAL THERAPY, LLC c/o Jan Schorpion 11210 Blue Heron Boulevard North St. Petersburg, Fl 33716 June 26, 2026 26-02812N

FIRST INSERTION

Notice
Effective July 24, 2026, Raquel Rodriguez, MD, will no longer be providing care at WellMed.

Patients of Dr. Rodriguez may continue care at WellMed at Deltona.

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



June 26; July 3, 10, 17, 2026 26-02781N

CITY OF OLDSMAR, FLORIDA REQUEST FOR PROPOSALS 2026-009-RFP: AUDITING SERVICES

The City of Oldsmar, Florida, a Florida Municipal Corporation, is soliciting proposals from qualified firms interested in entering into an agreement with the City of Oldsmar to provide the City with Auditing Services. The City is seeking proposals from qualified firms of independent Certified Public Accountants to conduct an audit of the financial statements of the City.

Firms with demonstrated expertise in this field are invited to submit a proposal. The Request for Proposal (RFP) can be obtained from the City of Oldsmar, Administrative Services Department, 100 State Street West, Oldsmar, Florida 34677-3655; or the City of Oldsmar website at www.oldsmarfl.gov on **June 26, 2026**. Questions regarding this RFP should be directed to Jennifer Campbell, Senior Procurement Analyst, at purchasing@oldsmarfl.gov. All questions must be received in writing no later than 5:00 PM, local time, July 13, 2026, and will be answered via written addendum.

The proposals shall be submitted to the City of Oldsmar, to the attention of the Administrative Services Department, 100 State Street West, Oldsmar, Florida, 34677-3655 no later than 2:00 PM, local time, **July 28, 2026**, at which time and place they will be opened in the City Hall 2nd Floor Conference Room, located at 100 State Street W. in Oldsmar, Florida.

The Auditor Selection Committee shall rank and recommend in order of preference the firms deemed to be the most highly qualified to perform the required services. This determination shall be made based on the evaluation criteria set forth in this RFP. The City Council shall then select one of the firms. The City Council, or its designee, shall negotiate a contract with the highest-ranked qualified firm unless it documents in its public records the reason for not selecting the highest-ranked qualified firm.

Persons with disabilities requiring reasonable accommodation to participate in this proceeding/event, should call (813) 749-1115 (voice), (813) 854-3121 (fax), not later than seven days prior to the proceeding. June 26, 2026 26-02870N

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 Coastal located at 7901 4th St N STE 3034990-19600 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 22nd day of June, 2026 American Coastal Electric LLC June 26, 2026 26-02816N

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 Lumera located at 7901 4TH ST N STE 300 in the City of ST. PETERSBURG, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of June, 2026 3 R Brands LLC June 26, 2026 26-02858N

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 Sawyer STREAM Academy located at 7901 4th Street N, Ste. 25745 in the City of Saint Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of June, 2026 Sawyer Scholastics, LLC Robert Sawyer June 26, 2026 26-02787N

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of ANDREW STEVEN PUCO will, on July 8, 2026, at 10:00 a.m., at 2646 Nagano Drive, Lot #2, Clearwater, Pinellas County, Florida 33764; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1968 MALB MOBILE HOME, VIN: 1027, TITLE NO.: 0003300257 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#11096-2650) June 26; July 3, 2026 26-02806N

NOTICE OF PUBLIC SALE:

CLEARWATER TOWING SERVICE, INC gives notice that on 07/06/2026 at 10:00 AM the following vehicle(s) may be sold by public sale at 10315 68TH ST N, PINELLAS PARK, FL 33782 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.

1FMCU0F73DUB16552 2013 FORD JM3ER293870135068 2007 MAZDA KNMAT2MV8JP580068 2018 NISS

CLEARWATER TOWING SERVICE INC. 1955 CARROLL ST CLEARWATER, FL 33765 PHONE: 727-441-2137 FAX: 727-441-1104 June 26, 2026 26-02848N

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 Ice Haus 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 22nd day of June, 2026 TB Ice 24 LLC June 26, 2026 26-02814N

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 Big Dog Junk Removal And Demolition located at 11093 54th Ave n in the City of Saint Petersburg, Pinellas, FL 33708 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of June, 2026 Sydney Martinelli June 26, 2026 26-02860N

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 Icon Global located at 7901 4th St N STE 300 in the City of St. Petersburg,, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of June, 2026 IG ICON GLOBAL REAL ESTATE, LLC June 26, 2026 26-02846N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 8610 66th St N Pinellas Park, FL 33782, Auction on 07/17/2026 @ 12:30 pm. Site 8640

Desiree Hogan - Household items
Isabelle Mallon - Mattress 15-20 boxes toiletries clothes
Jimmy Potts - Photos stove TV generator various items

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. June 26; July 3, 2026 26-02766N

FICTITIOUS NAME NOTICE

Notice is hereby given that ASCANIA Consulting, Corp., desiring to engage in business under the fictitious name ASCANIA Renovation & Management located at 912 Drew St, Clearwater, FL 33755, 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 26, 2026 26-02771N

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

File No. 26-005613-ES
Division: Probate
IN RE: ESTATE OF Marlene Rita Lusk Deceased.

The administration of the estate of Marlene Rita Lusk, deceased, whose date of death was May 14, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION
File No. 26-005555-ES
Division: Probate
IN RE: ESTATE OF EDNA P. HOOD, Deceased.

The administration of the estate of EDNA P. HOOD, deceased, whose date of death was April 15, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 Island Toons Adventures located at 336 Crosswinds Drive in the City of Palm Harbor, Pinellas, FL 34683 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 22nd day of June, 2026 Keith Thomas Holland June 26, 2026 26-02815N

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 RIC Solutions 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 23rd day of June, 2026 Heather Nostrant June 26, 2026 26-02861N

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 RCAL located at 12221 33rd Street North in the City of Saint Petersburg, Pinellas, FL 33716 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of June, 2026 Restorative Care of America, Inc. Mark Turnbull June 26, 2026 26-02800N

FIRST INSERTION

NOTICE OF PUBLIC SALE

2G4WC582161194728 2006 BUIC 1GBEG25K0N7127633 1992 CHEV 1GNFK135X9R106991 2009 CHEV 2C4RDBG8ER342114 2014 DODG 1FMFK19517LA89297 2007 FORD 1FTFW1CF5BFC36402 2011 FORD 1HGCV2F3XMA015019 2021 HOND 3LN6L2G96GR615188 2016 LINC

FICTITIOUS NAME NOTICE

Notice is hereby given THAT POD-CLAVE LLC, owner, desiring to engage in business under the fictitious name of NOTARY DEPOT 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 26, 2026 26-02796N

FIRST INSERTION

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

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

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

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.

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at

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 Revel Skin Co located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 22nd day of June, 2026 Gold Brands LLC June 26, 2026 26-02811N

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 Hyde Park House Sitting located at 3678 El Camino Ct in the City of Largo, Pinellas, FL 33771 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of June, 2026 Samantha Munoz June 26, 2026 26-02862N

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

NOTICE IS HEREBY GIVEN that THIRD COAST ENT, L.L.C. / Kevin Caceres will engage in business under the fictitious name CACERES FACIAL PLASTIC SURGERY, with a physical address 1615 Pasadena Ave S, Ste 220 St. Petersburg, FL 33707, with a mailing address 1615 Pasadena Ave S, Ste 220 St. Petersburg, FL 33707, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. June 26, 2026 26-02821N

NOTICE OF PUBLIC SALE:

CLEARWATER TOWING SERVICE INC. gives notice that on 07/10/2026 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.

2G4WC582161194728 2006 BUIC 1GBEG25K0N7127633 1992 CHEV 1GNFK135X9R106991 2009 CHEV 2C4RDBG8ER342114 2014 DODG 1FMFK19517LA89297 2007 FORD 1FTFW1CF5BFC36402 2011 FORD 1HGCV2F3XMA015019 2021 HOND 3LN6L2G96GR615188 2016 LINC

CLEARWATER TOWING SERVICE INC. 1955 CARROLL ST CLEARWATER, FL 33765 PHONE: 727-441-2137 FAX: 727-388-8202 June 26, 2026 26-02847N

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 26, 2026.

Person Giving Notice:
Paul V. Herzfeld
Petitioner
840 182nd Ave E

Redington Shores, FL 33708

Attorney for Person Giving Notice:
Paul V. Herzfeld
Attorney
Florida Bar No. 524948
1715 East Bay Drive, Suite C
Largo, FL 33771
Telephone: 727-587-0009
Email: paul@herzfeld.net
June 26; July 3, 2026 26-02828N

FIRST INSERTION

Death Act as described in Florida Statutes Sections 732.216- 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

The date of first publication of this notice is: June 26, 2026.
Signed on this 3 day of June, 2026.

MARK FREEMAN
Personal Representative
8630 134th Street
Seminole, FL 33776

/s/ Travis D. Finchum
TRAVIS D. FINCHUM
Attorney for Personal Representative
Florida Bar No. 75442
Special Needs Lawyers, PA
901 Chestnut Street, Ste C
Clearwater, FL 33756
Telephone: (727) 443-7898
Email:
Travis@specialneedslawyers.com
Secondary Email:
Liz@specialneedslawyers.com
June 26; July 3, 2026 26-02822N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-005770-ES
IN RE: ESTATE OF
ARMANDO FERNANDEZ,
Deceased.

The administration of the estate of ARMANDO FERNANDEZ, deceased, whose date of death was February 5,

2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 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 WITH-

IN 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.

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: June 26, 2026.

Signed on this 5/11/2026.

Signed by:
Henry Fernandez
HENRY FERNANDEZ
Personal Representative
1088 Park Ave, Apt. 11B
New York, NY 10128

/s/ Kole J. Long
Kole J. Long, Esq.
Attorney for Personal Representative
Florida Bar No. 99851
Special Needs Lawyers, PA
901 Chestnut Street, Suite C
Clearwater, FL 33756
Telephone: (727) 443-7898
Email: Kole@specialneedslawyers.com
Email: Liz@specialneedslawyers.com
June 26; July 3, 2026 26-02868N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-005206 ES
IN RE: ESTATE OF
MICHELA M. F. ZBOGAR
Deceased.

The administration of the estate of MICHELA M. F. ZBOGAR, deceased, whose date of death was December 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 26, 2026

Personal Representative:
JULIAN A. ZBOGAR-SMITH
16754 NE 33rd Place
Bellevue, Washington 98008
Attorney for Personal Representative:
RACHEL N. BARLOW Attorney
Florida Bar Number: 101624
THE DIAMOND LAW FIRM, P.A.
150 2nd Avenue North, Suite 570
St. Petersburg, FL 33701
Telephone: (727) 823-1400
Fax: (727) 999-5111
E-Mail:
rachel@diamonddlawflorida.com
Secondary E-Mail:
sharon@diamonddlawflorida.com
June 26; July 3, 2026 26-02826N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-004027-ES
IN RE: THE ESTATE OF
KATHLEEN GOTTSCHALK,
Deceased.

The administration of the estate of KATHLEEN GOTTSCHALK, deceased, whose date of death was February 15, 2026, File Number 26-004027-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 CLAIMS NOT SO FILED

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

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

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

The date of the first publication of this notice is June 26, 2026.

Alison Carpenter
Personal Representative
334 East Lake Road, #347
Palm Harbor, FL 34685
SYDNEE 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 26; July 3, 2026 26-02852N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-5511
IN RE: ESTATE OF
KIMBERLY SHANE JOHNSON
Deceased.

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

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 26, 2026.

Personal Representative:
TIMOTHY P. JOHNSON
639 Riverside Dr
Tarpon Springs, Florida 34689
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 26; July 3, 2026 26-02835N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NUMBER 26-002098-ES
Section 004
IN RE: ESTATE OF
SHIRLEY ANN ALLEN AKA
SHIRLEY V. MULLER,
Deceased.

The administration of the Estate of Shirley Ann Allen a/k/a Shirley V. Muller, deceased, whose date of death was June 26, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is served, 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 WITH-

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN §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 death is barred.

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

The date of first publication of this notice is: June 26, 2026.

PERSONAL REPRESENTATIVE:
WALTER E. SMITH
Florida Bar No. 139209
WALTER E. SMITH, P.A.
5922 9th Avenue North
St. Petersburg, FL 33710
Telephone: 656-230-5919
Email: wsmith@clarielaw.com
Secondary Email:
jessica@clarielaw.com
June 26; July 3, 2026 26-02772N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-005442-ES
Division PROBATE
IN RE: ESTATE OF
RYAN A. GATLIN
Deceased.

The administration of the estate of RYAN A. GATLIN, deceased, whose date of death was February 16, 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 26, 2026.

Personal Representative:
Kristylee Gatlin
1536 Tangerine Street
Clearwater, Florida 33756
Attorney for Personal Representative:
/s/ Adam T. Rauman
Adam T. Rauman
Attorney for Kristylee Gatlin
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 26; July 3, 2026 26-02795N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH CIRCUIT COURT
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-005551-ES Section 003
IN RE: ESTATE OF
PETER D. RICHARDSON
Deceased.

The administration of the estate of Peter D. Richardson, deceased, whose date of death was April 19, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756, Attn: Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 26, 2026.

Melissa Ibanez
Personal Representative
600 West Corydon Street
Bradford, Pennsylvania 16701
/s/ Spiro J. Verras
Spiro J. Verras, Esq.
Attorney for Personal Representative
Florida Bar Number: 479240
Verras Law, P.A.
31640 US Highway 19 N, Suite 4
Palm Harbor, Florida 34684
Telephone: (727) 493-2900
Fax: (888) 908-5750
Email: spiro@verras-law.com
Secondary Email:
nicole@verras-law.com
June 26; July 3, 2026 26-02794N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003825-ES
Division: Probate
IN RE: ESTATE OF
JOYCE WALDMAN ABRACEN
Deceased.

The administration of the Estate of Joyce Waldman Abracén, deceased, whose date of death was December 17, 2023, 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 creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

The date of first publication of this notice is June 26, 2026.

Personal Representatives:
Jonathan Abracén
Petitioners
Naomi Abracén Ellingsen
Petitioners
David Abracén
Petitioners
Attorney for Personal Representative:
/s/ Steven Z. Garellek
Steven Z. Garellek
Attorney for Personal Representatives
Florida Bar Number: 0962480
STEINBERG | GARELLEK
200 East Palmetto Park Road, Suite 103
Boca Raton, FL 33432
Telephone: (561) 910-7860
E-Mail: szg@steingarlaw.com
Secondary E-Mail:
mc@steingarlaw.com
June 26; July 3, 2026 26-02778N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000553-ES
Division Probate
IN RE: ESTATE OF
SCOTT HOLLIS HAYMAN A/K/A
SCOTT H. HAYMAN A/K/A
SCOTT H. HAYMEN
Deceased.

The administration of the estate of SCOTT HOLLIS HAYMAN a/k/a SCOTT H. HAYMAN a/k/a SCOTT H. HAYMEN, deceased, whose date of death was October 3, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 26, 2026.

Personal Representative:
COUNCIL HOLLIS HAYMAN
4405 29th Avenue Circle E.
Palmetto, Florida 34221
Attorney for Personal Representative:
MICHAEL M. WILSON Attorney
Florida Bar Number: 076244
Wotitzky, Wotitzky & Young, P.A.
1107 W. Marion Ave., Unit 111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: mwilson@wotitzkylaw.com
Secondary E-Mail:
kat@wotitzkylaw.com
June 26; July 3, 2026 26-02825N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003725-ES
Section 004
IN RE: ESTATE OF
RYAN COLE,
Deceased.

The administration of the estate of RYAN COLE, deceased, whose date of death was February 23, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Probate Department, 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 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 26, 2026.

Personal Representative:
SARAH KREBS
135A 6th Street
Dover, New Hampshire 03820
Attorney for Personal Representative:
LANCE A. RAGLAND
Florida Bar No. 122440
ANDREW T. DIXON
Florida Bar No. 15195
Lance A. Ragland, P.A.
5750 Canton Cove
Winter Springs, Florida 32708
Main: 407-960-6069
Fax: 407-960-6091
Main: Lance@LRaglandLaw.com
Andy@LRaglandLaw.com
Secondary:
Debbie@LRaglandLaw.com
June 26; July 3, 2026 26-02779N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No: 25-001954-ES
IN RE: ESTATE OF
LISA CATHERINE COOK,
Deceased.

The administration of the estate of LISA CATHERINE COOK, deceased, whose date of death was February 8, 2024 and whose Social Security Number ends in XXX-XX-6899, is pending in the Circuit Court for Pinellas County, 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 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 26, 2026.

Personal Representative:
John W. MacGloan
15890 County Road 675
Parrish, Florida 34219
Attorney for Personal Representative:
Brenden S. Moriarty, Esq.
LONG, RAGSDALE & WATERS, P.C.
1111 N. Northshore Drive, Suite S-700
Knoxville, Tennessee 37919
(865) 584-4040
Florida Bar No. 0189863
bmoriarty@lrwlaw.com
pleadings@suncoastlegallgroup.com
June 26; July 3, 2026 26-02824N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH CIRCUIT COURT
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003598-ES
IN RE: ESTATE OF
ADILIA PASSOS,
Deceased.

The administration of the estate of Adilia Passos, deceased, whose date of death was December 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. 732.221, 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 26, 2026.

Personal Representative:
Marcia R. Passos
16 Russell Street
Keene, NH 03431
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:
veronica@thehernandezlaw.com
Secondary email:
hms@thehernandezlaw.com
June 26; July 3, 2026 26-02859N

FIRST INSERTION

NOTICE OF ADMINISTRATION
(Testate)
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY FLORIDA
PROBATE DIVISION
File No. 26-005560 Division ES
IN RE: ESTATE OF
MARTIN ELMAN
Deceased.

The administration of the ESTATE OF MARTIN ELMAN, deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The estate is testate, and the date of the decedent's Will and any Codicils are March 14, 2022. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

Any interested person on whom a copy of the notice of administration is served must object to the validity of the will (or any codicil), qualifications of the personal representative, venue, or jurisdiction of the court, by filing a petition of other pleading requesting relief in accordance with the Florida Probate Rules, WITHIN 3 MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THE NOTICE ON THE OBJECTING PERSON, OR THOSE OBJECTIONS ARE FOREVER BARRED.

Any person entitled to exempt property is required to file a petition for determination of exempt property WITHIN THE TIME PROVIDED BY LAW OR THE RIGHT TO EXEMPT PROPERTY IS DEEMED WAIVED. Any person entitled to elective share is required to file an election to take elective share WITHIN THE TIME PROVIDED BY LAW OR THE RIGHT TO CLAIM AN ELECTIVE SHARE IS DEEMED WAIVED.

Personal Representative:
WESLEY R. STACKNIK
Personal Representative
5450 Bruce B Downs Boulevard #109
Wesley Chapel, Florida 33544
Attorney for Personal Representative:
WESLEY R. STACKNIK, Attorney
Florida Bar No. 0233341
5450 Bruce B Downs Boulevard #109
Wesley Chapel, Florida 33544
Telephone: (727) 398-4496
E-Mail: stackniklaw@yahoo.com
June 26; July 3, 2026 26-02807N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH CIRCUIT COURT
IN AND FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
REF NO.: 26-005554-ES
IN RE: THE ESTATE OF
PHYLLIS J. SMITH,
a/k/a PHYLLIS SMITH,
Deceased.

The administration of the estate of PHYLLIS J. SMITH a/k/a PHYLLIS SMITH, deceased, whose date of death was March 19, 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, 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 26, 2026

Personal Representative:
Pamela Smith Johnson
10932 99th Place
Seminole, FL 33772
Attorney for Personal Representative:
Chris A. Kerbo, Esq.
Florida Bar No. 1028530
Bailey Legal Group
9008 Seminole Blvd.
Seminole, FL 33772
Tel. (727) 319-6430 Fax (727) 319-6438
E-Mail: chris@baileylegalgroup.com
Secondary E-Mail:
contact@baileylegalgroup.com
June 26; July 3, 2026 26-02873N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY FLORIDA
PROBATE DIVISION
File No. 26-005560-ES Division ES
IN RE: ESTATE OF
MARTIN ELMAN
Deceased.

The administration of the estate of MARTIN ELMAN, deceased, whose date of death was March 6, 2026, and whose Social Security Number is xxx-xx-7790, 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 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 26, 2026.

Personal Representative:
WESLEY R. STACKNIK
Personal Representative
5450 Bruce B Downs Boulevard #109
Wesley Chapel, Florida 33544
Attorney for Personal Representative:
WESLEY R. STACKNIK, Attorney
Florida Bar No. 0233341
5450 Bruce B Downs Boulevard #109
Wesley Chapel, Florida 33544
Telephone: (727) 398-4496
E-Mail: stackniklaw@yahoo.com
June 26; July 3, 2026 26-02808N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003682-ES
Division Probate
IN RE: ESTATE OF
WALDENSE D. MALOUF, SR.,
Deceased.

The administration of the estate of WALDENSE D. MALOUF, SR., deceased, whose date of death was March 1, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is June 26, 2026.

BRENNA M. DURDEN,
Personal Representative
WALDENSE D. MALOUF, JR.,
Personal Representative
Jonathan L. Hay
Attorney for Personal Representative
Florida Bar No. 456586
PURCELL, FLANAGAN & HAY, P.A.
1548 Lancaster Terrace
Jacksonville, Florida 32204
Telephone: (904) 355-0355
Telecopier: (904) 355-0820
Email: jhay@pfhpa.com
Secondary Email:
lfllood@pfhpa.com
June 26; July 3, 2026 26-02813N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, STATE OF
FLORIDA, PROBATE DIVISION
Case No: 26-005507-ES
IN RE: ESTATE OF
GARY EDWARD MAZUROWSKI
Deceased

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

All creditors of the decedent and other persons having claims or demands against the decedent's curatorship / 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 curatorship / 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.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THAT 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 26, 2026.

Personal Representative:
Jamie Mazurowski
c/o McLane McLane & McLane
275 Clearwater-Largo Road North
Largo, FL 33770
Attorney for Personal Representative:
D. Scott McLane, Esquire
275 Clearwater-Largo Road North
Largo, FL 33770-2300
(727) 584-2110
Florida Bar #0607551
E-mail: McLane@McLane-Law.com
June 26; July 3, 2026 26-02790N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-005620
IN RE: ESTATE OF
CARMEN LEBRON,
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is: June 26, 2026.

RAFAEL RAMOS
Personal Representative
Jaime C. Rodriguez - C7M7
Yabucoa, Puerto Rico 00767
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:
ntserservice@hnh-law.com
June 26; July 3, 2026 26-02872N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-005785-ES
IN RE: ESTATE OF
DONALD ENGDAHL
Deceased.

The administration of the estate of DONALD ENGDAHL, deceased, whose date of death was May 19, 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 26, 2026.

Personal Representative
HOLLY ENGDAHL
6810 Stones Throw Circle North
#13302,
St. Pete, FL 33710
Attorney for Personal Representative:
D. Thomas Athey, Esquire
Attorney for Personal Representative
Florida Bar Number: 0116538
948B Cypress Village Boulevard
Sun City Center, Florida 33573
Telephone: (813) 422-2163
E-Mail: dthomasathey@gmail.com
June 26; July 3, 2026 26-02793N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-004678-ES
Division PROBATE
IN RE: ESTATE OF
MARGARET M. GOODWIN
Deceased.

The administration of the estate of MARGARET M. GOODWIN, 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 St Rm. 106, Clearwater 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 26, 2026.

Personal Representative:
THOMAS O. MICHAELS
1370 Pinehurst Rd.
Dunedin FL 34698
Attorney for Personal Representative:
THOMAS O. MICHAELS, ESQ.
tomlaw@tampabayrr.com
Florida Bar No. 270830
1370 Pinehurst Rd.
Dunedin FL 34698
Telephone: 727-733-8030
June 26; July 3, 2026 26-02791N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 26-005668-ES
IN RE: ESTATE OF
LOUISE LYNN MUMY,
Deceased.

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

The administration of the Estate of Louise Lynn Mumy, deceased, whose date of death was January 26, 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 on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this Notice is June 26, 2026.

Personal Representative
ROBERT MUMY
5875 96TH Circle N.
Pinellas Park, FL 33782

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 26; July 3, 2026 26-02827N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-001734-ES
IN RE: THE ESTATE OF
ANDREW JOHN BIRTWISTLE,
Deceased.

The administration of the estate of ANDREW JOHN BIRTWISTLE, deceased, whose date of death was August 13, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is June 26, 2026.

Personal Representative:
LISA CORNEY
11850 Dr. MLK Jr. St. N., #9111
St. Petersburg, FL 33716

Attorney for Personal Representative:
ANTHONY R. DAMIANAKIS,
ESQUIRE
FBN102740
PEACOCK, GAFFNEY &
DAMIANAKIS, P.A.
tony@pgdlaw.net
assistant@pgdlaw.net
2348 Sunset Point Rd.,
Clearwater, FL 33765
(727) 796-7774
June 26; July 3, 2026 26-02784N

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 25-005643-CI
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-AHL3, Plaintiff, vs.
TOBIA SPINELLI, II; BENT TREE HOMEOWNERS' ASSOCIATION, INC., et al.
Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated May 27, 2026, and entered in Case No. 25-005643-CI, of the Circuit Court of the Sixth Judicial Circuit in and for PINELLAS County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-AHL3, is Plaintiff and TOBIA SPINELLI, II; BENT TREE HOMEOWNERS' ASSOCIATION, INC., 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 23RD day of JULY, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 18, BLOCK 8, BENT TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 69 THROUGH 72 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. 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 kèk èd. 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 23rd 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

PHH21077-25/sap

June 26; July 3, 2026

26-02876N

FIRST INSERTION

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

CASE NO. 25-001203-CI
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R8, Plaintiff, vs.
UNKNOWN HEIRS OF SEBASTIANO J. RICCIARDI A/K/A SEBASTIANO RICCIARDI; TERRACE PARK OF FIVE TOWNS, NO. 11-A, INC.; JOSEPH RICCIARDI; ANGELIQUE CECALA SCARPINATO; VINCENT JOSEPH PUGLIATTI; JENNIFER ROSE THOMPSON A/K/A JENNIFER RICCIARDI; LISA EGAN; JOSEPH LOPARRINO; JEANINE CECCOLI; Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated May 27, 2026, and entered in Case No. 25-001203-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 2004-R8, is Plaintiff and UNKNOWN HEIRS OF SEBASTIANO J. RICCIARDI A/K/A SEBASTIANO RICCIARDI; TERRACE PARK OF FIVE TOWNS, NO. 11-A, INC.; JOSEPH RICCIARDI; ANGELIQUE CECALA SCARPINATO; VINCENT JOSEPH PUGLIATTI; JENNIFER ROSE THOMPSON A/K/A JENNIFER RICCIARDI; LISA EGAN; JOSEPH LOPARRINO; JEANINE CECCOLI, 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 23RD day of JULY, 2026, the following described property as set forth in said Final Judgment, to wit:

THAT CERTAIN CONDOMINIUM PARCEL DESCRIBED AS UNIT 208, SHOREVIEW EAST BUILDING, TERRACE PARK OF FIVE TOWNS NO. 11-A, A CONDOMINIUM, AND AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF TERRACE PARK OF FIVE TOWNS NO. 11-A, A CONDO-

MINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 4736, PAGES 1617, AND AMENDMENTS THERETO, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 29, PAGES 103-105, 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 kèk èd. 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 23rd 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

PHH20663-25/sap

June 26; July 3, 2026

26-02875N

FIRST INSERTION

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

CASE NO.: 26-002276-CI
ROCKET MORTGAGE, LLC, Plaintiff, vs.
KYLE THOMAS WADLEY; ANDREW WILLIAM MCCLURE; et al., Defendant(s).

TO: Kyle Thomas Wadley
 Last Known Residence: 3001 58th Ave S, Saint Petersburg, FL 33712
 TO: Unknown Spouse of Kyle Thomas Wadley
 Last Known Residence: 3001 58th Ave S, Saint Petersburg, FL 33712

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

UNIT NO. 502, BUILDING 5 OF ARBOR HEIGHTS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 14909, PAGE 1389, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 Days

after 1st Publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on June 18th, 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
 1271-110B
 Ref# 19241

June 26; July 3, 2026 26-02777N

FIRST INSERTION

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

CASE NO.: 25-004135-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-TREEHOUSE SERIES VI TRUST, Plaintiff, v.
BLACKJES HOMES LLC; et al., Defendant(s).

To the following Defendant(s):
 ALAIN JESULUS
 (Last Known Address: 801 WALNUT DR., SEFFNER, FL 33584)
 BLACKJES HOMES LLC
 (Last Known Address:

BLACK-JESULUS, LACHELLE T 10312 BLOOMINGDALE AVE 108 PMB 408, RIVERVIEW, FL 33578)

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

LOT 223, THE BRUNSON-DOWEL SUBDIVISION NO. 1, ACCORDING TO THE MAP OR PLAY THEREOF RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
 PROPERTY ADDRESS: 1931 44TH STREET SOUTH, SAINT PETERSBURG, FL 33711

has been filed against you and you are required to serve a copy of your written

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

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

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

WITNESS my hand and the seal of this Court this 23 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 26; July 3, 2026 26-02844N

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. 26-000747-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.

FAUZIA D. ADEYEMO, DAVID FAROUK ADEYEMO, AND DARREN FAREED ANDERSON, et al. Defendant(s).

TO: FAUZIA D. ADEYEMO, UNKNOWN SPOUSE OF FAUZIA D. ADEYEMO,
 Whose Residence Is: 5477 TIMBERLEAF BLVD, APT 1111, ORLANDO, FL 32811

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.

TO: DAVID FAROUK ADEYEMO, UNKNOWN SPOUSE OF DAVID FAROUK ADEYEMO,
 whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 6, BLOCK B, UNIT 5 OF SKYCREST SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 28 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

DA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 23 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 AVENUE, SUITE 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: flmail@raslg.com
 25-296720
 June 26; July 3, 2026 26-02842N

FIRST INSERTION

NOTICE OF ACTION COUNTY COURT, PINELLAS COUNTY, FLORIDA

SMALL CLAIMS DIVISION
UCN: 522026SC002429XXSCSC
Reference No.: 26-002429-SC
SEAN ALEXANDER BIELICKI

Vs.
PHILLIP KATSABANIS, STEVEN CURTIS PIKE.
TO: PHILLIP KATSABANIS
 8501 HUGER WAY
 TAMPA FL 33635
 and all parties having any right, title or interest in the property herein described.

YOU ARE HEREBY NOTIFIED that an action has been filed against you in this Court for **Small Claims 4 \$2,501 - \$5,000.**

YOU ARE REQUIRED TO APPEAR in person or by attorney at the Pinellas County Courthouse in:

Zoom Courtroom July - Dec Wednesday

To attend this meeting by video go to: <https://www.zoom.us/join>

If you are unable to appear by video, call:

1786 635 1003

1470 250 9358

Meeting ID: 932 7086 1145

on August 05, 2026, at 10:45 AM, before a Judge of this Court.

The defendant(s) must appear in court on the date specified in order to avoid a Default Judgment. The Plaintiff(s) must appear to avoid having

the case dismissed for lack of prosecution. A written motion or answer to the court by the plaintiff(s) or defendant(s) shall not excuse the personal appearance of a party or its attorney in the pre-trial conference. The date and time of the pre-trial conference cannot be rescheduled without good cause and prior court approval.

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., 5th floor, Clearwater, FL 33756, (727) 464-4062 (V/TDD), at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS MY HAND and Seal of this Court on this the 23rd day of June, 2026.

(SEAL) CIRCUIT COURT
 PINELLAS COUNTY, FLORIDA
 KEN BURKE
 CLERK OF THE CIRCUIT COURT
 315 Court Street - Room 170
 Clearwater, Florida 33756-5165
 (727) 464-7000

www.mypinellasclerk.org

By: /s/Stephanie Ayars

Deputy Clerk

June 26; July 3, 10, 17, 2026

26-02839N

FIRST INSERTION

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

CIVIL DIVISION
Case No. 26-003360-CI
Margaret A. Clough, individually and as co-Trustee of The Judith A. Nevrkla Trust under the Trust Agreement dated October 26, 2011; and Amy J. Beatty, individually and as co-Trustee of The Judith A. Nevrkla Trust under the Trust Agreement dated October 26, 2011, Plaintiffs, vs.

Matthew A. Nevrkla, Jr., Defendant.

TO: MATTHEW A. NEVRKLA, JR.

YOU ARE NOTIFIED that the Plaintiffs have filed a Complaint seeking to partition real property situated in Pinellas County, Florida and which is more fully described as:

Lot 413, Ninth Addition to FAIRWAY ESTATES, according to the map or plat thereof as recorded in Plat Book 59, Page 100, Public Records of Pinellas County, Florida.

Parcel I.D. Number: 14-28-15-27360-000-4130
 Also known as 2310 Sarazen Drive, Dunedin, Florida 34698.

This action has been filed against you as the Defendant, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiffs' attorney, whose address is: Caitlein J. Jammo,

Esq., Johnson Pope Bokor Ruppel & Burns, LLP, 311 Park Place Blvd., Suite 300, Clearwater, Florida 33759, on or before July 27, 2026 and file the original with the Clerk of this Court either before service on Plaintiffs' 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."

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

DATED this 23 day of June, 2026.

Clerk of Court, Ken Burke, CPA

By: /s/ Thomas Smith

Deputy Clerk

Invoice to:

Caitlein J. Jammo, Esq./FBN 105257

JOHNSON, POPE, BOKOR,

RUPPEL & BURNS, LLP

311 Park Place Blvd., Suite 300

Clearwater, Florida 33759

Telephone: (727) 461-1818

June 26; July 3, 10, 17, 2026

26-02851N

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. 25-000496-CI
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CODY N. SHAW, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 12, 2026, and entered in 25-000496-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CODY N. SHAW, DECEASED; FLORIDA HOUSING FINANCE CORPORATION; KIMBERLY RENAE SHAW; RORY Q. CANNON; STATE OF FLORIDA, DEPARTMENT OF REVENUE; JANET A/K/A BRANDY LLEWELLYN A/K/A JANET SUE LLEWELLYN 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 14, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK 89, PLAN OF NORTH ST. PETERSBURG, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4,

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 26-000876-CI
NEWREZ LLC,
Plaintiff, vs.
TYLER CHAVIRA; UNKNOWN
SPOUSE OF TYLER CHAVIRA;
UNKNOWN TENANT(S) IN
POSSESSION #1 and #2, and ALL
OTHER UNKNOWN PARTIES,
et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated June 15, 2026, entered in Civil Case No.: 26-000876-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein NEWREZ LLC, Plaintiff, and TYLER CHAVIRA, is Defendant.

KEN BURKE, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pinellas.realforeclose.com, at 10:00 AM, on the 5th day of August, 2026, the following described real property as set forth in said Judgment, to wit:

THE NORTH 7 FEET OF LOT 3, AND THE SOUTH 64 FEET OF LOT 4, BLOCK 18, SIXTH ADDITION TO HIGHLAND PINES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGES 70 THROUGH 72, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

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

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated: June 17, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
26-52690
June 26; July 3, 2026 26-02764N

FIRST INSERTION

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

CASE NO. 25-003877-CI
BIDDER #10250
AMERIHOM MORTGAGE
COMPANY, LLC;
Plaintiff, v.
MYRNA DAWN, ET.AL;
Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated April 14, 2026, the Clerk of the Circuit Court for Pinellas County will sell to the highest and best bidder for cash beginning on July 13, 2026, at 10:00 AM via www.pinellas.realforeclose.com, the following described property:

Lessee's interest in that certain Lease by and between Imperial Homes Corporation, a Florida Corporation, as Lessor, and Imperial Land Corporation, Florida Corporation as Lessee, recorded December 28, 1970 al Official Records Book 3454, Page 477, of the Public Records of Pinellas County, Florida, demising the following described land Unit 11 Imperial Park Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 3452, Page(s) 522, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida.

Property Address: 1303 S. HERCULES AVE APT 11, CLEARWATER, FL 33764

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."

Cody J. Liese, Esq.
FL Bar #: 1022491
Attorneys for Plaintiff
Marinosi Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 25-03193
June 26; July 3, 2026 26-02818N

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. 25-005221-CI
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.
CRYSTAL SNEAD, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 12, 2026, and entered in 25-005221-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and CRYSTAL SNEAD; UNKNOWN SPOUSE OF CRYSTAL SNEAD 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 14, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, HYLANDS SUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 17, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 3728 8TH AVE S, SAINT PETERSBURG, FL 33711

Any person claiming an interest in the surplus from the sale, if any, other

than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 23 day of 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: fmail@raslg.com
By: \S\ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-332492 - MaS
June 26; July 3, 2026 26-02865N

FIRST INSERTION

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

CASE NO.: 25-002480-CI
ON SLOW BAY FINANCIAL, LLC.,
Plaintiff, VS.
COURTNEY M. GOOLSBY A/K/A
COURTNEY GOOLSBY; JAMES
HAFKE PLUMBING; PINELLAS
COUNTY, FLORIDA,
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 11, 2026 in Civil Case No. 25-002480-CI, of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein, ON SLOW BAY FINANCIAL, LLC. is the Plaintiff, and COURTNEY M. GOOLSBY A/K/A COURTNEY GOOLSBY; JAMES HAFKE PLUMBING and PINELLAS COUNTY, FLORIDA are Defendants.

The Clerk of the Court, Ken Burke, CPA will sell to the highest bidder for cash at www.pinellas.realforeclose.com on July 23, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 2, HIGHPOINT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 129, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

clerk reports the surplus as unclaimed.

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 16th day of 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
/s/ Mola R. Bosland
FBN: 030330
2026.06.16
11:38:16-04'00'
By: /s/
Mola Bosland, Esq.
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-2570B
June 26; July 3, 2026 26-02763N

FIRST 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.: 26-000506-FD
Division: Family, Section 23/Hubbard
In Re: The Marriage of
CHERRY ROSE RESMEO
MCINTOSH,
Petitioner/Wife,
and
WALTER ALAN MCINTOSH,
Respondent/Husband,

TO: Walter Alan McIntosh
2715 Via Capri Unit 738
Clearwater, FL 33764

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

Cherry Rose Resmeo McIntosh
2630 W Grand Reserve Cir Apt 833
Clearwater, FL 33759
on or before {date} 28 Days after 1st publication, and file the original with the clerk of this Court at:
CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT
Pinellas County, Family Law Division
315 Court Street, Clearwater,
Pinellas County, FL 33756-5165

before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to dissolve the marriage between the parties. 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-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

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

Dated: 6/23/2026
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 26; July 3, 10, 17, 2026
26-02831N

FIRST INSERTION

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

CASE NO.: 26-001746-CI
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS OWNER TRUSTEE OF
THE LB-FLAT SERIES VI TRUST,
Plaintiff, v.

ALL UNKNOWN HEIRS,
BENEFICIARIES, LEGATEES,
DEWISEES, PERSONAL
REPRESENTATIVES, CREDITORS
AND ANY OTHER PERSON
CLAIMING BY, THROUGH,
UNDER OR AGAINST ANDREW
NESTICO, DECEASED; et al,
Defendant(s).

To the following Defendant(s):
ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEWISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ANDREW NESTICO, DECEASED
(Last Known Address: 10999 86th Avenue, Seminole, FL 33772)

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

LOT 39, COUNTRY ESTATES 1ST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 35, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 10999 86TH AVENUE, SEMINOLE, FL

33772
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

WITNESS my hand and the seal of this Court this 23 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 26; July 3, 2026 26-02843N

FIRST INSERTION

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

Case No. 26-002150-CI
Division 15
BANK OF AMERICA, N.A.
Plaintiff, vs.
KRISTINA DIANE ANDERSON,
et al.
Defendants.

TO: UNKNOWN SPOUSE OF KRISTINA DIANE ANDERSON
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
3301 24TH ST N
SAINT PETERSBURG, FL 33713 and
and
6996 PIAZZA GRANDE AVE. STE. 315
ORLANDO, FL 32835
KRISTINA DIANE ANDERSON
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
3301 24TH ST N
SAINT PETERSBURG, FL 33713 and
and
6996 PIAZZA GRANDE AVE. STE. 315
ORLANDO FL 32835

You are notified that an action to foreclose a mortgage on the following property in Pinellas County, Florida:
LOT 21, BLOCK B, ROCHES-TER HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 14, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

defenses, if any, to it on David Adamian of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before , (or 30 days from the first date of publication, whichever is later) 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.

AMERICANS WITH DISABILITIES ACT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated: June 17th, 2026.
CLERK OF THE COURT
Honorable Ken Burke
315 Court Street
Clearwater, Florida 33756
(COURT SEAL)
By: /s/ Thomas Smith
Deputy Clerk
328202/2633991/wlp
June 26; July 3, 2026 26-02762N

FIRST INSERTION

NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
(NO CHILD OR FINANCIAL
SUPPORT)

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

Case No.: 26001260FD
ROGER CRAIG THORN,
Petitioner,
and
JOANNE MYERS,
Respondent,

TO: {name of Respondent}
JOANNE MYERS
{Respondent's last known address}
3128 49th STREET, ST. PETERSBURG, FL 33716

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 {name of Petitioner} ROGER CRAIG THORN, whose address is 10041 SW 99th Ave, OCALA, FL 34481 on or before {date} NO LESS THAN 28 DAYS AFTER PUBLICATION, and file the original with the clerk of this Court at {clerk's address} 545 1st AVENUE N, ST. PETERSBURG, FL 33701 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located}
SEE ATTACHED
26-02823N

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-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

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

Dated: 06/16/2026 01:22:07 PM
CLERK OF THE CIRCUIT COURT
By: Colleen McNair
Deputy Clerk
KEN BURKE
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
June 26; July 3, 10, 17, 2026
26-02823N

FIRST INSERTION

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

CIVIL ACTION
CASE NO.: 19-006299-CI
CEDAR PROPERTIES
CLEARWATER, LLC,
a Florida limited liability company,
Plaintiff, vs.

AYAD ELAYYAN, UNKNOWN
TENANTS AND PARTIES IN
POSSESSION, PAUL CHARLES,
STATE OF FLORIDA
DEPARTMENT OF REVENUE,
KEN BURKE, CLERK OF COURT
FOR PINELLAS COUNTY,
FLORIDA, and the UNITED
STATES OF AMERICA,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated June 12, 2026, and entered in Case No. 19-006299-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which Cedar Properties Clearwater, LLC, a Florida limited liability company, is the Plaintiff and Ayad Elayyan, Unknown Tenants and Parties in Possession, Paul Charles, State of Florida Department of Revenue, Ken Burke, Clerk of Court for Pinellas County, Florida, and the United States of America are defendants, the Pinellas County Clerk of the Circuit Court will sell to the highest and best bidder for cash on www.pinellas.realforeclose.com, at 10:00 AM EST on the 21st day of July, 2026, the following described property as set forth in said Uniform Final Judgment of Foreclosure:

Lots 1, 2, 3, 20 and 21, Block 4 of

OVERBROOK SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 8, Page 23, of the Public Records of Pinellas County, Florida

Property Address: 1383 Gulf to Bay Boulevard, Clearwater, Florida 33755

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated this 24th day of June, 2026.
Quinn Legal, P.A.
4025 Tampa Road, Suite 1205
Oldsmar, FL 34677
Phone: 727-474-9603
eService@quinnlegal.com
jobinson@quinnlegal.com
Attorney for Plaintiff
By: /s/ Jessica F. Robinson
Jessica F. Robinson, Esq.
Florida Bar No.: 86089
June 26; July 3, 2026 26-02874N

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-2163FD

Erika Christine Owens- Singh, Petitioner,
and
Shannon Lamar Owens, Respondent,
TO: {name of Respondent}
Shannon Lamar Owens
{Respondent's last known address}
5577 MLK ST SOUTH

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 {name of Petitioner} Erika Christine Owens- Singh, whose address is 1573 BURNS DRIVE CLEARWATER, FL 33764 on or before {date} 08/19/2026, and file the original with the clerk of this Court at {clerk's address} 545 1st Ave N, St. Petersburg, FL 33701 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located}

N/A

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-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

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

CLERK OF THE CIRCUIT COURT
By:
Deputy Clerk
June 26; July 3, 10, 17, 2026
26-02789N

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. 26-002305-CI PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. LAURIE LEE AULT, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST DAL L. SHADY A/K/A DAL SHADY A/K/A DAL LOREN SHADY, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN)

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

LOT 9, SEMINOLE RIDGE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 7 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 McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225

East Robinson Street, Suite 155, Orlando, FL 32801 on or before , a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

WITNESS my hand and seal of this Court this 23 day of June, 2026.

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

Submitted by:
MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
26-20935FL
June 26; July 3, 2026 26-02841N

FIRST INSERTION

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

Case No. 25-003739-CI
Division 11

LAKEVIEW LOAN SERVICING, LLC
Plaintiff, vs.

SOUTH FLORIDA HOMEOWNER SOLUTIONS LLC, VALENCIA PARK HOMEOWNERS' ASSOCIATION, INC., LOUIS R. ZAVALA A/K/A LOUIS ZAVALA, LISA R. ZAVALA A/K/A LISA NAPIER, FIGURE LINE OF CREDIT TRUST 2020-1, UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 4, 2026, in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property situated in Pinellas County, Florida described as:

LOT 199, VALENCIA PARK UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 82, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

and commonly known as: 2048 LOMA LINDA WAY SOUTH, CLEARWATER, FL 33763; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at the Pinellas County auction website at www.pinellas.realforeclose.com, on July 29, 2026 at 10:00 A.M..

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

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, 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 23, 2026
By: /s/ Ryan P. Sutton
Ryan P. Sutton
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
320250/2530213/wl
June 26; July 3, 2026 26-02867N

FIRST INSERTION

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

CASE NO: 26-000983-CO
GRAND BELLAGIO AT BAYWATCH CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. COLIN G. ST. PIERRE, Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Ex-Parte 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 114B, Building 1, of The Grand Bellagio at Baywatch Condominium, A Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 12663, Page 1378, and Condominium Plate Book 129, Page 1, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements. Together with Garage G-114B with Tandem Parking Space T-114B. With the following street address: 2746 Via Tivoli, #114B, Clearwater, FL 33764.

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on July 23, 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 23rd 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 26; July 3, 2026 26-02855N

FIRST INSERTION

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

CASE NO: 25-10875-CO
VILLAGE ON THE GREEN CONDOMINIUM III ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MARY MARGARET MALLORY and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the 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:

That certain Condominium Parcel Described as Unit 23-E, Village on The Green Condominium III, Phase VII, and an undivided interest or share in the common elements appurtenant thereto, in accordance with and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium of Village on The Green Condominium III, Phase VII, as recorded in Official Records Book 4941, page 1-62, and amendments thereto, and the Plat thereof recorded in Condominium Plat Book 37, page 114-124, Public Records of Pinellas County, Florida.

Property Address: 2531 Royal Pines Circle, #23-E, Clearwater, Florida, 33763.

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on July 30, 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 23rd 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 Grand Bellagio at Baywatch Condominium Association, Inc.
1964 Bayshore Boulevard,
Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
June 26; July 3, 2026 26-02856N

FIRST INSERTION

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

CASE NO.: 26-001754-CI
ATHENE ANNUITY & LIFE ASSURANCE COMPANY, Plaintiff, v. WENDY HOAG TRINH; et al, Defendant(s).

To the following Defendant(s): UNKNOWN SPOUSE OF WENDY HONG TRINH
(Last Known Address: 906 BAY POINT DRIVE, MADEIRA BEACH, FL 33708)

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

LOT 17, BAY POINT ESTATES 3RD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 47, PAGE 69, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 906 BAY POINT DRIVE, MADEIRA BEACH, FL 33708

201, Miami, FL 33161, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 18th day of June, 2026.
KEN BURKE
As Clerk of the Court
By /s/ Thomas Smith
As Deputy Clerk

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite

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. 26-002233-CI
FIFTH THIRD BANK, NATIONAL ASSOCIATION, Plaintiff, vs. JASON MANZELLA AND AMANDA MANZELLA. et al. Defendant(s).

TO: JASON MANZELLA, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

PORTIONS OF LOT 61 AND 62, PATRICIAN POINT - UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE(S) 87 AND 88, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 61, AS SHOWN ON SAID PLAT; RUN THENCE NORTH, A DISTANCE OF 81 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 14TH WAY NORTHEAST; RUN THENCE EAST A DISTANCE OF 117.01 FEET TO A POINT OF A CURVE; RUN THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50 FEET, A CENTRAL ANGLE OF 16° 17' 03", AN ARC DISTANCE OF 14.21 FEET, A CHORD DISTANCE OF 14.16 FEET, A CHORD BEARING OF SOUTH 08° 08' 31" WEST, BEING DESCRIBED ON SAID RECORD PLAT AS THE SEAWALL LINE; RUN THENCE

SOUTH 66.98 FEET TO THE SOUTHEAST CORNER OF LOT 61; RUN THENCE WEST, 115 FEET TO THE POINT OF BEGINNING.

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 23 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
26-399716
June 26; July 3, 2026 26-02864N

FIRST INSERTION

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

CASE NO.: 26-000953-CI
TD BANK, N.A., a national banking association, Plaintiff, vs. ZOLTAN DARABOS; MONICA DARABOS; WATERSIDE AT COQUINA KEY NORTH CONDOMINIUM ASSOCIATION, INC.; TENANT #1 AND UNKNOWN TENANT(S) IN POSSESSION, IF ANY, Defendants.

TO: ZOLTAN DARABOS
205 Pompano Drive Southeast Unit D
St. Petersburg, Florida 33705
MONICA DARABOS
205 Pompano Drive Southeast Unit D
St. Petersburg, Florida 33705

YOU ARE HEREBY NOTIFIED that an action has been filed against you in the Circuit Court of Pinellas County, Florida, Case No. 26-000953-CI to foreclose a Mortgage recorded on September 1, 2022 in Official Records Book 22189, Page 2097 of the Public Records of Pinellas County, Florida (the "Mortgage"), on the following property situated, lying and being in Pinellas County, Florida, more particularly described as:

UNIT 205D, BUILDING 73, OF WATERSIDE AT COQUINA KEY NORTH, PHASE I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 14827, PAGE(S) 729, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ANY AMENDMENTS THERE-TO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

PARCEL IDENTIFICATION NUMBER: 31-31-17-95096-073-2054

You are required to file your written defenses, if any, to it with the Clerk of the above-styled Court and to serve a copy thereof on Danielle Rundlett Burns, Plaintiff's attorney, whose address is Duane Morris, LLP, 5100 Town Center Circle, Suite 400, Boca Raton, Florida 33486, Telephone: (561) 962-2119, Facsimile (561) 516-6303, Email: drburns@duanemorris.com, jfgarcia@duanemorris.com, mlchapski@duanemorris.com within thirty (30) days from the first date of publication of this Notice of Action.

If you fail to do so, Judgment by default 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."

(Cour Seal) KEN BURKE, CPA
Clerk of the Circuit Court
By: Deputy Clerk
Danielle Rundlett Burns, Esq.
Florida Bar No.: 722561
5100 Town Center Circle, Suite 400
Boca Raton, Florida 33486
Telephone: (561) 962-2119
Facsimile: (561) 516-6303
Email: DRBurns@duanemorris.com
JFGarcia@duanemorris.com
MLChapski@duanemorris.com
DM1\301935802.1
June 26; July 3, 2026 26-02761N

PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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. 732.221, 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 19, 2026.

Personal Representatives:
CHERYLE PIPER
11502 BIDDEFORD PLACE
NEW PORT RICHEY, Florida 34654
JAMES PIPER
11502 BIDDEFORD PLACE
NEW PORT RICHEY, Florida 34654
Attorney for Personal Representatives:
/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

SECOND INSERTION

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. 732.221, 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 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

SECOND 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.

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 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

SECOND 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. 732.221, 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 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

SECOND 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. 732.221, 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 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@maribateslaw.com
June 19, 26, 2026 26-02689N

SECOND 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. 732.221, 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 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

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

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

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

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

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

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

Personal Representative:
Jorge Sazchev 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

SECOND 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. 732.221, 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 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003768-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 732-221.

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

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 ---

SECOND 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

Co-Personal Representatives
Laura Lyons
2222 Edythe Drive
Dunedin, Florida 34698

Dennis Kunnen
3056 Hampton Court

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

SECOND 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

SECOND INSERTION

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 ---

SECOND 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

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.: 26-002542-CI
LAKEVIEW LOAN SERVICING,
LLC
PLAINTIFF, VS.
NICHOLAS FRANK NELSON AND
BRITTNEY 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 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 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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
CIVIL DIVISION
Case No.: 21-004912-CI
CITY OF LARGO,
Plaintiff, v.
ROBERT HALGREN, ELIZABETH
SPARROW-HALGREN, PINELLAS
COUNTY BOARD OF COUNTY
COMMISSIONERS,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to the Order Granting Plaintiff's Motion to reset Foreclosure sale dated 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

SECOND INSERTION

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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR PINELLAS
COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 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

--- ESTATE ---

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 26-003986-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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No: 26-004797-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

SECOND 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

SECOND 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: jrvera@hnh-law.com
June 19, 26, 2026 26-02691N

SECOND 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

SECOND 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

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

SECOND 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

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--- ACTIONS / SALES ---

SECOND INSERTION

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

Case No. 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
tmcreary@rahdertlaw.com
Attorney for Plaintiff
June 19, 26, 2026 26-02739N

SECOND 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

SECOND 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:
fltalprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 3843.000276
June 19, 26, 2026 26-02747N

SECOND INSERTION

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

Case No. 25-005331-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

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

SECOND INSERTION

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

CASE NO. 25-006249-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

SECOND 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

FOURTH 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

FOURTH 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 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, beginning 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@dhclaw.com
Attorney for Plaintiff
June 19, 26, 2026 26-02746N

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWTAL, INC., ALTERNATIVE LOAN TRUST 2006-33CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-33CB,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EARTHA GRANT A/K/A EARTHA LEE GRANT, (DECEASED); SHIRLEY ANN GRANT; EDWARD GRANT, III; TONY MORAN GRANT; DAVID JEROME GRANT; JACQUELINE GRANT; CITY OF ST. PETERSBURG, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

TO: JACQUELINE GRANT AND DAVID JEROME GRANT
LAST KNOWN ADDRESS: 649 52ND AVE S, ST PETERSBURG, FL 33705
ALSO ATTEMPTED AT: 3265 55TH AVENUE NORTH, SAINT PETERSBURG, FL 33701
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EARTHA GRANT A/K/A EARTHA LEE GRANT, (DECEASED)
LAST KNOWN ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

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

required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before , 20____, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS.
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756. Phone: (727) 464-4062 V/TDD or 711 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days.
The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services.
WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 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
FRENKEL LAMBERT WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD., Suite 1430
FORT LAUDERDALE, FL 33301
TELEPHONE: (954) 522-3233 Ext. | FAX: (954) 200-7770
EMAIL
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-103249-F00
June 19, 26, 2026 26-02724N

PUBLISH YOUR LEGAL NOTICE
Email
legal@businessobserverfl.com
Business Observer

--- ACTIONS / SALES ---

SECOND 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, 26, 2026 26-02731N

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 26-002786-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 foreclosed 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 THEREOF
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, Clearwater, FL 33756, (727) 464-4062 (V/

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

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

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 16th day of 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, 26, 2026 26-02732N

SECOND INSERTION

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

CASE NO.: 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 accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 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

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 25-002283-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 THEREOF
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 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 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CIRCUIT 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, GRANTEEES,
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, GRANTEEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF OSCAR L. INGRAM AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS: UNKNOWN
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 follows:

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 PUBLIC
RECORDS OF PINELLAS

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

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 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

SECOND 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 condominium assessments and an action for damages to recover delinquent condominium assessments, interest, late fees, costs, and attorneys' fees on the following property in PINELLAS County, Florida:

UNIT 603, OF THE WAVE, A
CONDOMINIUM, ACCORDING
TO THE DECLARATION
OF CONDOMINIUM THEREOF,
AS RECORDED IN OFFICIAL
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 Association 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 otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

IMPORTANT
In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at 400 S. Fort Harrison Avenue Suite 300 Clearwater Florida 33756, (727) 464-4062. If hearing or voice impaired, 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

SECOND INSERTION

**NOTICE OF DEFAULT AND
INTENT TO FORECLOSE**

Early Law, P.A f/k/a Gasdick Stanton Early, P.A. has been appointed as Trustee by WYNDHAM VACATION RESORTS, INC., A DELAWARE CORPORATION for the purposes of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856. The following owners are hereby notified that you are in default of the note and mortgage for the following properties located in Pinellas County, Florida:

Contract Number: 721900408 - JESSIE WHITE and KAREN HACKETT, 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 following: Property: One (1) Standard Vacation Ownership Interest ("VOI") having 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 Declaration and such VOI has been allocated 400,000 Points at the time of purchase as defined in such Timeshare Declaration for use in Each year(s).

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

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

The owners must pay the TOTAL listed above plus the per diem and a \$ 340.00 fee for trustee foreclosure sale plus costs as they accrue, if any. Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S.721.856. You have the right to submit an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If the objection is filed this matter shall be subject to the judicial foreclosure procedure only. The default 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 insufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By: Early Law, P.A f/k/a Gasdick Stanton Early, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822 1347.CBRNJNOA0626
June 19, 26, 2026 26-02716N

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 26-002964-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, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

A LEASEHOLD INTEREST
IN AND TO CONDOMINIUM
UNIT 84-D, OF MISSION
HILLS CONDOMINIUM,
TOGETHER WITH AN UNDIVIDED
INTEREST IN THE
COMMON ELEMENTS,
ACCORDING TO THE DECLARATION
OF CONDOMINIUM
THEREOF, RECORDED IN
OFFICIAL RECORDS BOOK
3665, PAGE 870, AS AMENDED
FROM TIME TO TIME, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

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

--- ACTIONS / SALES ---

FOURTH 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

THIRD 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

THIRD 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."

DATED this 6/9/2026.

KEN BURKE, CPA
 Clerk of the Court
 BY: /s/ Thomas Smith
 Deputy Clerk
 Steven C. Weitz, Esquire,
 Weitz & Schwartz, P.A.,
 Plaintiff's Attorney,
 1000 Corporate Dr,
 Suite 320,
 Fort Lauderdale, FL 33334
 June 12, 19, 26; July 3, 2026
 26-02622N

THIRD INSERTION

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

CIVIL DIVISION

CASE NO.: 26-002381-CI MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS, Plaintiff, v. RICARDO GOMEZ ARDILA, Defendant.

TO: RICARDO GOMEZ ARDILA
 Last Known Address: 205 Oakwood Blvd., Oldsmar, FL 34677-3402
 Current Address: Unknown

YOU ARE HEREBY NOTIFIED that a foreclosure action has been filed against you, by Plaintiff, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS, seeking to foreclose a mortgage with respect to the real property more particularly described as:

Lot 3 and Lot 8, Block 45, Re-

vised Map of Oldsmar, a subdivision according to the plat thereof recorded at Plat Book 7, Page 6, of the Public Records of Pinellas County, Florida, together with portion of Lot 2 and Lot 9, Block 45, Revised Map of Oldsmar, as described in Official Records Book 1165, Page 2258.

Property address: 205 Oakwood Blvd., Oldsmar, Florida 34677-3402

Accordingly, you are required to serve a copy of a written defense, if any, to such action to Joseph T. Kohn, Esq., attorney with the law firm of Quarles and Brady LLP, Plaintiff's attorney, whose address is 1395 Panther Lane, Suite 300, Naples, Florida 34109-7874, joseph.kohn@quarles.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 Plaintiff's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in Plaintiff's 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.

Dated: 6/9/2026
KEN BURKE
 CLERK OF THE CIRCUIT COURT & COMPTROLLER
 PINELLAS COUNTY, FLORIDA
 By: /s/ Thomas Smith
 As Deputy Clerk

Joseph T. Kohn
 Florida Bar No. 113869
 QUARLES & BRADY LLP
 1395 Panther Lane, Suite 300
 Naples, FL 34109-7874
 joseph.kohn@quarles.com
 Phone: (239) 262-5959
 Fax: (239) 434-4999
 Counsel for Plaintiff
 QB\102665761.1
 June 12, 19, 26; July 3, 2026
 26-02611N

FOURTH 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 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 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

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

FOURTH 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 57848,
 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

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 Croll, Carrie Carver, Ronald Lee Croll, Mary Dawson, Amelia Bennett Soeder, Lisa McCabe, Randall Bennett, Richard Sellars,

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-

seph 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 Croll, Carrie Carver, Ronald Lee Croll, Mary Dawson, Amelia Bennett Soeder, Lisa McCabe, Randall Bennett, Richard Sellars, Jr., Nelson Bennett, Jr., William Matthew Bennett, Adam Jacob Bennett and each of the Defendants' unknown spouses, heirs, devisees, grantees, judgment creditors, and all other parties claiming by, through, under, or against any Defendant or party or claiming to have any right, title, or interest in these proceedings or in the property described in this Complaint, Defendants.

This action was filed against you and is pending in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida. You are required to file a copy of your written defenses, if


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



How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice email: legal@businessobserverfl.com

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

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

Business Observer

--- PUBLIC SALES / PUBLIC NOTICE ---

SECOND 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 33756; 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

On: 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 MARGO/ JOSE HERRADA / JAIME BARRIOS 2010 Sea Ray Hin # SERV2981E010 Tag FL08855TK Title: 0148653565 tenant MAXIMO (Eliezer) CHAN-LATTE lien holder YAMAHA MOTOR FINANCE CORPORATION, USA. 2021 Yamaha Hin YAMC0369L021 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.

Business Observer

LV4671

--- ESTATE ---

SECOND INSERTION

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is 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

SECOND INSERTION

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

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:
jriviera@hnh-law.com
June 19, 26, 2026

26-02667N

SECOND 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 on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this Notice is 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-004671-ES

Division 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.
Arnika 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

Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer