Public Notices

Business Observer

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PAGE 21 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** JULY 17 - JULY 23, 2026

PINELLAS COUNTY LEGAL NOTICES

--- 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 Champlin Studios located at 201 East Fourth Street, Ste 1700 in the City of Cincinnati, Pinellas, OH 45202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of July, 2026
Champlin/Haupt Architects, Inc.
Sean Bright
July 17, 2026 26-03145N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that North Park Storage at 8246 49th Ave N, St. Petersburg, FL 33709, intends to sell the contents of the storage units listed below to enforce a lien imposed on said property pursuant to Sections 83.801 through 83.809 of the Florida Statutes. The property to be sold is described as miscellaneous personal property. The sale will take place at the website www.storagetreasures.com on July 29th 2026 at 10am until all units are sold.

(325-326) – Caldwell, Leland

July 17, 24, 2026 26-03155N

CITY OF DUNEDIN
DUNEDIN, FLORIDA

REQUEST FOR PROPOSAL
SPECIFICATIONS AND INSTRUCTIONS
FIRE PROTECTION SPECIAL ASSESSMENT PROGRAM
RFP No. 26-2611
PROPOSALS ACCEPTED UNTIL
2:30 pm August 7, 2026

The City of Dunedin is seeking qualified, experienced, and licensed firm(s) and "Consultants" to design a Fire Protection Special Assessment program and, if directed, assist with first-year implementation for collection on the property tax bill pursuant to Florida law. The study must separate assessable fire protection (suppression, prevention, inspection, readiness) from non-assessable EMS/ALS functions, document a fair and equitable assessment methodology, and provide a maintainable model and processes for annual updates.

Those individuals/firms interested in being considered are instructed to submit their response prior to 2:30 pm, August 7, 2026, via www.DemandStar.com. No email or paper submittals will be acceptable. Submittals shall be marked:
RFP No. 26-2611
"FIRE PROTECTION SPECIAL ASSESSMENT PROGRAM"
2:30 pm, August 7, 2026

Documents and specifications for this project are available from DemandStar*, www.demandstar.com. Those who obtain documents from sources other than DemandStar are cautioned that the bid package may be incomplete. The City may not accept incomplete bids.
July 17, 2026 26-03126N

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#
10	CADDY	1G6DG5EG8A0121766
16	CHEVY	2GNALDEKXG1108001
11	FORD	1FTFW1CF3BFC72766
13	HONDA	19XFB2F83DE255154
15	NISSAN	5N1AZ2MGXFN278960
20	NISSAN	JN1BJ1CV8LW256927
23	TESLA	7SAYGDEEXPA069526

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 8-14-26 AT 11:00AM THE FOLLOWING VEHICLE(S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.
JOE'S TOWING & RECOVERY, INC.
6670 114TH AVENUE
LARGO, FL. 33773
PHONE # 727-541-2695
July 17, 2026 26-03168N

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

Approval of a modification to a previously approved Special Exception and related site plan to convert one existing tennis court into one or four pickleball courts.

Case number: 26-32000004 Addresses: 170 47th Avenue Northeast

The Development Review Commission (DRC) Public Hearing is scheduled to be held on Wednesday, August 5, 2026, at 1:00 P.M. in Council Chambers, City Hall, located at 175 Fifth Street North, St. Petersburg, Florida. **For more information, please contact our office, Zoning Division at DRC@StPete.org.**

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

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

Copies of the proposed request are available at the Zoning Division, MSC Building, and may be inspected by the public. In accordance with Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by a governmental board, commission, or agency, they will need a record of the proceeding. It is up to the potentially adversely affected citizen to ensure that a verbatim record of the proceeding is made, including testimony and evidence upon which the appeal is to be based. Any person who may need such a record can arrange for a court reporter to attend the public hearing. Appeal information is set forth in Section 16.70.010.6 of the City Code, which can be accessed online, along with all of City Code Chapter 16, at www.stpete.org.
July 17, 2026 26-03132N

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 Varsity Club located at 24091 US Hwy 19 N in the City of Clearwater, Pinellas, FL 33763 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of July, 2026
Gulf Coast Varsity Club LLC
Christopher Bartenope
July 17, 2026 26-03144N

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 Gulf to Bay IT Consulting, located at 2699 Seville Blvd, Unit 207, in the City of Clearwater, County of Pinellas, State of FL, 33764, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 10 of July, 2026.
Carlos David Firpo
2699 Seville Blvd, Unit 207
Clearwater, FL 33764
July 17, 2026 26-03133N

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of James M. Bruce will on the 3rd day of August 2026, at 10:00 a.m., on property at 6190 62nd Avenue N., Lot #77, in Lake Bon Bon be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make: 1969 CNCR
VIN No.: 0137
Title No.: 3559481
And All Other Personal
Property Therein
PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
July 17, 24, 2026 26-03127N

FIRST INSERTION

Notice of Public Sale

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

Sale Date August 7, 2026 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V13319 2000 RNK FL2521PS Hull ID#: RNK62752F900 inboard pleasure gas fiberglass 27ft R/O Sarkis Property Investments Lienor: Belle Harbour Marina 307 Anclote Rd Tarpon Springs

July 17, 24, 2026 26-03128N

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 8-14-2026 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.

NOVIN 2025 AMIGO MOBILITY INTERNATION
1G6DV57V290131951 2009 CADI
1FTRW07612KA75829 2002 FORD
1FTSW21588EC67818 2008 FORD
5FNRL5H6XCB065657 2012 HOND
1C4PJLCB8KD110090 2019 JEEP
3C4NJDBNXRT601841 2024 JEEP
1N4BL4CV8PN375782 2023 NISS
5N1BT3BA6TC729268 2026 NISS
5N1AR18U75C731422 2005 NISS
1C6RR6GT8GS375771 2016 RAM
1C6RREBT5MN807292 2021 RAM
4T1DAACK6SU562901 2025 TOYT
NOVIN 1950 MFG
NOVIN 2000 TRAILER

July 17, 2026 26-03169N

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Zonyx Labs LLC, desiring to engage in business under the fictitious name Inventory Mailer located at 7901 4th St N, STE 300, St. Petersburg, FL 33702, intends to register said name in Pinellas County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
July 17, 2026 26-03139N

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 Silver Wishbone Studio located at 690 Main Street, #823 in the City of Safety Harbor, Pinellas, FL 34695 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 9th day of July, 2026
Shannon Burns
July 17, 2026 26-03095N

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 Bell Studio located at 1501 S Pinellas Ave Ste F in the City of Tarpon Springs, Pinellas, FL 34689 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 8th day of July, 2026
Christa Zlotnikov
July 17, 2026 26-03080N

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 BioCheck 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.
Dated this 8th day of July, 2026
Aletheia LLC
July 17, 2026 26-03083N

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 Logicly located at 7901 4th St. N, STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of July, 2026
Blix Multimedia LLC
Corttni Grier
July 17, 2026 26-03119N

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 Kept Goods located at 7901 4th St N #32990 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 9th day of July, 2026
Hineni Solutions Group LLC
Tiera Broome
July 17, 2026 26-03098N

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 Flamingo Rise Coffee located at 7901 4th St N Suite 300 in the City of St Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of July, 2026
Flamingo Rise Collective, LLC
Dee White
July 17, 2026 26-03135N

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Timothy Hutchinson, desiring to engage in business under the fictitious name TrailBound Supply Co., located at 3523 Hampshire Court #106, Palm Harbor, FL 34685, 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.
July 17, 2026 26-03085N

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 Karen King Mobile Massage located at 2603 Forest Run Ct in the City of Clearwater, Pinellas, FL 33761 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 9th day of July, 2026
Karen King
July 17, 2026 26-03103N

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 LOMA 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 8th day of July, 2026
Loma Atelier LLC
July 17, 2026 26-03081N

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 Mama Claudia's located at 21957 U.S. Hwy 19 N in the City of Clearwater, Pinellas, FL 33765 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 27th day of June, 2026
Claudia Bonita Arcabascio
July 17, 2026 26-03084N

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 Remain Adorned located at 7901 4th St N #32990 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 9th day of July, 2026
Hineni Solutions Group LLC
Tiera Broome
July 17, 2026 26-03096N

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 Church Girl Redefined located at 7901 4th St N #32990 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 9th day of July, 2026
Hineni Solutions Group LLC
Tiera Broome
July 17, 2026 26-03099N

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 IRONSTAR INDUSTRIES located at 7901 4TH ST N, STE. 300 in the City of ST. PETERSBURG, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 12th day of July, 2026
Altai Trader LLC
Artem Zaznov
July 17, 2026 26-03149N

FICTITIOUS NAME NOTICE

Notice is hereby given that MARCIA RUTH BENNETT, OWNER, desiring to engage in business under the fictitious name of WHOLLY SMOKE BBQ ASSOCIATES located at PO BOX 343, OZONA, FLORIDA 34660 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.
July 17, 2026 26-03110N

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 S8 Atlas located at 7901 4th st N in the City of St Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of July, 2026
Joseph Carter
July 17, 2026 26-03134N

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 Scalelogix 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.
Dated this 8th day of July, 2026
Scalemethods partners LLC
July 17, 2026 26-03082N

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

NOTICE IS HEREBY GIVEN that COLEMAN FRANCIS CARTAGENA will engage in business under the fictitious name PRESSURE CLEAN DETAILS, with a physical address 2533 gulf breeze cir Palm Harbor, FL 34683, with a mailing address 2533 gulf breeze cir Palm Harbor, FL 34683, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
July 17, 2026 26-03086N

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 Established Nail House located at 7901 4th St N #32990 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 9th day of July, 2026
Hineni Solutions Group LLC
Tiera Broome
July 17, 2026 26-03097N

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 Seen and Accepted Education Consulting located at 7990 11th Street North 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 17th day of July, 2026
Oswin Consulting, LLC
July 17, 2026 26-03111N

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 LanCo Construction & Remodeling located at 5225 4th St N Suite G in the City of St Petersburg, Pinellas, FL 33703 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of July, 2026
David Lance
July 17, 2026 26-03147N

--- 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 Sora Nail Bar 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 14th day of July, 2026
Sora Holdings LLC
July 17, 2026 26-03180N

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 Tiger Adjusters TA 03 located at 2660 Lefevre Street in the City of Philadelphia, Pinellas, PA 19137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of July, 2026
Claims Won, LLC
July 17, 2026 26-03179N

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 Tiger Adjusters TA 03 located at 2660 Lefevre Street in the City of Philadelphia, Pinellas, PA 19137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of July, 2026
Steinbrecher Solutions LLC
July 17, 2026 26-03178N

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 Covered On Insurance located at 7901 4TH ST N STE 300 in the City of ST. PETERSBURG, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of July, 2026
Covered On Insurance LLC
July 17, 2026 26-03154N

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 My Life Therapy and Coaching located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of July, 2026
My Life Jax Therapy and Coaching LLC
July 17, 2026 26-03153N

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 Phares Sensors located at PO Box 67251 in the City of St Petersburg, Pinellas, FL 33736 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of July, 2026
Christine Phares
July 17, 2026 26-03174N

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 Kuwai 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 14th day of July, 2026
Be Global Services LLC
July 17, 2026 26-03170N

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 Sarasota Digest located at 7901 4th St N # 34353 in the City of St. Petersburg, Pinellas, FL 33570 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of July, 2026
Robert Moore
July 17, 2026 26-03150N

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 Transformed Steward located at 501 E Bay Dr Apt 1804 in the City of Largo, Pinellas, FL 33770-3744 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of July, 2026
Philip Michael Neary
July 17, 2026 26-03148N

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 Gachays located at 7901 4TH ST N STE 300 in the City of ST. PETERSBURG, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of July, 2026
Gachay Aliyev
July 17, 2026 26-03146N

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 BDA Florida located at 13575 58th St N Ste 114 in the City of Clearwater, Pinellas, FL 33760 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of July, 2026
Brett DiNovi
July 17, 2026 26-03118N

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 VividFlow Plumbing located at 7901 4th St. N., STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of July, 2026
Joseph ORiordan
July 17, 2026 26-03156N

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 First Coast Sod Direct 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 July, 2026
327 Enterprises LLC
July 17, 2026 26-03185N

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 Downes Elite Rentals 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 July, 2026
Downes Business Ventures LLC
July 17, 2026 26-03186N

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 JDZ Solutions located at 5575 Williamsdale Ct 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 15th day of July, 2026
John Dodd
July 17, 2026 26-03187N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

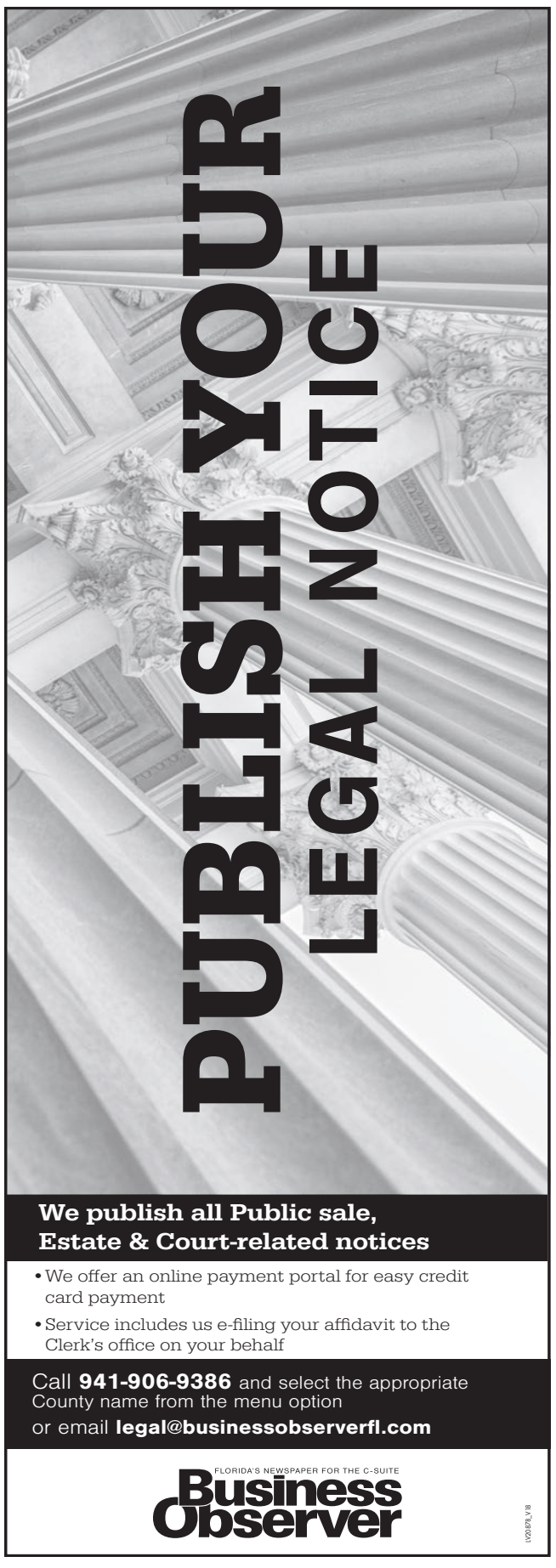
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of RelentlessJFM.com located at 7901 4th St N #16563 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of July, 2026
M68 LLC
July 17, 2026 26-03188N

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 JUST CROP TOP located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of July, 2026
Kurt Design Works LLC
July 17, 2026 26-03157N

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 Remedicus located at 111 2nd Ave NE Suite 520 in the City of St. Petersburg, Pinellas, FL 33701 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of July, 2026
Dr. Elias Lu, DTCM, AP, APRN
July 17, 2026 26-03158N



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 NEXT LEVEL MUSIC located at 113 174th Ave East, Unit A in the City of Redington Shores, Pinellas, FL 33708 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of July, 2026
Fred Stallcup and Edel Borrero
July 17, 2026 26-03191N

FIRST INSERTION

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

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below belonging to the individuals listed below which are located at Barney's Mini Storage, 10891 Oak Street N.E., St. Petersburg, FL 33716 to enforce a lien imposed on said property under The Florida Self Storage Act Statutes (Section 83.801-83.809). The undersigned will sell at a public sale to be held on AUGUST 4, 2026 at www.storagetreasures.com with bidding to begin online JULY 17, 2026 at 1pm and is scheduled to end AUGUST 4, 2026 at 1pm.

NAME:	UNIT#:	CONTENTS:
CHALMERS, ARMOND	G027	HOUSEHOLD
GRAHAM, PHYLLIS	L375	HOUSEHOLD
LUCAS, KIMBERLY	L393	HOUSEHOLD
NUNNS, HUBERT	L405	HOUSEHOLD
NUNNS, HUBERT	N545	HOUSEHOLD

Purchases must be made in cash only and paid to the above referenced facility in order to complete the transaction. Barney's Mini Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 17, 24, 2026 26-03194N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of Condo Associates, located at 570 Carillon Parkway, Suite #210, 33716, in the City of St. Petersburg, in the County of Pinellas, in the State of Florida, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.
OWNER: PHP Management Services LLC
July 17, 2026 26-03176N

NOTICE OF INTENTION TO REGISTER FICTITIOUS NAME

Notice is hereby given that BAILEY & DEX LLC intends to register the fictitious name FETCHERS with the Florida Department of State, Division of Corporations, pursuant to Section 865.09, Florida Statutes.
July 17, 2026 26-03189N

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Greater Tampa Bay Physician Network, LLC, 13644 Walsingham Road, Largo, FL 33774, desiring to engage in business under the fictitious name of HCA Florida Suncoast Internal Medicine Specialists, with its principal place of business in the State of Florida in the County of Pinellas, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
July 17, 2026 26-03087N

NOTICE OF PUBLIC SALE:

SUPERIOR TOWING INC. gives notice that on 08/02/2026 at 08:00 AM the following vehicles(s) may be sold by public sale at 1331 Cleveland Street Clearwater FL 33755 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.

JHMGD38627S059559 07 Honda
KMHD84LF0HU176290 17 Hyundai
WAUMF78K59N038562 09 Audi

July 17, 2026 26-03177N

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 FETCHERS 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 July, 2026
BAILEY & DEX LLC
July 17, 2026 26-03190N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of Condominium Associates, located at 570 Carillon Parkway, Suite #210, 33716, in the City of St. Petersburg, in the County of Pinellas, in the State of Florida, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.
OWNER: PHP Management Services LLC
July 17, 2026 26-03175N

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 Claims Cafe 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 July, 2026
Claims Cafe Public Adjusters LLC
July 17, 2026 26-03193N

--- CIRCUIT ---

FIRST INSERTION

NOTICE OF FORFEITURE PROCEEDINGS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No: 26-003745-CI
IN RE: FORFEITURE OF $1,712.00 U.S. CURRENCY
BOB GUALTIERI, as Sheriff of Pinellas County, Florida, Petitioner,
vs.
Michael T. Amons, Jr., Claimant.

TO: Michael T. Amons, Jr., and all others who may claim an interest in the above-described $1,712.00 U.S. Currency (hereinafter the "Property"). Petitioner, BOB GUALTIERI, as Sheriff of Pinellas County, Florida, seized the Property on or about June 16, 2026, at or near the area of Roosevelt Blvd near the intersection of 16th Ct. N., St. Petersburg, FL, Pinellas County, and will file or has filed with the Pinellas County Circuit Court a verified Complaint for Forfeiture to obtain a Final Order of Forfeiture perfecting the right, interest and title to the Property for the use or benefit of the Pinellas County Sheriff's Office, all pursuant to Section 932.701-.704, Florida Statutes (2018).
Nicole E. Durkin,
Senior Associate Counsel, FBN: 78069
Pinellas County Sheriff's Office,
10750 Ulmerton Road,
Largo, FL 33778;
Phone: (727) 582-6274
ndurkin@pcsonet.com;
rreuss@pcsonet.com
Attorney for Petitioner
July 17, 24, 2026 26-03091N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-5906
IN RE: ESTATE OF
EILEEN D. WALSH
Deceased.

The administration of the estate of Eileen D. Walsh, deceased, whose date of death was May 18, 2026, is pending in the Circuit Court for Pasco 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 July 17, 2026.

Personal Representative:
Margaret Tronio A/K/A Meg Tronio
4458 Rockwood Dr.
Palm Harbor, Florida 34685

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
July 17, 24, 2026 26-03109N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Pinellas COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-004798-ES
Division Section 003
IN RE: ESTATE OF
Mary H. Culbreth,
a/k/a
Mary Culbreth
Deceased.

The administration of the estate of Mary H. Culbreth, also known as Mary Culbreth, deceased, whose date of death was March 31st, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 17, 2026

Personal Representative:
John Kevin Culbreth
1320 7th Circle N.E.
Saint Petersburg, FL 33702

THEODORE R. M. MILLER, ESQ.
MILLER TROIANO, P.A.
Attorneys for Personal Representative
2323 S. FLORIDA AVENUE
LAKELAND, FL 33803
Telephone: 863-688-7038
Florida Bar No. 1010557
Email Addresses:
tmiller@millerlawfl.com
tcook@millerlawfl.com
July 17, 24, 2026 26-03093N

FIRST INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003943ES
Division --
IN RE: ESTATE OF
MARIANNA RAFAL STERIADIS
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 Marianna Rafal Steriadis, deceased, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756; that the decedent's date of death was January 4, 2026; that the total value of the estate is $3,800.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Thomas G. Steriadis
700 S. Harbour Island Blvd #646
Tampa, FL 33602
Melina Tickner
1808 Split Fork Drive
Oldsmar, FL 34677

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is July 17, 2026.

Person Giving Notice:
Thomas G. Steriadis
700 S. Harbour Island Blvd #646
Tampa, FL 33602

Attorney for Person Giving Notice:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
July 17, 24, 2026 26-03136N

FIRST INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-006825-ES
Division: Probate
IN RE: ESTATE OF
JOAN MAUREEN HARTE,
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 JOAN MAUREEN HARTE, deceased, File Number 26-006825-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106 (Probate Department), Clearwater, Florida 33756; that the decedent's date of death was March 29, 2026; that the total value of the estate is $40,019.55; and that the names and addresses of those to whom it has been assigned by such order are:

Name JANET M. LYNCH
Address 7650 Bayshore Drive,
Unit 701 Treasure Island,
Florida 33706-3551

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 732.211 of the Florida Statutes.

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 July 17, 2026.

JANET M. LYNCH
Person Giving Notice
650 Bayshore Drive, Unit 701
Treasure Island, Florida 33706-3551

STEPHEN J. PUTNOKI-HIGGINS
Attorney for Person Giving Notice
E-mail: stephen.higgins@stinson.com
Secondary e-mail:
kcm.LSSTeam2@stinson.com
Fla. Bar No. 0121646
STINSON LLP
100 S. Ashley Dr.,
Ste. 500
Tampa, Florida 33602-5301
Telephone: (813) 534-7551
Facsimile: (813) 534-7338
July 17, 24, 2026 26-03102N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-005453-ES
Division: Probate
IN RE: ESTATE OF
JOSEPH E. HARLAN,
Deceased.

The administration of the estate of JOSEPH E. HARLAN, 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, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 17, 2026.

Personal Representative:
Carl B. Zacharia
c/o Zacharia Frey PLLC
26811 South Bay Drive, Suite 270
Bonita Springs, Florida 34134

Attorney for Personal Representative:
/s/ Carl B. Zacharia
Carl B. Zacharia, Esq.
Florida Bar No. 50784
Zacharia Frey PLLC
26811 South Bay Drive, Suite 270
Bonita Springs, Florida 34134
Telephone: (239) 345-4545
Primary Email:
czacharia@zacfreylaw.com
July 17, 24, 2026 26-03173N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-005444-ES
IN RE: ESTATE OF
BRENDA KAY STARR
Deceased.

The administration of the estate of Brenda Kay Starr, deceased, whose date of death was April 18, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 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 July 17, 2026.

Personal Representative:
Heather Russo
123 Wynfield Lane
Bonaire, Georgia 31005

Attorney for Personal Representative:
Amanda O. Singleton
Attorney
Florida Bar Number: 0015957
425 22nd Avenue N.
Suite D
SAINT PETERSBURG, FL 33704
Telephone: (727) 755-4316
Fax: (727) 234-8831
E-Mail: amanda@singletonlegal.com
July 17, 24, 2026 26-03160N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-006011
IN RE: ESTATE OF
LULA EVANS WILLIAMS,
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is: July 17, 2026.

BRENDA EVANS
Personal Representative
1014 9th Avenue South
St. Petersburg, FL 33705

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
July 17, 24, 2026 26-03094N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 26-005875-ES
Section: 3
IN RE: ESTATE OF
NORMAN E. TICE
Deceased.

The administration of the Estate of Norman E. Tice, deceased, who died on December 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue N., Room 300, St. Petersburg, FL, 33701. The name and address of the Personal Representative and of the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court 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 YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this notice is July 17, 2026.

Personal Representative:
/s/ Stephanie Tice
STEPHANIE TICE
90 Darley Drive
Hamden, CT 06518

Attorney for Personal Representative:
/s/ Andrew D. Hodes
ANDREW D. HODES, ESQ.
Florida Bar No. 91152
Andrew Hodes, P.A.
6751 N. Federal Hwy., Suite 200
Boca Raton, FL 33487
Telephone: (561) 507-1111
Email: andrewhodespa@gmail.com
July 17, 24, 2026 26-03166N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-006615-ES
Division PROBATE
IN RE: ESTATE OF
VIRGINIA V. SWIST
Deceased.

The administration of the estate of VIRGINIA V. SWIST, deceased, whose date of death was May 8, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St Rm. 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is July 17, 2026.

Personal Representative:
CAROL GREER
377 Arbor Drive W
Palm Harbor FL 34683

Attorney for Personal Representative:
THOMAS O. MICHAELS, ESQ.
tomlaw@tampabay.rr.com
Florida Bar No. 270830
1370 Pinehurst Rd.
Dunedin FL 34698
Telephone: 727-733-8030
July 17, 24, 2026 26-03192N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-003406
IN RE: ESTATE OF
FRANK H. SLOCUM, JR.
Deceased.

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

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

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

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

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 July 17, 2026.

Kyleigh A. Moore
11710 Windbrooke Way
Alpharetta, GA 30005
Personal Representative

Rachel L. Bates
E-mail Addresses:
rachel@thebwlaw.com
Florida Bar No. 1044073
Breakwater Law, PLLC
2500 Tamiami Trail N,
Suite 220
Naples, Florida 34103
Telephone: (239) 488-4466
Attorneys for Personal Representative
July 17, 24, 2026 26-03138N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
Case No.: 26-006913-ES-03
IN RE: ESTATE OF
GLENN E. MITCHELL,
DECEASED.

The Formal Administration of the Estate of GLENN E. MITCHELL, deceased, File No. 26-006913-ES-03 is pending in the Circuit Court for Pinellas County, Probate Division, 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 ARE NOTIFIED THAT:

All creditors of the Decedent having claims or demands against Decedent's estate on whom a copy of this Notice is served within three months after the date of the first publication of this Notice MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is Friday, July 17, 2026.

Petitioner:
CHRISTIAN P. MITCHELL
2927 Chancery Lane
Clearwater, FL 33759

Attorney for Petitioner:
Margot Pequignot, Esquire
Margot Pequignot, P.A.
164 8th Ave. SW
Largo, FL 33770
(727) 518-7330
marpeq@aol.com
FBN 319155
July 17, 24, 2026 26-03167N

FIRST INSERTION

NOTICE OF TRUST
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY, FLORIDA
Probate Division
File No. 26-007005-ES
IN RE: ESTATE OF
GUY R. GOODWIN
DECEASED

GUY R. GOODWIN, a resident of Pinellas County, Florida, who died on June 28, 2026, was the grantor of a trust entitled:

The Guy R. Goodwin Trust
U/A/D February 13, 2018

which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code.

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

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

Signed on this 9th day of July, 2026.

SONJA G. STILES
6636 Bayou Grande Blvd NE
St Petersburg, FL 33702-4726
Copy mailed to Cynthia E. Orozco,
Attorney for the Trustee on
CLERK OF THE CIRCUIT COURT
By:
July 17, 24, 2026 26-03151N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-6340-ES
Division 3
IN RE: ESTATE OF
ILONA M. BENNETT,
Deceased.

The administration of the estate of ILONA M. BENNETT, deceased, whose date of death was March 28, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: July 17, 2026.

Signed on this 14th day of July, 2026.

CASSANDRA ILONA HANNA
Personal Representative
8316 Sky Eagle Drive
Tampa, FL 33635

SCOTT W. VIETH
Attorney for Personal Representative
Florida Bar No. 0059584
MACFARLANE FERGUSON &
McMULLEN
Post Office Box 1669
Clearwater, FL 33756
Telephone: (727) 441-8966
Email: swv@macfar.com
Secondary Email: mlh@macfar.com
July 17, 24, 2026 26-03163N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH
JUDICIAL CIRCUIT, FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF: 26-002520 ES
UCN: 522026CP002520XXESPR
IN RE: ESTATE OF
VINCENT RAVASCHIERI
Deceased

The administration of the estate of VINCENT RAVASCHIERI, deceased, whose date of death was found on May 6, 2025, is pending in the Circuit Court for Pinellas County, Florida Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 17, 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
July 17, 24, 2026 26-03184N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-004228-ES
IN RE: THE ESTATE OF
PHILIP A. NELSEN, SR.,
Deceased.

The administration of the estate of PHILIP A. NELSEN, SR., deceased, whose date of death was April 16, 2025, File Number 26-004228-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this Notice is July 17, 2026.

Christine Plescher
Personal Representative
PO Box 1183
Pinellas Park, FL 33780
SYDNIE P. CORAGGIO, ESQ.
Florida Bar Number: 1048836
THOMPSON & FERNALD, P.A.
611 Druid Road East,
Suite 705
Clearwater, FL 33756
Email: rt@thompsonfernald.com
Tel: (727) 447-2290 |
Fax: (727) 443-1424
Attorney for Personal Representative
July 17, 24, 2026 26-03165N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-005928-ES
IN RE: ESTATE OF
ANGEL OLIVA, JR.,
Deceased

The administration of the estate of Angel Oliva, Jr., deceased, whose date of death was April 30, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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 July 17, 2026.

Personal Representative:
Tania T. Oliva
15703 Redington Drive
Redington Beach, Florida 33708
Attorneys for Personal Representative:
Nicholas C. Wigelsworth
Florida Bar Number: 1020918
Nicholas.Wigelsworth@hwhlaw.com
Emily B. Weeks
Florida Bar Number: 95904
Emily.Weeks@hwhlaw.com
Hill Ward Henderson
101 E. Kennedy Boulevard,
Suite 3700
Tampa, FL 33602
Telephone: (813) 221-3900
Fax: (813) 221-2900
probate.efile@hwhlaw.com
July 17, 24, 2026 26-03130N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-005972
IN RE: ESTATE OF
GARY WAYNE WEBBER,
Deceased.

TO: Children and/or heirs of GARY WAYNE WEBBER

YOU ARE NOTIFIED that a Petition for Administration has been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before August 14th, 2026, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711.

Signed on this 10th day of July, 2026.
First Publication on: July 17th, 2026.

KEN BURKE,
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
As Clerk of the Court
By: /s/ G S
As Deputy Clerk

Robert D. Hines, Esq.,
Hines Norman Hines, P.L.,
1312 W. Fletcher Avenue,
Suite B,
Tampa, FL 33612
July 17, 24, 31; Aug. 7, 2026
26-03129N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-006005-ES
Division ES
IN RE: ESTATE OF
ROGER ROSSMAN COREY,
Deceased.

The administration of the estate of Roger Rossman Corey, deceased, whose date of death was February 21, 2016, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 17, 2026

Signed on 06 / 12 / 2026.

Mark L Corey
Mark Lee Corey
Personal Representative
13022 Farmington Trail
Seminole, Florida 33776
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
July 17, 24, 2026 26-03161N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No: 26-005781-ES
In Re: Estate of
Willie Mae Adams
Deceased.

The administration of the estate of Willie Mae Adams deceased, whose date of death was May 3, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33761. The names and addresses of the personal representatives and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. Notwithstanding the time periods set forth above, any claim filed two (2) years or more after the decedent's date of death is barred.

The First date of this publication is July 17, 2026.

Personal Representatives:
Daniel Yingst
2522 51st Street S.
Gulfport, FL 33707
Attorney for personal representative:
JAMES W. O'NEILL, ESQ.
2120 52nd Street South
Gulfport, FL 33707
SPN: 78069/FBN: 277339
jamesoneilllaw@gmail.com
727-327-4586
July 17, 24, 2026 26-03162N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-006446-ES
IN RE: ESTATE OF
STUART A. COHEN,
Deceased.

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

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

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

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 Friday, July 17, 2026.

REBECCA COHEN
Personal Representative
1737 Lucas Drive
Clearwater, FL 33759
SARAH E. WILLIAMS, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 0056014
SPN #: 01702333
Sarah E. Williams, P.A.
840 Beach Drive N.E.
St. Petersburg, Florida 33701
Telephone: (727) 898-6525
Email:
swilliams@sarahewilliamspa.com
Secondary Email:
legalassistant@sarahewilliamspa.com
July 17, 24, 2026 26-03164N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-5829 ES-3
IN RE: ESTATE OF
CRAIG S. O'BRIEN
Deceased.

The administration of the estate of CRAIG S. O'BRIEN, deceased, whose date of death was March 20, 2026, and the last four digits of whose social security number is xxx-xx-6778, 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 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 July 17, 2026.

Personal Representative:
Sherman D. O'Brien
5726 Windsor Gate Lane
Fairfax, Virginia 22030
Attorney for Personal Representative:
Brian P. Marantz, Esq.
E-Mail Address:
brianmarantzlaw@gmail.com
Florida Bar No. 64944
The Law Office of Brian Marantz
801 West Bay Drive, Suite 320
Largo, Florida 33770
Telephone: (727) 512-5137
July 17, 24, 2026 26-03108N

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-003187-ES
In Re: Estate of
PETER OTTO BUETTNER,
Deceased.

The administration of the estate of Peter Otto Buettner, deceased, File Number 26-003187-ES, is pending in the Pinellas County, Florida, Probate Division, the address of which is: Pinellas County Circuit Court, Probate Division, 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 INTERESTED PERSONS ARE NOTIFIED THAT: All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

Personal Representative:
Elke Ute Nicolay,
c/o attorney Jonathan David, Esq.,
9200 S. Dadeland Blvd., Suite 214
Miami, FL 33156
Attorney for Personal Representative:
Jonathan N. David, Esq.,
Fla. Bar No. 906816
9200 S. Dadeland Blvd., Suite 214
Miami, FL 33156
Tel: (305) 665-9895
Fax: (866) 936-4064
e-mail: jdavid@southmiamilegal.com
(corresp.)
e-service:
pleadings@southmiamilegal.com
(service)
July 17, 24, 2026 26-03137N

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-001839-CI
PLANET HOME LENDING, LLC,
Plaintiff, v.
RIFAT BOLOS; et al,
Defendant(s).
To the following Defendant(s):
RIFAT BOLOS
(Last Known Address: 208 Bates Avenue, Indian Rocks Beach, FL 33785)
UNKNOWN SPOUSE OF RIFAT BOLOS
(Last Known Address: 208 Bates Avenue, Indian Rocks Beach, FL 33785)

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

LOT 97, BAHIA VISTA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE(S) 26 AND 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 208 BATES AVENUE, INDIAN ROCKS BEACH, FL 33785

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 13th day of July, 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
July 17, 24, 31; Aug. 7, 2026
26-03143N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-007361-CI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
KELLY DALTON, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 06, 2026 in Civil Case No. 25-007361-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Kelly Dalton, 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 6th day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 2 and the South 5 feet of Lot 3, Block 18, RIO VISTA SECTION 5, a subdivision according to the plat thereof, as recorded in Plat Book 13, Page 50, 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
25-14855FL
July 17, 24, 2026 26-03107N

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. 26-003219-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CROSS 2024-H1 MORTGAGE TRUST,
Plaintiff, vs.
UNKNOWN TRUSTEE OF THE MELISSA LOVEN TRUST U/A/D APRIL 7, 2022, et al.
Defendant(s).

TO: UNKNOWN TRUSTEE OF THE MELISSA LOVEN TRUST U/A/D APRIL 7, 2022, and UNKNOWN BENEFICIARIES OF THE MELISSA LOVEN TRUST U/A/D APRIL 7, 2022, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 11, BLOCK R, PLAT OF BOCA CEIGA PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 24, 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 14th day of July, 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
26-388202
July 17, 24, 2026 26-03171N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25-010370-CO
OASIS HOME OWNERS', INC., a Florida profit corporation,
Plaintiff, v.
LORRAINE M. LASHER; AND ANY UNKNOWN PARTY OR PARTIES IN POSSESSION OF THE PROPERTY,
Defendants.

Notice is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered on July 7, 2026, in this cause, in the County Court of Pinellas County, Florida, the office of Ken Burke, Clerk of the Court, shall sell the property situated in Pinellas County, Florida, described as:

Unit Number 57, of OASIS MOBILE PARK, A COOPERATIVE, according to Exhibit "C-2," (plot plan) of the Master Occupancy Agreement as recorded in Official Records Book 8941, Pages 2076-2133, and as amended in Official Records Book 14994, Pages 1144-1145, of the Public Records of Pinellas County, Florida, together with the appurtenant Membership Certificate #170 of Oasis Home Owners Inc.
Parcel Identification #10-30-15-63710-000-0570
Also known as 12766 Seminole Boulevard, Lot #57, Largo, Florida 33778.
THE SALE DOES NOT INCLUDE THE DEED TO THE LOT BUT ONLY THE RIGHT OF USE SUBJECT TO THE GOVERNING DOCUMENTS OF THE PLAINTIFF.

at public sale, to the highest and best bidder, for cash, online at www.pinellas.realforeclose.com, on August 23, 2026, beginning at 10:00 AM.

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.

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

Dated this 10th day of July 2026.

Johnson Pope Bokor
Ruppel & Burns, LLP
360 Central Avenue,
Suite 500
St. Petersburg, Florida 33701
(727) 999-9900 - Telephone
(727) 800-5981 – Facsimile
Email Address: kmaller@jpfirm.com
Secondary email:
kmurphy@jpfirm.com
Attorneys for Plaintiff,
OASIS HOMEOWNERS', INC.
/s/ Karen E. Maller
Karen E. Maller, Esquire
Florida Bar No. 822035
July 17, 24, 2026 26-03124N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-001861-CI
FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1,
Plaintiff, vs.
CARA E. KELLER F/K/A CARA E. CRAWFORD; ROSS KELLER, II; PINE RIDGE AT LAKE TARPON VILLAGE I CONDOMINIUM ASSOCIATION, INC.;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.
Defendant(s).

TO: CARA E. KELLER F/K/A CARA E. CRAWFORD
(Current Residence Unknown)
(Last Known Address(es))
1308 PINE RIDGE CIRCLE EAST, UNIT F-2
TARPON SPRINGS, FL 34688
1252 SALT LAKE DRIVE
TARPON SPRINGS, FL 34689

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

CONDOMINIUM UNIT F-2, BUILDING NO. 123, OF PINE RIDGE AT LAKE TARPON, VILLAGE I-#1, A CONDOMINIUM, PHASE XIV, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 5702, PAGE 1317, AS AMENDED BY AMENDMENT NO. 5 IN O.R. BOOK 5753, PAGE 2082, AND ANY FURTHER AMENDMENTS THERETO, AND ACCORDING TO CONDOMINIUM PLAT BOOK 74, PAGES 57 THROUGH 61, INCLUSIVE, AND ACCORDING TO CONDOMINIUM PLAT BOOK 76, PAGES 26 THROUGH 28, INCLUSIVE, ALL OF PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
A/K/A: 1308 PINE RIDGE CIRCLE EAST, UNIT F-2, TARPON SPRINGS, FL 34688.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, within 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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:

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

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

WITNESS my hand and the seal of this Court this 8th day of July, 2026.

KEN BURKE
As Clerk of the Court and/or Comptroller
/s/ Thomas Smith

26-52783
July 17, 24, 2026 26-03092N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 26-002649-CI
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SANDRA HENNESSY, DECEASED; ET AL
Defendant(s)
To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SANDRA HENNESSY, DECEASED
4710 BAY ST NE, APT 204,
SAINT PETERSBURG, FL 33703

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

UNIT 204 OF WINSTON PARK NORTHEAST 200 CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3901, PAGE(S) 307, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
a/k/a 4710 BAY ST NE, APT 204,, SAINT PETERSBURG, FLORIDA 33703

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before , a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste.300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you hearing or voice impaired, call 711."

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

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

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-00118 SPS
V1.20140101
July 17, 24, 31; Aug. 7, 2026
26-03116N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-007905-CO
WOODSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
PETER BENBURY WOOD, and UNKNOWN TENANT(S),
Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 25-007905-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

THAT CERTAIN PARCEL CONSISTING OF UNIT 1801A, AS SHOWN ON CONDOMINIUM PLAT OF WOODSIDE VILLAGE, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM PLAT BOOK 34, PAGES 78 THROUGH 86, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4861, PAGES 617 THROUGH 686, TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID DECLARATION AND CONDOMINIUM PLAT AS FROM TIME TO TIME MAY BE MADE, ALL AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH THE EXHIBITS ATTACHED THERETO AND MADE A PART THEREOF; AND TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.
PARCEL ID NO.: 31-29-16-99081-014-8011 ("Property")
Property Address: 4215 East Bay Dr #1801A, Largo, Florida, 33764

at public sale, to the highest and best bidder for cash at 10:00 a.m. on August 13, 2026. The sale shall be conducted online at http://www.Pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 9th day of July 2026.

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/Jennifer Schick
Monique E. Parker,
Florida Bar No.: 0669210
Jennifer Schick,
Florida Bar No. 195790
10597-012
July 17, 24, 2026 26-03115N

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-001332-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-8,
Plaintiff, v.
FAITH KERPER, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 23, 2026 and entered in Case No. 24-001332-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein FAITH KERPER, et al., are the Defendants. The Clerk of the Court, KEN BURKE, CPA, will sell to the highest bidder for cash at https://www.pinellas.realforeclose.com on July 30, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

UNIT 102, BUILDING 3, OF THE OAKS AT COUNTRYSIDE I, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUMS THEREOF RECORDED IN OFFICIAL RECORDS BOOK 6135, PAGE 252, AND CONDOMINIUM PLAT BOOK 88, PAGE 113, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS
and commonly known as: 3028 RED OAK COURT, UNIT 102, PALM HARBOR, FL 34684 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
July 17, 24, 2026 26-03142N

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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-10618-CO
PALMBROOKE TOWNHOMES PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff, vs.
TODD O. BARTLET,
Defendant.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 25-10618-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

Lot 2, Block 5, Palmbrooke Townhomes, according to the map or plat thereof, as recorded in Plat Book 130, Page(s) 35 through 39, inclusive, of the Public Records of Pinellas County, Florida.
PARCEL I
D NO.: 30-30-16-65488-005-0020 ("Property")

Property Address: 8354 66th Way, Unit 5002, North, Pinellas Park, FL 33781

at public sale, to the highest and best bidder for cash at 10:00 a.m. on August 13, 2026. The sale shall be conducted online at http://www.pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 22nd day of June 2026.

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ Jennifer Schick.
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No.: 0394580
Adam C. Gurley,
Florida Bar No.: 112519
Jennifer Schick,
Florida Bar No.: 0195790
10152-081
July 17, 24, 2026 26-03101N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-001662-CI
SENECA MORTGAGE SERVICING, LLC,
Plaintiff, vs.
KATRINA EVANS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 15, 2026 in Civil Case No. 25-001662-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein SENECA MORTGAGE SERVICING, LLC is Plaintiff and Katrina Evans, 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 5th day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 9, TERRA-ALTO ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 5, 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 of 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
25-11501FL
July 17, 24, 2026 26-03106N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-000880-CI
NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
JASON BOBBITT; et al,
Defendant(s).

To the following Defendant(s):
JASON BOBBITT
(Last Known Address: 5016 E HOFFMAN ST, BALTIMORE, MD 21205)
UNKNOWN SPOUSE OF JASON BOBBITT
(Last Known Address: 5016 E HOFFMAN ST, BALTIMORE,, MD 21205)

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

LOT 6, BLOCK 2, STREMMA PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 75, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 502 6TH AVENUE NW, LARGO, FL 33770

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 10th day of July, 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
July 17, 24, 2026 26-03120N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-003791-CI
FIGURE LINE OF CREDIT TRUST 2020-1,
Plaintiff, vs.
LOUIS ZAVALA A/K/A LOUIS R. ZAVALA, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 14, 2025 in Civil Case No. 24-003791-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein FIGURE LINE OF CREDIT TRUST 2020-1 is Plaintiff and Louis Zavala a/k/a Louis R. Zavala, 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 5th day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

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.

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 of 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
24-09590FL
July 17, 24, 2026 26-03105N

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 19-006793-CI
HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-3,
Plaintiff, vs.
CRYSTAL FAY CRATIC A/K/A CRYSTAL FAYE CRATIC A/K/A CRYSTAL F. CRATIC; BAYFRONT HMA MEDICAL CENTER, LLC D/B/A BAYFRONT MEDICAL CENTER;
Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated July 6, 2026, and entered in Case No. 19-006793-CI, of the Circuit Court of the Sixth Judicial Circuit in and for PINELLAS County, Florida. HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-3, is Plaintiff and CRYSTAL FAY CRATIC A/K/A CRYSTAL FAYE CRATIC A/K/A CRYSTAL F. CRATIC; BAYFRONT HMA MEDICAL CENTER, LLC D/B/A BAYFRONT MEDICAL CENTER, are defendants. Ken Burke, Clerk of the 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 13TH day of AUGUST, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 38, LAKEVIEW GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 10, 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 discapacitación 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 resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 10th day of July, 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/ Mark Elia
Mark Elia, Esq.
Bar Number: 695734
PHH11789-18/sap
July 17, 24, 2026 26-03131N

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. 26-003317-CI
PennyMac Loan Services, LLC
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Judith Fowler a/k/a Judith Ann Fowler, Deceased; Normandy Park Oaks Condominium Association, Inc.; Kimberly Lynn Enzor a/k/a Kimberly L. Enzor a/k/a Kimberly Lynn Fowler; Melissa Ann Fowler a/k/a Melissa A. Fowler a/k/a Melissa Fowler Graves; Angela Kaye Fiscel a/k/a Angela Kaye Wynn a/k/a Angela Kaye Fowler
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Judith Fowler a/k/a Judith Ann Fowler, Deceased
Last Known Address: Unknown

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

THAT CERTAIN CONDOMINIUM PARCEL DESCRIBED AS UNIT 7, BUILDING "O", NORMANDY PARK CONDOMINIUM IV, AND AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS OF THE DECLARATION OF CONDOMINIUM OF NORMANDY PARK CONDOMINIUM IV, RECORDED IN OFFICIAL RECORDS BOOK 3224, PAGE 622, AND ANY AMENDMENTS THERETO, AND THE PLAT THEREOF RECORDED IN AND ANY AMENDMENTS THERETO, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 4, PAGE(S) 95 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on July 10, 2026.

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

Orlando F. Amador, Esquire
Brock & Scott, PLLC.,
4919 Memorial Hwy,
Suite 135,
Tampa, FL 33634
File # 26-F01199
July 17, 24, 2026 26-03117N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26-003483-CI
DIVISION: 20
EQUITY TRUST COMPANY AS CUSTODIAN FBO ACCOUNT #200387521 IRA,
Plaintiff, v.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF H.W. FORBES A/K/A HENRY FORBES, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MAHALIE B. FORBES, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MAGGIE (FORBES) MCNEESE COOPER, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CLAUDE COOPER, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF ETHEL LOUISE (COOPER) PETERSON, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JOHN PETERSON, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MARSHA (PETERSON) BOUTWELL, DECEASED; JENNIFER BOOKER; MATTHEW BOUTWELL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN TENANT #1 and UNKNOWN TENANT #2, the names being fictitious to account for parties in possession,
Defendants.

To: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Claimants Claiming By, Through, Under or Against H.W. Forbes a/k/a Henry Forbes, Deceased
Last Known Address: Unknown
Current Address: Unknown
To: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Claimants Claiming By, Through, Under or Against Mahalie B. Forbes, Deceased
Last Known Address: Unknown
Current Address: Unknown
To: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Claimants Claiming By, Through, Under or Against Maggie (Forbes) McNeese Cooper, Deceased
Last Known Address: Unknown
Current Address: Unknown
To: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Claimants Claiming By, Through, Under or Against Claude Cooper, Deceased
Last Known Address: Unknown
Current Address: Unknown
To: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Claimants Claiming By, Through, Under or Against Ethel Louise (Cooper) Peterson, Deceased
Last Known Address: Unknown
Current Address: Unknown
To: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Claimants Claiming By, Through, Under or Against John Peterson, Deceased
Last Known Address: Unknown
Current Address: Unknown
To: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Claimants Claiming By, Through, Under or Against Marsha (Peterson) Boutwell, Deceased
Last Known Address: Unknown
Current Address: Unknown
To: Any and All Unknown Parties Claiming By, Through, Under, and Against the Herein Named Individual Defendants Who Are Not Known To Be Dead or Alive, Whether Said Unknown Parties May Claim an Interest as Spouses, Heirs, Devisees, Grantees, or Other Claimants
Last Known Address: Unknown
Current Address: Unknown

YOU ARE NOTIFIED that an action to determine beneficiaries on the following property in Pinellas County, Florida:

BEGINNING FOUR-HUNDRED AND TEN (410) FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT THREE (3), SECTION TWO (2), TOWNSHIP TWENTY-SEVEN (27) SOUTH, RANGE FIFTEEN (15) EAST, AS A POINT OF BEGINNING; RUN THENCE EAST FOUR-HUNDRED TWENTY (420) FEET; THENCE SOUTH FOUR-HUNDRED TWENTY (420) FEET; THENCE WEST FOUR-HUNDRED TWENTY (420) FEET; THENCE NORTH FOUR-HUNDRED TWENTY (420) FEET TO POINT OF BEGINNING. LESS AND EXCEPT THOSE PORTIONS THEREOF DESCRIBED IN OFFICIAL RECORDS BOOK 6459, PAGE 205 AND OTHER DEEDS OF RECORD.
Property Address: ANCLOTE ROAD, TARPON SPRINGS, FL 34689

has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication on Plaintiff's attorney, Quinn Legal, P.A., whose address is 4025 Tampa Road, Suite 1205, Oldsmar, FL 34677; eservice@quinnlegal.com; equinn@quinnlegal.com, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

**See the Americans with Disabilities Act

ATTENTION: PERSONS WITH DISABILITIES

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

WITNESS my hand and the seal of this court on this 10th day of July, 2026.

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

Quinn Legal, P.A.
4025 Tampa Road, Suite 1205
Oldsmar, FL 34677
Phone: 727-474-9603
eservice@quinnlegal.com
equinn@quinnlegal.com
July 17, 24, 31; Aug. 7, 2026
26-03121N

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 26-2163-CO
COVE SPRINGS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
KAREN GUTHRIE MARSHALL and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

TO: KAREN GUTHRIE MARSHALL and ANY UNKNOWN OCCUPANTS IN POSSESSION

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, COVE SPRINGS CONDOMINIUM ASSOCIATION, INC., herein in the following described property:

Unit 124, Building 1, COVE SPRINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Official Records Book 4860, Pages 1554-1611, and all its attachments and amendments, and as recorded in Condominium Plat Book 34, Pages 69-75, of the Public Records of Pinellas County, Florida. With the following street address: 4805 Alt. 19, #124, Palm Harbor, Florida, 34683

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

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

WITNESS my hand and the seal of this Court on 10th day of July, 2026.

KEN BURKE
CLERK AND COMPTROLLER
By: /s/ Thomas Smith
Deputy Clerk

Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
July 17, 24, 2026 26-03122N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 26-3568-CO
VENDOME VILLAGE UNIT THIRTEEN ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
MARGARET L. ALTAVILLA and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

TO: MARGARET L. ALTAVILLA

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, VENDOME VILLAGE UNIT THIRTEEN ASSOCIATION, INC., herein in the following described property:

Apartment No. 7005, VENDOME VILLAGE UNIT THIRTEEN, a Condominium, according to the plat thereof as recorded in Condominium Plat Book 14, Pages 33-34, and being further described in that certain Declaration of Condominium recorded in O.R. Book 4041, Page 119, as amended, all of the Public Records of Pinellas County, Florida; together with an undivided interest or share in the common elements appurtenant thereto. With the following street address: 7005 Monte Carlo, Pinellas Park, Florida, 33781

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

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

WITNESS my hand and the seal of this Court on 10th day of July, 2026.

KEN BURKE
CLERK AND COMPTROLLER
By: /s/ Thomas Smith
Deputy Clerk

Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
July 17, 24, 2026 26-03123N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-003520-CI
KIAVI FUNDING, INC.,
Plaintiff, v.
ABODES TASK FORCE LLC, a Florida Limited Liability Company; RICHARD ABREU; CREATIVE STYLE, LLC; BEEGREEN SOLAR LLC; MARCELA LOPEZ; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 26, 2026 entered in Civil Case No. 25-003520-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein KIAVI FUNDING, INC., Plaintiff and ABODES TASK FORCE LLC, a Florida Limited Liability Company; RICHARD ABREU; CREATIVE STYLE, LLC; BEEGREEN SOLAR LLC; MARCELA LOPEZ are defendants, Ken Burke, Clerk of Court, will sell the property at public sale in an online sale at www.pinellas.realforeclose.com, beginning at 10:00 A.M. on August 6, 2026 the following described property as set forth in said Final Judgment, to-wit:.

LOT 3, BLOCK N, BROADWATER UNIT TWO BLOCK N, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 69, PAGE(S) 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 4568 40TH ST SOUTH, ST PETERSBURG, FL 33711

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

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

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No: 3843.000232
July 17, 24, 2026 26-03089N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-011301-CO
INVERNESS CONDOMINIUM V ASSOCIATION INC.,
Plaintiff, vs.
JUDITH K. BERRY, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JUDITH K. BERRY (DECEASED), and UNKNOWN TENANT(S),
Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 25-011301-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

Unit 10-209, Building 10, Inverness Phase V, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5897, page 2013, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements.

PARCEL ID NO.: 31-28-16-43215-005-2090 ("Property")

Property Address: 2599 Countryside Boulevard Unit 209 Clearwater, Florida 33761

at public sale, to the highest and best bidder for cash at 10:00 a.m. on July 30, 2026 The sale shall be conducted online at http://www.Pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 8th day of July 2026.

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ Jennifer Schick.
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No.: 0394580
Adam C. Gurley,
Florida Bar No.: 112519
Jennifer Schick,
Florida Bar No.: 0195790
10622-005
July 17, 24, 2026 26-03088N

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. 26-001969-CI
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ELLIOTT C. SWIFT AKA ELLIOTT CLUNE SWIFT, DECEASED, et al.
Defendants.

TO:
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ELLIOTT C. SWIFT AKA ELLIOTT CLUNE SWIFT, DECEASED
CURRENT RESIDENCE UNKNOWN

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

CONDOMINIUM UNIT 402, TREASURE ISLAND TENNIS & YACHT CLUB #1, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORD BOOK 4060, PAGES 406 THROUGH 501, TOGETHER WITH A 0.9995% INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, AND ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN CONDOMINIUM PLAT BOOK 15, PAGE 1-8, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

commonly known as 450 TREASURE ISLAND CSWY, APT 402, TREASURE ISLAND, FL 33706 has been filed against you and you are required to serve a copy of your written 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 ADA Coordinator, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, 727-464-4062, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: July 9th, 2026.

CLERK OF THE COURT
Honorable Ken Burke
315 Court Street
Clearwater, Florida 33756
(COURT SEAL) By: /s/ Thomas Smith
Deputy Clerk

328202/2633296/and
July 17, 24, 2026 26-03113N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-006325-CI
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, v.
JOAN MAY F/K/A JOAN R. KIKER; JAMES MAY; KENNETH W. KIKER; FIFTH THIRD BANK, N.A.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 23, 2026 entered in Civil Case No. 25-006325-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff and JOAN MAY F/K/A JOAN R. KIKER; JAMES MAY; FIFTH THIRD BANK, N.A.; are defendants, Ken Burke, Clerk of Court, will sell the property at public sale in an online sale at www.pinellas.realforeclose.com beginning at 10 A.M. on August 6, 2026 the following described property as set forth in said Final Judgment, to-wit:.

LOT 3, REPLAT OF BLOCK "X", SIXTH ADDITION TO GULF SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 120, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 14204 E PARSLEY DR, MADEIRA BEACH , FL 33708

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

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:
ftlrealprop@kelleykronenberg.com
/s/ Marc A. Marra
Marc A. Marra
FBN: 91185
File No: 5299.000314
July 17, 24, 2026 26-03100N

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. 25-002086-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2024-NQM4 TRUST,
Plaintiff, vs.
DAVID M. TOMS JR., et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 08, 2025, and entered in 25-002086-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2024-NQM4 TRUST is the Plaintiff and DAVID M. TOMS JR. 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 August 05, 2026, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 1/2 OF LOTS 1 AND 2, BLOCK A, BRAE BURN PARK ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT PLAT BOOK 36, PAGE 40; IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 758 MAC CRILLUS RD, LARGO, FL 33770

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 13 day of July, 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
24-257249 - CyO
July 17, 24, 2026 26-03182N

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 24-004051-CI
PENNYMAC LOAN SERVICES, LLC
Plaintiff(s), vs.
JOSUE DANIEL CORDERO; UNITED STATES OF AMERICA
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on June 22, 2026 in the above-captioned action, the Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of August, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 5, BLOCK P, BROOKHILL UNIT 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 23, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property address: 1343 South Hillcrest Avenue, Clearwater, FL 33756

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE HUMAN RIGHTS OFFICE. 400 S. FT. HARRISON AVE., STE. 500 CLEARWATER, FL 33756, (727) 464-4062 V/TDD; OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES.

Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-008622-1
July 17, 24, 2026 26-03090N

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. 25-002081-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2024-NQM4 TRUST,
Plaintiff, vs.
DAVID M. TOMS, JR. A/K/A DAVID TOMS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 08, 2025, and entered in 25-002081-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2024-NQM4 TRUST is the Plaintiff and DAVID M. TOMS, JR. A/K/A DAVID TOMS 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 August 05, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 43, PARK VIEW ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 42, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 1270 13TH CT SW, LARGO, FL 33770

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 13 day of July, 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
24-244836 - CyO
July 17, 24, 2026 26-03181N

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-003926-CI
CSMC 2022-NQM5 TRUST,
Plaintiff, vs.
HAO NY HAO, LLC, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 7, 2026, and entered in 24-003926-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein CSMC 2022-NQM5 TRUST is the Plaintiff and HAO NY HAO, LLC are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on August 05, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 7 AND 8, SECOND ADDITION TO FORD'S SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 75, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;, LESS THE NORTH 65 FEET THEREOF.

Property Address: 8115 61ST STREET NORTH, PINELLAS PARK, FL 33781

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 13 day of July, 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
24-174484 - MaS
July 17, 24, 2026 26-03183N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-006963-CI
KIAVI FUNDING, INC.,
Plaintiff, v.
WHITE CABINET CORPORATION, a Florida Corporation; RALPH VILLEDROUIN, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 23, 2026 entered in Civil Case No. 25-006963-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein KIAVI FUNDING, INC., Plaintiff and WHITE CABINET CORPORATION, a Florida Corporation; RALPH VILLEDROUIN, an Individual; UNKNOWN TENANT #1 NKA TWILA TURNER; UNKNOWN TENANT #2 NKA REFUSED NAME 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 30, 2026 the following described property as set forth in said Final Judgment, to-wit:.

LOT 12, BLOCK D, DENVER STREET REPLAT OF BAYOU GRANDE SECTION OF SHORE ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE(S) 6 AND 7, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 6070 Denver St NE, Saint Petersburg, FL 33703

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: ftlrealprop@kelleykronenberg.com
/s/ Barron Becker
Barron Becker, Esq.
FBN: 1031460
File No: 3843.000283
July 17, 24, 2026 26-03141N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-004206-CI
U. S. BANK TRUST COMPANY, NATIONAL ASSOCIATION AS TRUSTEE FOR CMALT REMIC 2005-A1 - REMIC PASS-THROUGH CERTIFICATES. SERIES 2005-A1,
Plaintiff, vs.
MICHAEL H. ANDERSON JR A/K/A MICHAEL H. ANDERSON, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 04, 2026 in Civil Case No. 25-004206-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein U. S. BANK TRUST COMPANY, NATIONAL ASSOCIATION AS TRUSTEE FOR CMALT REMIC 2005-A1 - REMIC PASS-THROUGH CERTIFICATES. SERIES 2005-A1 is Plaintiff and Michael H. Anderson JR a/k/a Michael H. Anderson, 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 4th day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 3 AND the East 1.5 feet of Lot 2, Block F, Indian Rocks Village 1st Addition, according to the map or plat thereof recorded in Plat Book 51, Page 47, of the Public Records of Pinellas County, Florida.

Parcel Number: 05-30-15-42949-006-0030

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
24-10361FL
July 17, 24, 2026 26-03104N

FIRST INSERTION

NOTICE OF ACTION
(AS TO UNKNOWN SPOUSE OF RICHARD FITZGERALD)
IN AND FOR CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-002483-CI
VELOCITY COMMERCIAL CAPITAL, LLC a foreign limited liability company,
Plaintiff, vs.
RICHARD FITZGERALD, individually; UNKNOWN SPOUSE OF RICHARD FITZGERALD, individually; CITY OF SEMINOLE, FLORIDA, a Florida municipal corporation; and UNKNOWN PARTY OR PARTIES IN POSSESSION.
Defendants.

TO: UNKNOWN SPOUSE OF RICHARD FITZGERALD
9200 PARK BLVD. APT 101
SEMINOLE, FL 33777

YOU ARE NOTIFIED that a foreclosure action on the following properties located in Pinellas County, Florida have been filed against you:

LEGAL DESCRIPTION
The West 6 feet of Lot 15 and all of Lot 16, Block C, Second Addition to Betty Lane Heights Subdivision, according to the map or plat thereof as recorded in Plat Book 36, Page 29, Public Records of Pinellas County, Florida.
Property Address: 1341 Sandy Lane, Clearwater Florida 33755
Parcel ID: 03-29-15-08388-003-0160

You are required to file written defenses with the Clerk of this Court and to serve a copy within thirty (30) days after first publication of this notice , on Paul A. Giordano, Esq., Attorney for Plaintiff, whose address is Roetzel & Andress, 1617 Hendry Street, Suite 400, Fort Myers, Florida 33901 pgiordano@ralaw.com, serve.pgiordano@ralaw.com; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

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

WITNESS my hand and seal of the Court on the 8th day of July, 2026.

Ken Burke, CPA
Clerk of the Circuit Court, Pinellas County
By: /s/ Thomas Smith
Deputy Clerk
July 17, 24, 2026 26-03112N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 23-006219-CI
PAUL A. LESTER,
Plaintiff, V.
RICHARD C. LOEFGREN,
Defendant.

NOTICE IS HEREBY GIVEN that pursuant to an Order of Second Amended Final Summary Judgment of Foreclosure dated July 8, 2026, and entered in Case No. 23-006219-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County Florida, in that certain case styed, Paul A. Lester, Plaintiff, v. Richard C. Loefgren, Defendant, the Clerk of Pinellas County Florida, will sell to the highest and best bidder for cash, to be held online at www.pinellas.realforeclose.com., in accordance with Chapter 45, Florida Statutes, at 10:00 AM.on August 7, 2026, the following described personal property as set forth in said Order of Amended Final Summary Judgment of Foreclosure, to wit:

All member shares owned by Richard C. Loefgren in Tiburon Management Consultants LLC

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lawsuit, must file a claim within 60 days after the sale.

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

Dated this 10th day of July 2026.
COLE, SCOTT & KISSANE, P.A.
Counsel for Plaintiff Paul A. Lester
500 N. Westshore Blvd.
Suite 700
Tampa, Florida 33609
Telephone (813) 509-2691
Facsimile (813) 286-2900
Primary e-mail: daniel.nicholas@csklegal.com
Secondary e-mail: roxanne.cohen@csklegal.com
By:Daniel A. Nicholas
Florida Bar No.: 0847755
July 17, 24, 2026 26-03125N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 522026CC006490XXCOCO
CIVIL DIVISION
REFERENCE NO. 26-006490-CO-41
SUGAR CREEK DEVELOPMENT, LLC, etc.,
Plaintiff, vs
ANA M. AMORIM, et al., etc.,
Defendants.

TO: ANA M. AMORIM
Defendant
339 Renaud Street
Fall River, MA 02721-4831

YOU ARE NOTIFIED that an action for enforcement of landlord's lien on the following described property in Pinellas County, Florida:

1981 PALM mobile home with identification nos. 17130A and 17130B, title no. 0019513884 and 0019513883 and decal no. 02885728 and 02885709 located on Lot 22 in SUGAR CREEK MOBILE HOME COMMUNITY,

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

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

WITNESS MY HAND AND SEAL OF THIS COURT, ON THE July 13, 2026.

Ken Burke,
Clerk of the Circuit Court
BY: /s/ Thoms Smith
Deputy Clerk
July 17, 24, 2026 26-03159N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-006549-CI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
NANCY STERN; WOODLAKE ASSOCIATION, INC.; UNKNOWN SPOUSE OF NANCY STERN,
Defendants.

NOTICE June 26, 2026, in Case No. 25-006549-CI of the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and NANCY STERN, WOODLAKE ASSOCIATION, INC., AND UNKNOWN SPOUSE OF NANCY STERN are Defendants, the Office of Ken Burke, Pinellas County Clerk of the Court, will sell to the highest and best bidder for cash online at https://www.pinellas.realforeclose.com, beginning at 10:00 A.M. on August 6, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

UNIT NO. 123, WOODLAKE I CONDOMINIUM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN CONDOMINIUM PLAT BOOK 19, PAGE 38, AS AMENDED, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED 1.3052% INTEREST OR SHARE IN COMMON ELEMENTS APPURTENANT THERETO, ALL IN ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 1119, AS AMENDED, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 2072 SUNSET POINT RD, APT 123, CLEARWATER, FL 33765
together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

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

Dated this13th day of July 2026.
Sokolof Remtulla, LLP
Counsel for Plaintiff
1800 NW Corporate Blvd, Suite 302
Boca Raton, FL 33431
Telephone: (561) 507-5252
Facsimile: (561) 342-4842
Primary e-mail: vthuss@sokrem.com
Secondary e-mail: pleadings@sokrem.com
By: /s/ Victoria Thuss
Victoria Thuss, Esq.
Florida Bar No.: 1054177
Matter No.: 25-02799
July 17, 24, 2026 26-03172N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 26-001755-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV3
Plaintiff(s), vs.
DAVID M. TOMS JR.; KATHARINE U. ARNHOLT, IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF KATHARINE U. ARNHOLT, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN SPOUSE OF KATHARINE U. ARNHOLT; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

TO: KATHARINE U. ARNHOLT, IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF KATHARINE U. ARNHOLT, DECEASED, 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 33, REGO PARK FOREST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 45, PAGE 68, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.PARCEL ID NO. 32-29-15-74124-000-0330.
Property address: 763 Crescent Drive, Largo, FL 33770

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

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

DATED this the 9th day of July, 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. 24-008980-2
July 17, 24, 2026 26-03114N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-004913-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; JAMES POLACEK, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order dated July 8, 2026 entered in Civil Case No. 25-004913-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; JAMES POLACEK, an Individual; are defendants, Ken Burke, Clerk of Court, will sell the property at public sale at www.pinellas.realforecose.com, beginning at 10:00 A.M. on August 19, 2026 the following described property as set forth in said Final Judgment, to-wit:.

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 15 EAST, AND RUN THENCE NORTH 89 DEGREES 14 MINUTES 41 SECONDS WEST ALONG THE SECTION LINE, 694.22 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 31 SECONDS WEST, 745.99 FEET; FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 16 MINUTES 31 SECONDS WEST 80.00 FEET, THENCE NORTH 89 DEGREES 18 MINUTES 18 SECONDS WEST 151.00 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 31 SECONDS EAST 80.00 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 41 SECONDS EAST 151.00 FEET TO THE POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.
Property Address: 11574 Murray Avenue, Seminole, FL 33778

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

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: ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 3843.000278
July 17, 24, 2026 26-03140N

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / PUBLIC NOTICE ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 28, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 01:00 PM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 28074, 1730 S Pinellas Ave, Ste I, Tarpon Springs, FL 34689, (727) 605-0137
Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
01007 - Gariepy, Brittany; 01010 - Filippelli, Annette; 229 - mere, maryam; 617 - Baetens, Seth

PUBLIC STORAGE # 28081, 38800 US Highway 19 North, Tarpon Springs, FL 34689, (727) 219-9944
Time: 01:15 PM
Sale to be held at www.storagetreasures.com.
B063 - Galdamez, Chantae; B130 - Pierce, Cole; C208 - Galdamez, Chantae; C248 - Biscardi, Michael; F369 - Murphy, Robert; H520 - Sanchez, Melba; H542 - Youmans, Katrina; H549 - Jimenez, Darwin; I620 - Erickson, Mindi; J739 - Reynolds, Alexander

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
July 10, 17, 2026 26-02998N

SECOND INSERTION

Notice of Public Sale
Multiple Facilities – Multiple Units

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

Extra Space Storage 10501 Belcher Rd S, Largo, FL 33777 on 7/29/2026 @ 10:30AM
Natalie Poritz - Household

Extra Space Storage 14433 62nd St N, Clearwater, FL 33760 on 7/29/2026 @ 12:00PM
Anas Khalaf - Kona Kai boat 32 ft

Extra Space Storage 9125 Ulmerton Rd, Largo, FL 33771 on 7/29/2026 @ 12:30PM
Tara Dennis Lawn Equipment, Electronics, Household Goods
Robert Sardella Art Supplies, Household Goods, Electronics
Charles Russell Bell Household Goods, Furniture

Extra Space Storage 1850 N Hercules Ave, Clearwater, FL 33765 on 7/29/2026 @ 1:00PM
Darious Fetcher - furniture, matress, boxes, small electronics
Anna DiLeo - spinette piano, bench

Extra Space Storage 1225 Missouri Ave N, Largo, FL 33770 on 7/29/2026 @ 1:00PM
Oliver Williams - Electronics, Furniture, Mattress, Bike, Safe
Rashonda Washington - Household Goods, Boxes, Totes
Natalie Brown - Household Goods, Clothes

Extra Space Storage 10700 US Hwy 19 N, Pinellas Park, FL 33782 on 7/30/2026 @ 11:00AM
LORETTA Vanstone - Household Goods/Furniture
Alexis Sanders - Personal Items, Clothes

Extra Space Storage 1844 N Belcher Rd, Clearwater, FL 33764 on 7/30/2026 @ 11:30AM
John Marti - Household Goods/Furniture
david albaugh - Tools and misc.
Phillip Thompson - Clothes Home goods
Victoria Christian - optical things

Extra Space Storage 13100 66th St, Largo, FL 33773 on 7/30/2026 @ 12:00PM
Lacrecia Davis - Household goods

Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 7/31/2026 @ 11:00AM
Tamara Kay Farr - Household goods/ Furniture

Extra Space Storage 404 Seminole Blvd, Largo, FL 33770 on 7/31/2026 @ 11:30AM
Marilyn Marcano - Beds ,Dressers, Boxes
Austin Little - General household items
Ronald Head - Boxes, 2 small Recliners . Tv stand , TV pots pans.
Destiny Collins - bags/boxes/totes
John Lagyak - Clothing, luggage
Stephanie Miehl - Memories, household items.

Extra Space Storage 111 N. Myrtle Ave, Clearwater, FL 33755 on 7/31/2026 @ 12:00PM
Randolph Noble - Totes, personal effects

Extra Space Storage 1945 Sunset Point Rd, Clearwater, FL 33765 on 7/31/2026 @ 12:30PM
Robert Nikic - household items

Extra Space Storage 1675 Starkey Rd, Largo, FL 33771 on 7/31/2026 @ 1:00PM
Margaret Mallery - Microwave, Croc Pot, Totes, Step Ladder
Mark McManus - Luggage, Totes, Tools, Bicycles, Ladders
Regie Bell - Hardwood Flooring, Tiles, Totes, Luggage, Chair

Extra Space Storage 1016 Belcher Rd, Clearwater, FL 33765 on 7/31/2026 @ 1:30PM
Alycia Alcaraz - Clothes, furniture
Maria Banas - furniture household
Tamika Jones - 3 bedroom furniture household items
Jessica Disney - Craft holiday supplies, china cabinet, music equipment

Extra Space Storage 1426 N McMullen Booth Rd, Clearwater, FL 33759 on 7/31/2026 @ 10:30AM
Ali Louhichi - oil

Extra Space Storage 10833 Seminole Blvd, Seminole, FL 33778 on 7/30/2026 @ 12:30PM
Adam Kendera - Tools, Tool box, Ladder, Mirror doors, Boxes

Extra Space Storage 13880 Walsingham Rd, Largo, FL 33774 on 7/29/2026 @ 11:30AM
Chassidy Houghtaling - Clothing and a vanity

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 takes possession of the property.
July 10, 17, 2026 26-02997N

Q&A
What is a public notice?
A public notice is information intended to inform citizens of government activities.
LV18237_V8

SECOND INSERTION

NOTICE OF PUBLIC SALE

Tropicana Mini Storage, located at **29712 US Hwy 19 N, Clearwater, FL 33761,** gives notice that the following units will be advertised and sold by competitive bidding on www.storagetreasures.com to satisfy the owner's lien.
(**Unit # - 0848 Jeff Currence, #0851 Jeff Currence**) & (**Unit #-1548 Tom Bernier**) The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on (**July 27th 2026 at 11AM**). Purchases must be made with cash only and paid at the above referenced facility to finalize the transaction. Tropicana Mini Storage - Clearwater may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 10, 17, 2026 26-03079N

SECOND INSERTION

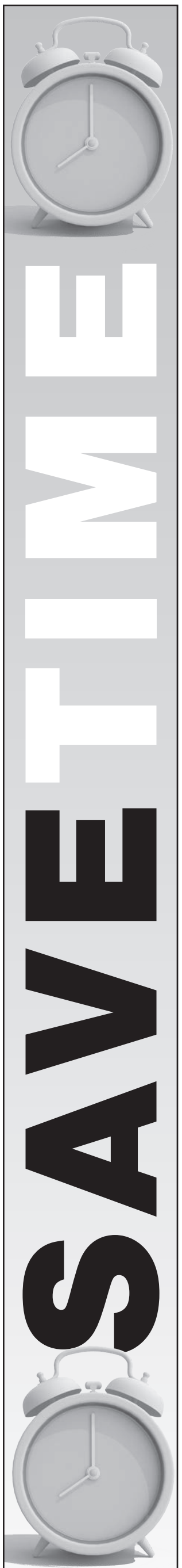
NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 28, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 07111, 199 Missouri Ave N, Largo, FL 33770, (727) 315-0688
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
1014 - Rossi, Christine E; 1034 - Belliveau, Jordan; 1087 - Wald, Mary; 1099 - Clark, Nila; 2005 - holte, Keyonia; 2015 - FLOWERS, BRANT; 2110 - Smith, Kristan; 2190 - Richardson, William; 2212 - Godmaire, Mary; 2213 - Temperino, James; 3039 - Frencher, Eddie; 3089 - Herndon, Charles F; 3135 - Miles, Marcel; 3208 - Talbott, Khaliah; B114 - McArdle, Francis; C129 - Ruffin, Brenda; C166 - Hoffmann, Andrew; C172 - stidham, Katherine
PUBLIC STORAGE # 07119, 4221 Park Blvd, Pinellas Park, FL 33781, (727) 551-4378
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
A220 - Johnson, Angel; A226 - constable, Anthony; A503 - wilder, Debra; B115 - Matola, Daniel; B208 - SPRAGUE, DEIDRA; B220 - Greiner, Katrina; B421 - Palo, Lisa; B508 - Knieps, Paul; B624 - long, adrienne; B630 - knieps, Paul; B637 - Sullivan, Kevin; P002 - Burns, Bb
PUBLIC STORAGE # 08759, 3657 Tampa Road, Oldsmar, FL 34677, (813) 259-7166
Time: 09:50 AM
Sale to be held at www.storagetreasures.com.
0309 - eby, Sheva; 0404 - Caron, Kevin; 1039 - Hirsch, Annmarie; 1087 - Smart, Christopher
PUBLIC STORAGE # 08217, 6820 Seminole Blvd, Seminole, FL 33772, (727) 498-8744
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
2410 - Roess, Sherry; 2414 - humpel, sandy; 2727 - Myrick, Rodney; 2728 - Blankenship, Alexis; 3212 - Moore, Wilhelmina; 3214 - Rients, Carlie; 3620 - Ramos, Brian; 3709 - Cottrell, Chad; 4105 - VANDERFORD, STEVEN; 4311 - Sanders, Debra
PUBLIC STORAGE # 20173, 6543 34th St N, Pinellas Park, FL 33781, (727) 498-0622
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
014A - King, Taylor; 390 - Lugo, Christie; B001 - Shakor, Yuzaria; B022 - Walton, Leonard; C018 - Mcwhorter, Adam; E022 - Buxton, Chantel; E035 - Pinder, Jeanree; F003 - knieps, Paul; F010 - Heers, Christopher; F011 - Plaud, Carlos ; F028 -Vaughn, Gregory; F049 - Malonson, Monserrat; F074 - Frazier, Machisha N; F077 - pearson, Marquiese; F082 - Weldy, Rob; F101 - KRANTZ, JENNIFER; G014 - Riggins-Woods, Jaierra; H004 - Kerwick, Bryan; H020 - knieps, Paul;
PUBLIC STORAGE # 20410, 5880 66th Street N, St Petersburg, FL 33709, (727) 547-3460
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
A014 - David, Sharon; A073 - Laine, Rhonda; A075 - White, Matthew; B044 - concha, Beatriz; B046 - Jones, Jonathan; B051 - Ames, Courtney T; C031 - Rieger, Ashton; C038 - Wissian, William; C052 - smith, Derrick; C102 - Taylor-Mcelhany, Rhocelle; C119 - Armstrong, Stephen; C135 - Wise, Daniel; C155 - Johnson, Felecia; D019 - Talbert, Jania; D021 - Wagner, Alexander; D024 - Nieves, Jesus; D040 - Hixon, Matthew; E015 - Pressley-Clemens, Brealina; E035 - Waters, Keyoshia; E036 - Faulkner, Victoria; E043 - Cirignano, Fred; F008 - Rivera, Jose; F017 - Edgewater Preparatory Academy Klenert, Daneen; F018 - Davis, Courtney; F021 - Sammartino, Zanna
PUBLIC STORAGE # 23431, 4080 Tampa Road East, Oldsmar, FL 34677, (813) 773-6571
Time: 10:40 AM
Sale to be held at www.storagetreasures.com.
2005 - Booth, Christina; 2043 - Castro, Stephanie; 2077 - Greenfield, Hank; 2117 - Rocks, Joseph; 3039 - Nelson, Daniel Charles; C034 - Reynolds, Michael; D002 - Smokers Delite Mink, Tammy; D123 - SCHULTZ, URSULA; D151 - Gonzalez, Alex; E024 - Fariss, Kaoutar; G021 - Leverone, Christina; G050 - rucker, aliyah; G124 - Stoneham, John
PUBLIC STORAGE # 20445, 8305 Ulmerton Road, Largo, FL 33771, (727) 249-0891
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
A003 - II, Maurice Squires; B069 - Ringer, Kevin; B079 - Lane, Mary; B080 - Williams, Nicholas; B084 - Rodgers, Cindy; B093 - Humes, Darlene; B120 - Moore, Gerry; C015 - Tavernari, Jared B; C018 - Roman, Adam; C039 - Santiago, Brandon; C043 - Be ideal beauty bar Monroe, Antoinette; C098 - Hughes, Bryce; C108 - Frayne, Anne; C115 - Garcia, Michelle Brianna; E003 - Watson, Jeremy
PUBLIC STORAGE # 20702, 1400 34th Street South, St Petersburg, FL 33711, (727) 502-6014
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
B017 - Higgs, Latrice; C010 - Hudson, Bryanna; C018 - witchers, Sergio; C073 - Johnson, Erica; C075 - Garcia, Enrique Quintero; C108 - MILLS, WENDELL; C116 - Griffin, SaNyya; D003 - Adkins, Jerrime; E011 - Lee, Lateria; E027 - Brown, Jenifter; E030 - henderson, Lebrianna; E032 - Blue, Curties; E066 - tolbert, bruce; E071 - Williams, Valerie; E106 - OLIVER, PETER; E132 - COX, MAURINE; E168 - wright, sophia; E172 - Vandevender, Garrett; E173 - Jackson, Michael
PUBLIC STORAGE # 20714, 4500 34th Street North, St Petersburg, FL 33714, (727) 547-3606
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
A001A - Scott, Madrid; A011 - Boykins, Zelda; A027 - corsa, Leslie; A055 - Robinson, Veronica; A059 - Shedlock, Kassia; B007 - Smith, Robert; B015 - Banks, Chailey; C009 - Bryant, Porschaonna; C044 - Davis, Kenneth; C069 - Young, Jacquese; D026 - Locklin, Crystal; D028 - McKinley, Tamica; D029 - caudell, Brandon; D069 - Watson, Tikiera; E051 - Kennedy, Raymon; F001 - Nettles, Mildred; F024 - Gram, Alfred; F067 - Dukes, kelly; F076 - Smith, Benjamin; G010 - Britt, Lisa; G038 - Moore, Erica; G043 - singleton, jamie; G048 - II, Ronnie Kasten; H022 - Papillon, Ernest; J002 - Elhersh, Bandar; J008 - Thwaite, Nick; J016 - Moore, Thomas; Del Elkin- C075
PUBLIC STORAGE # 25804, 14770 66th St N, Clearwater, FL 33764, (727) 304-3595
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
A04 - Walker, Eric; B41 - Gallardo, Hector; C08 - Bailey, Marquita; C134 - Losito, Antointte; C14 - Mccrum, Christopher; C50 - Wagner, Edwin; C58 - owen, merritt; D010 - hounsell, Kelsey; D022 - Bernard, Dylan; D025 - Blackwell, Albert; D038 - Daniels, Dion; D050 - Bennett, Shawn; D057 - Walker, Joshua; D213 - Lewis, Matthew; D284 - Walsh @, Kristin; D294 -Walsh @, Kristin; D295 - Lewis, Theresa; D300 - Walsh @, Kristin; D342 - Bailey, Marquita; E047 - Estrada, Jose; E135 -Alexander, Justin; F047 - Life Changing Ministries Long, Michael; F102 - McMahon, Thomas; F112 - Riley, Choncey
PUBLIC STORAGE # 28072, 1615 North Highland Ave, Clearwater, FL 33755, (727) 373-6088
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
1007 - Winthrop, Brianna; 147 - Monroe, Glynis; 427 - Rivera, Aleena; 462 - Jones, John; 516 - tennell, Hallemah; 545 - Hoyte, Amy; 636 - Jones, Shinel; 650 - Hamilton, Sharon; 656 - Bradham, Taniah; 667 - Jones, Martavious; 679 - mcguff, Kelly ; 680 - Clearwater Aesthetics Garrido, Eduardo; 689 - Caglione, Chris; 710 - Brown, Likisha; 727 - Duckworth, Ashley; 750 - Wortham, Paul; Chuck Durham-688
PUBLIC STORAGE # 29147, 13750 Walsingham Road, Largo, FL 33774, (727) 493-0046
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1011 - Biggins, Claude; 1028 - Miller, Quila; 1099 - Jemquin, David; 2094 - Feldman, Kyle; 2121 - Ayers, R. W; 2126 - Jackson, Shayna; 3012 - Borrelli, Christopher; 3094 - Wells, Sarah; 3136 - Devlin, Debra; 3246 - Wetherbee, Angelique; D004 - webb, brandon; D006 - Skeen, Teresa
PUBLIC STORAGE # 52102, 20865 US Hwy 19 North, Clearwater, FL 33765, (727) 258-2224
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
B037 - Welch, Lorenzo; B045 - Johnson, Khadijah; B052 - ARIE, WILLIAM; B075 - Scheaffe, Amanda; C045 - Delrosario, Christina; C062 - Consetcion, Efmarlin; C070 - Diaz, Nitosha; C099 - Blount, Richard; C108 - Crenshaw, Kemis; C149 - Maultsby, Sanchesz; C181 - Depaz, Francisco; D027 - Glenn, Britan; E014 - Rafsky, Christina
PUBLIC STORAGE # 52103, 16079 US Hwy 19 North, Clearwater, FL 33764, (727) 474-1763
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
A005 - Kile, Aaron; B017 - mcdaniel, Terri; C074 - Detsouvanh, Phouk; C080 - Pomeroy, Kelly; C082 - Stargell, Erica; C092 - Santiago, Melvin; C151 - Anderson, Laura; C160 - Poppell, Andrew; D007 - Taylor, Antoinique; D060 - Williams, Tyler; F032 - Livsey, Monte; G032 - Suchan, Theresa
PUBLIC STORAGE # 23917, 2150 25th St North, St Petersburg, FL 33713, (727) 306-9278
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
0312 - Johnson, Johnny; 0404 - Umoh, Prince; 0411 - Weston, Bernetta; 0426 - wilson, Gregory; 0627 - Merriex, Dorothy; 0628 - Hindman, Natasha; 0632 - WILSON, GREGORY; 0637 - Lagrone, Marcus; 0749 - Ward, Martha; 0761 - Hart, William; 0773 - Williams, Nadine; 0831 - Jr., Samuel Thomas; 0859 - Kendall, Cortney; 0906 - Lopez, Michael; 1020 - Gonzalez, Edwin; 1123 - Haggerty, Robyn; 2075 - Ford, Samantha Janelle

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
July 10, 17, 2026 26-02999N

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
LV10267
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer



Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon
Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20906_V10

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of CONSTANCE ELAINE WILSON and VICTORIA FULMER will, on July 22, 2026, at 10:00 a.m., at 1654 Clearwater Largo Road, Lot #139, Clearwater, Pinellas County, Florida 33756; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1968 NOBI MOBILE HOME,
VIN: N282,
TITLE NO.: 0003117368
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#31021-2839)

July 10, 17, 2026 26-03045N

SECOND INSERTION

Notice of Public Sale

Cardinal Mini Storage

Notice is hereby given that the following storage unit is intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on July 27, 2026, at the times and locations listed below.

Unit contains general household goods and furniture unless otherwise stated. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

CARDINAL MINI STORAGE

Start: July 27, 2026 10:30 AM EST
End: August 3, 2026 3:00 PM EST

Location: 3010 Alt 19N, Palm Harbor, FL 34683
Bidding: All bidding will take place online at bid13.com

AA29 Lisa Bellows

July 10, 17, 2026 26-03061N

--- ACTIONS ---

THIRD INSERTION

NOTICE OF ACTION
PETITION FOR DISSOLUTION OF MARRIAGE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA
Case No.: 24-002139FD
SKYLAR MARIE MARTINS,
Petitioner, And
CLAUDIO MARTINS,
Respondent.
TO: CLAUDIO MARTINS
State of FLORIDA

YOU ARE NOTIFIED that a Petition For Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, on James A. Obeso, Esquire, whose address is 535 Central Avenue, Suite 416, St. Petersburg, FL 33701 on or before 28 Days after 1st publication 2026, and file the original with the clerk of this Court at 501 1st Avenue North, 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.

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 a Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

This notice shall be published once a week for four (4) CONSECUTEIVE WEEKS in Business Observer.

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: 6/26/2026

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

July 3, 10, 17, 24, 2026
26-02935N

--- ACTIONS / SALES ---

FOURTH 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:
1 786 635 1003
1 470 250 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

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.: 26-000506-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

FOURTH 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

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

FOURTH 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, FL33701 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., 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

FOURTH 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

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
FAMILY DIVISION
CASE NO: 26-000326-FD
MOSES KOULIK,
Petitioner/Husband,
OLHA STAFIIEVSKA
Respondent/Wife.
TO: TETIANA STAFIIEVSKA
1027 16th Avenue NW, Unit A
Clearwater FL 33756

YOU ARE NOTIFIED that an Amended Third Party Complaint in 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 Moses Koulik c/o William D. Slicker, Esq., whose address is 5505 38th Avenue North, St. Petersburg, Florida 33710 on or before {date} 28 Days after 1st publication, and file the original with the clerk of this Court at 545 1st Ave N, St. Petersburg, Florida 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.

This action includes the disposition of certain real property, legally known as:

Lot 4 and the South 2½ feet of Lot 3, Block B, LEONA SMITH'S SUBDIVISION, according to the plat thereof recorded in Plat Book 21, Page 4, of the Public Records of Pinellas County, Florida.

And commonly known as 1516 Carmel Avenue, Clearwater, Florida 33756

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 addresses 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: June 30, 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}

July 3, 10, 17, 24, 2026
26-02976N

--- PUBLIC SALES / PUBLIC NOTICE ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

B050 – Sean Smith, D004 – Kenneth E. Priebe, D302 – Laura Jarrett, E039 and F007 – Alice M. Soto-Ruiz, G023 – James Hoffman, G024 – Alvaro Pereira Da Cruz

The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on **Saturday, July 25th, 2026 @ 11 AM.** Purchases must be made with cash only and paid at the above referenced facility to finalize the transaction. Tropicana Mini Storage - Largo may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

July 10, 17, 2026 26-03055N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

The auction date is August 6, 2026 at 11:00 am at Super Storage II. Address—6415 54th Ave. N. St. Petersburg, FL 33709.

Todd Lavere D707, C336, C585
Household Items

Braulia Rios D674
Household Items

Tamra Ryan C408
Furniture & Boxes

Patrick Ackley C523
Household Goods

Heather Christiansen C469
Household Goods

Michael Pump C452, C453
Household Items

Julisa Douglas D635
Furniture

David Stevens C317
Household Items

Sandra Anderson A115
Household Items

July 10, 17, 2026 26-03071N

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on July 28, 2026, for United Self Mini Storage - Ulmerton at www.StorageTreasures.com bidding to begin on-line July 17, 2026, at 6:00am and ending July 28, 2026, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Jose Castillo	AC293
Princess S. Edwards	054

July 10, 17, 2026 26-03048N

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on July 28, 2026, for United Self Mini Storage - Countryside at www.StorageTreasures.com bidding to begin on-line July 17, 2026, at 6:00am and ending July 28, 2026, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Debra Coddington	446
Rosanna Cox	041 & 316
Kyleigh R. Hnat	521

July 10, 17, 2026 26-03047N

SECOND INSERTION

Notice of Public Sale

Notice is hereby given that on 07/29/2026 at 9:00am, the following personal property will be sold at public auction pursuant to F.S. 715.109: 1980 HILL 0265132AN/0265132BN. Last tenants: Barbara Bernice Kicox aka Barbara Kicos, Thomas Kicos, and all unknown parties, beneficiaries, and heirs. The sale shall be subject to any and all liens. Sale to be held at 2261 Gulf to Bay Blvd Clearwater, FL 33765; (248) 988-8845 ext 108.

July 10, 17, 2026 26-03002N

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 289 34th St N St Petersburg FL 33713, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 7/28/26 at 2:30 p.m. Contents include personal property along with the described belongings to those individuals listed below.

3048	Sheri Williams	Household goods
2338	Emily Leonard	Household Items
2340	Marcellina Ivey	Household Items
2225	Cornilius Jackson	Electronics, totes, and clothing
2201	Anton Barr	Household goods

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

July 10, 17, 2026 26-03000N

SECOND INSERTION

Pinellas County Sheriff 's Office Property & Evidence
Unclaimed Abandoned or Lost Property, Unclaimed Evidence

Pursuant to State Statute 705, any unclaimed abandoned or lost property, or unclaimed evidence stored by the Pinellas County Sheriff 's Office, may be destroyed, retained for agency use, donated to a charitable organization, surrendered to the finder, sold at public auction, or traded to another government unit.

Types of property received between 06/01/2026 – 06/30/2026:

BB GUN, BICYCLE, BRACELET, CELLULAR PHONE, CLOTHING/FUR, COMPUTER EQUIPMENT, COMPUTER SOFTWARE/ACCESSO, EARRINGS, ELECTRIC BICYCLE/SCOOTER/OTHER, ELECTRONIC DEVICE, FOREIGN CURRENCY, GUN, GUN AMMO, GUN CASE/HOLSTER/ACCESSORY, GUN CLIP/SPEED LOADER, HOUSEHOLD FURNITURE/GOODS, JEWELRY (OTHER), MEDICAL EQUIPMENT, NECKLACE, PURSE/POUCH/PACK, RING, SUNGLASSES/EYEGLASSES, US CURRENCY, WALLET, WATCH.

The Pinellas County Sheriff 's Office uses the services of PropertyRoom.com Auction Company. Please contact them for further information regarding time of any sale or the viewing of any property.

Visit Property Room.com at http://www.propertyroom.com

July 10, 17, 2026 26-03044N

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-002355-ES
Division: Probate
Judge: Cynthia J Newton
IN RE: ESTATE OF URSULA ELISABETH HOEHN Deceased.

The administration of the estate of Ursula Elisabeth Hoehn, deceased, whose date of death was December 27, 2024, 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

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 July 10, 2026

Personal Representative:
Annette Sienk
Emil v. Behring Str. 21
30853 Langenhagen, Germany
Attorney for Personal Representative:
Burkard Law Firm, P.A.
Sonja K. Burkard
Attorney
Florida Bar Number: 0232830
Premier Executive Center
5237 Summerlin Commons Blvd.,
Suite 364
Fort Myers, FL 33907
Telephone: (239) 791-4400
Fax: (239) 791-4401
E-Mail: sonja@burkardlawfirm.com
Secondary E-Mail:
stephan@burkardlawfirm.com
July 10, 17, 2026 26-03018N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522026CP006257XXESPR
REF #26-006257-ES
IN RE: ESTATE OF GWYN THOMAS HAGERMAN, Deceased.

The administration of the estate of GWYN THOMAS HAGERMAN, deceased, whose date of death was May 29, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is: July 10, 2026

Personal Representative:
YVETTE S. HAGERMAN
c/o Rooth and Rooth P.A.
7600 Seminole Blvd., Suite 102
Seminole, Florida 33772

Attorney for Personal Representative:
MARIE R. ZORRILLA, Attorney
ROOTH & ROOTH P.A.
7600 Seminole Blvd
Suite 102
Seminole, FL 33772
Telephone: (727) 397-4768
Florida Bar No. 0118979
E-Mail: marie@roothlaw.com
E-Mail: elizabeth@roothlaw.com
July 10, 17, 2026 26-03065N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 5473 ES
Division Probate
IN RE: ESTATE OF LOUIS RICHARD ASHER, Deceased.

The administration of the estate of Louis Richard Asher, deceased, whose date of death was February 18, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 10, 2026.

Personal Representative:
Asher Ryne
4895 Diggers Way
Sugar Hill, GA 30518

Attorney for Personal Representative:
Vito Bavaro
E-Mail Addresses:
Vito@steinerattorney.com
Florida Bar No. 1048711
Steiner Law Offices, PLLC
8210 Lakewood Ranch Blvd.,
Unit 105
Lakewood Ranch, FL 34202
Telephone: 9419070302
July 10, 17, 2026 26-03019N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000618-ES
IN RE: ESTATE OF MILTON ERWIN NATHANSON Deceased.

The administration of the estate of MILTON ERWIN NATHANSON, 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, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

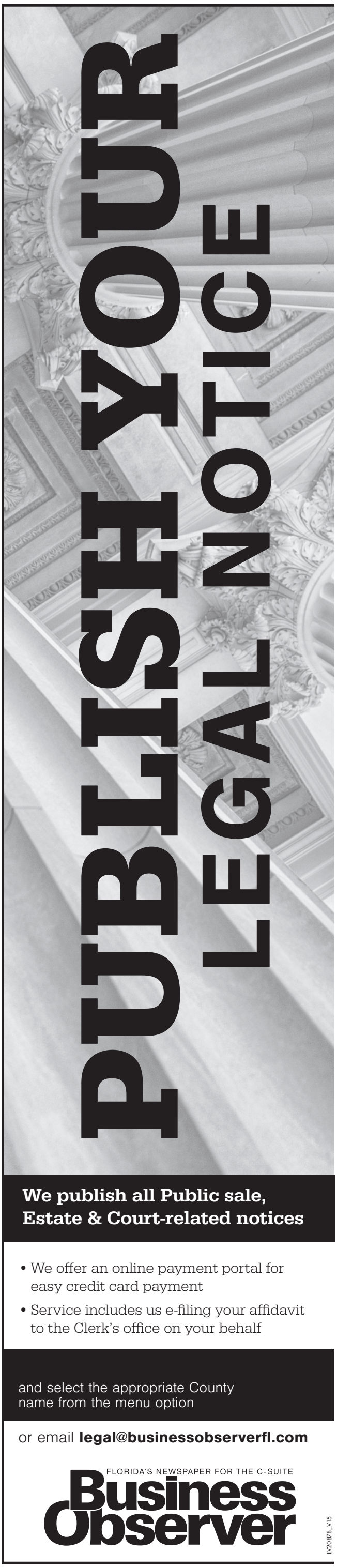
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is July 10, 2026.

PRISCILLA ANN HARRIS NATHANTON
Personal Representative

/s/Melissa Shafer
MELISSA SHAFER, ESQ.
Florida Bar Number 1032812
Hitchcock Law Group
635 Court Street,
Suite 202
Clearwater, Florida 33756
(727) 223-3644 /
(727) 223-3479 Fax
melissa@hitchcocklawyer.com
Attorney for Personal Representative
July 10, 17, 2026 26-03074N



--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-006168-ES
Division 003
IN RE: ESTATE OF
ORVILLE C. WRIGHT A/K/A
ORVILLE CLARENCE WRIGHT
A/K/A ORVILLE WRIGHT
Deceased.

The administration of the estate of Orville C. Wright a/k/a Orville Clarence Wright a/k/a Orville Wright, deceased, whose date of death was September 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 10, 2026.

Personal Representative:
Trevor Wright
230 W Schwab Ave.
Munhall, PA 15120
Attorney for Personal Representative:
Sarah Voss, Esq.
Florida Bar Number: 1025128
Sarah Voss Law, PLLC
2555 Enterprise Rd., Suite 11-1
Clearwater, Florida 33763
Telephone: (727) 487-9455
sarah@sarahvosslaw.com
celeste@sarahvosslaw.com
July 10, 17, 2026 26-03012N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, STATE OF
FLORIDA, PROBATE DIVISION
FILE: 26-004453-ES-3
IN RE: ESTATE OF
MARGARET B. STEPANICK
a/k/a MARGARET I. STEPANICK,
Deceased.

The administration of the estate of MARGARET B. STEPANICK a/k/a MARGARET I. STEPANICK, deceased, whose date of death was on December 4, 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 Co-Personal Representatives and the Co-Personal Representatives' 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 co-personal representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in SS,. 732.216-732.228, applies, or may apply unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statues.

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

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

The date of first publication of this Notice is July 10, 2026.

Co-Personal Representatives:
Ardwin J. Stepanick II
And Kathryn L. Maine
275 Clearwater-Largo Road N.
Largo, FL 33770

Attorney for Co-Personal
Representatives:
Sara Evelyn McLane
275 Clearwater-Largo Road N.
Largo, FL 33770
(727) 584-2110
Fla Bar #084930
mclane@mclane-law.com
July 10, 17, 2026 26-03075N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-005252-ES
IN RE: ESTATE OF
ELRAY WHITEHOUSE JR a/k/a
ELRAY WHITEHOUSE,
Deceased.

The administration of the estate of ELRAY WHITEHOUSE JR a/k/a ELRAY WHITEHOUSE deceased, whose date of death was December 18, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 10, 2026.

Personal Representative:
PATRICIA WHITEHOUSE
5858 Central Ave
St. Petersburg, FL 33707
Attorney for Personal Representative:
C. Hunter Rawls, Esq.
BATTAGLIA, ROSS,
DICUS & McQUAID, P.A.
5858 Central Ave.,
St. Petersburg, FL 33707
(727) 381-2300
FBN: 59432
Primary Email: hrawl@brdwlaw.com
Secondary Email:
probatecasemgr@brdwlaw.com
July 10, 17, 2026 26-03058N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-5835- ES
Division 3
IN RE: ESTATE OF
GAIL DIANE PERRON,
Deceased.

The administration of the estate of GAIL DIANE PERRON, deceased, whose date of death was May 20, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: July 10, 2026.

Signed on this 24th day of June, 2026.

JOELLEN MORGAN PHILLIPS
Personal Representative
745 Barbara Street
Palm Harbor, FL 34684
THOMAS C. NASH, II
Attorney for Personal Representative
Florida Bar No. 0642533
MACFARLANE FERGUSON &
McMULLEN
Post Office Box 1669
Clearwater, FL 33756
Telephone: (727) 441-8966
Email: tcn@macfar.com
Secondary Email: mlh@macfar.com
July 10, 17, 2026 26-03011N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-006864-ES
Division Probate
IN RE: ESTATE OF
BONNIE ROSS HORNAK
Deceased.

The administration of the estate of Bonnie Ross Hornak, deceased, whose date of death was June 12, 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 petitioner and the petitioner's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 10, 2026.

Petitioner:
Amy Lynn Hornak
3059 Cleveland St
Clearwater, FL 33759

Attorney for Petitioner:
Rachel M. Wagoner
E-mail Addresses:
Rachel@colenwagoner.com,
probate@colenwagoner.com
Florida Bar No. 736066
Colen & Wagoner, P.A.
1756 N Belcher Rd
Clearwater, FL 33765
Telephone: (727) 545-8114
July 10, 17, 2026 26-03073N

Q&A

What is a public notice?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice call:
941-906-9386

LV18237_V5

--- PUBLIC SALES / PUBLIC NOTICE ---

SECOND 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 7/29/2026 at 10:30am
Marguerite Hagmaier — Boxes and totes

9999 Gandy Blvd N., St Petersburg, FL 33709 on 7/29/2026 at 11:00am
Brittany Malen — Furniture, Boxes, Books, Electronics, Crates, Lamps

10111 Gandy Blvd N., St Petersburg, FL 33702 on 7/29/2026 at 11:30am
Shane Boswell — Construction Supplies, Equipment
Cherman Hall — Household Goods/Furniture

1159 94TH Ave N., St Petersburg, FL 33702 on 7/29/2026 at 12:30pm
Royanna Streeter — Bins and bags
Saxon Holmes — Bins and bags

4495 49TH St N, St Petersburg, FL 33709 on 7/30/2026 at 10:00am
Keyon Joyce — Furniture, Clothes

1650 7TH Ave N, St Petersburg, FL 33713 on 7/30/2026 at 11:00am
Reynaldo Valentin — Household items
Angela Tahlisa Hubbard — Clothing

2950 Gandy Blvd, St Petersburg, FL 33702 on 7/30/2026 at 12:00pm
Shinita Redmond — Luggage, clothing, household items
Rashonda Mitchell — Furniture, household items

3201 32ND Ave S, St Petersburg, FL 33712 on 7/31/2026 at 10:30am
Danarius McNorton — Household goods
Senita Robinson — Furniture, clothes, appliances, shoes and etc.

4750 62ND Ave N, Pinellas Park, FL 33781 on 7/31/2026 at 11:00am
Terry James Johnson — Boxes, Furniture
Micwalis — commercial cleaning company tools
Thomas Mcmahon — Couch Pillows, boxes

2925 Tyrone Blvd N, St Petersburg, FL 33710 on 7/31/2026 at 11:30am
Janniel Negron — Holiday decorations
Jaime Mendoza — Electronics, household furniture
Aaron Lenkowski — Guitar, wall art

6780 Seminole Blvd, Seminole, FL 33772 on 7/31/2026 at 12:00pm
Debra Ann West — Household items

8610 66TH St N, Pinellas Park, FL 33782 on 7/31/2026 at 12:30pm
Megan Sharp — 3 dressers, 2 bed frames, boxes, twin mattress
Linda Thomas — Clothes and personal effects
Aidan Salvi — Desks, tables, furniture

7220 4TH St N, St Petersburg, FL 33702 on 7/31/2026 at 1:00pm
Ruth Saunders — Lamps, plants, couch, tables

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.
July 10, 17, 2026 26-03025N

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No: 26-004463-ES
Division: Probate
IN RE: ESTATE OF
CONSTANCE L. ROCKWELL
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 Constance L. Rockwell, deceased, Case Number 26-004463-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756; that the decedent's date of death was April 11, 2026; that the total value of the estate is $48,916.35 and that the names and addresses of those whom it has been assigned by such order are:

NAME Constance L. Rockwell Rev Liv Trust, dtd 06/08/2020
Julie L. Brooks and Roger M. Rockwell, Co-Trustees
ADDRESS 12651 Seminole Blvd, Lot 12H Largo, FL 33778
RELATIONSHIP Trust
BIRTH DATE [if Minor]

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 STATUES 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 July 10, 2026.

Person Giving Notice:
Cynthia J. Rockwell
Petitioner
1301 Hammon Ave
Ephrata, PA 17522
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
July 10, 17, 2026 26-03072N

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 522026CP006444XX-ESPR
IN RE: ESTATE OF
LESLIE LLOYD FRANCIS,
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 LESLIE LLOYD FRANCIS, deceased, Case Number 522026CP006444XXESPR, by the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Room 106 Clearwater, FL 33756; that the decedent's date of death was February 20, 2026; that the total value of the estate is $31,558.95 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Beverly Newsome-Francis
4635 21st Ave South
St. Petersburg, FL 33711
Warren Francis
2800 Cypress Ridge Blvd #405,
Wesley Chapel, FL 33544
Kaydian Francis
3165 Queensboro Avenue South,
St. Petersburg, FL 33712
Craig Francis
2013 Barcelona Way South,
St. Petersburg, FL 33712

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is July 10, 2026.

Person Giving Notice:
BEVERLY NEWSOME-FRANCIS,
Petitioner

Attorney for Person Giving Notice:
/s/Tanya Garcia Vega
TANYA GARCIA VEGA, Esq.
Attorney for Petitioner
Florida Bar Number: 041469
Trust Counsel, PLLC
201 Alhambra Circle, Suite 802
Coral Gables, FL 33134
Telephone: (305) 707-7126
Primary Email:
vega@trustcounsel.com
Secondary Email:
eservice@trustcounsel.com
July 10, 17, 2026 26-03066N

SECOND INSERTION

NOTICE OF TRUST
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY, FLORIDA
Probate Division
File No. 26-006439-ES
IN RE: ESTATE OF
THOMAS EARL WILLI
DECEASED

THOMAS EARL WILLI, a resident of Pinellas County, Florida, who died on May 25, 2026, was the granter of a trust entitled:

The Thomas Earl Willi Trust
U/A/D May 24, 2022

which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code.

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

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

Signed on this 24 day of June, 2026.

BARBARA LYNN MATHEWS
3172 Shoreline Dr
Clearwater, FL 33760-1736
Copy mailed to Cynthia E. Orozco,
Attorney for the Trustee on
CLERK OF THE CIRCUIT COURT
By:
July 10, 17, 2026 26-03037N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-006248-ES
Division 004
IN RE: ESTATE OF
CARL C. FULLER, AKA
CARL C. FULLER, JR., AKA
CARL CLIFFORD FULLER, JR.,
AKA CLIFF FULLER
Deceased.

The administration of the estate of CARL C. FULLER, AKA CARL C. FULLER, JR., CARL CLIFFORD FULLER, JR., AKA CLIFF FULLER, deceased, whose date of death was November 18, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 July 10, 2026.

Personal Representative:
ELEANOR B. FULLER
750 Pinellas Bayway South
Tierra Verde, Florida 33715
Attorney for Personal Representative:
NICHOLAS A. MITCHELL
Attorney for Personal Representative
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
July 10, 17, 2026 26-03057N

SECOND INSERTION

NOTICE TO CREDITORS
IN RE: ESTATE OF
ROBERT C. SUDICK

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

You are hereby notified that a Trust estate is being administered. ROBERT C. SUDICK, a resident of PINELLAS County, Florida, who died on JUNE 24, 2026, was the settlor of a Trust titled: ROBERT C. SUDICK TRUST AGREEMENT U/T/D SEPTEMBER 30, 2021. The name and address of the Trustee are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with the Successor Trustee at the address listed below 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 HEREIN SET FORTH 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 ARE BARRED.

The date of first publication of this Notice is July 10, 2026.

Trustee:
BARBARA E. SUDICK, Trustee
3559 SHADOWTREE LANE
CHICO, CA 95928
Attorney for Trustee:
Francis M. Lee, Attorney
Florida Bar Number: 0642215
SPN 00591179
4551 Mainlands Boulevard, W., Suite F
Pinellas Park, FL 33782
Telephone: (727) 576-1203
Fax: (727) 576-2161
E-Mail: Frank@FrankLeeLaw.com
Secondary E-Mail:
Patricia@FrankLeeLaw.com
July 10, 17, 2026 26-03067N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
CASE NO: 26-005795-ES-004
PROBATE DIVISION
IN RE: ESTATE OF
RODNEY (ROD) ALAN FOSTER
Deceased.

The administration of the estate of RODNEY (ROD) ALAN FOSTER, deceased, whose date of death was April 4, 2025 is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Case Number 26-005795-ES-004, the address of which is 545 1st Avenue N., St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.302 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOT WITH STANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED

The date of the first publication of this Notice is July 10, 2026.

Personal Representative:
ROBBIE JO SHERROD
3810 Holly Ridge Drive
Longview, TX 75605

Attorney for Personal Representative:
W. G. BOSTICK, JR.
6160 Central Ave. Ste. 300
St. Petersburg, FL 33707
(727) 388-1355
FBN294101
Email wgblawoffice@gmail.com
July 10, 17, 2026 26-03033N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY,
STATE OF FLORIDA,
PROBATE DIVISION
Case No: 26-005479-ES
IN RE: ESTATE OF
ELSE KOSKOWSKI
Deceased

The administration of the estate of ELSE KOSKOWSKI, deceased, whose date of death was on December 1, 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 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 curatorship / 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.

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 July 10, 2026

Personal Representative:
Sara Evelyn McLane
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
July 10, 17, 2026 26-03010N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-004713-ES
IN RE ESTATE OF
DENISE MARIE OWENS,
Deceased.

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

The administration of the Estate of Denise Marie Owens, deceased, whose date of death was March 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 July 10, 2026.

Personal Representative
DIANA MANGSEN
1695 E. Bay Dr.
Largo, FL 33771
DIANA MANGSEN, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 22444
1695 E. Bay Dr.
Largo, FL 33771
Phone: (727) 888-6282
Fax: (208) 723-9717
Primary e-mail:
diana@mangsenlaw.com
July 10, 17, 2026 26-03031N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN 522026CP006173XXESXX
Ref No. 26-006173ES4
IN RE: ESTATE OF
MARY JANE CALLIHAN,
Deceased.

The administration of the estate of MARY JANE CALLIHAN, deceased, whose date of death was May 14, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Ref No. 26-006173-ES4, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this Notice is July 10, 2026.

Personal Representative:
DARYLE A. FABRIZIO
110 Teal Street
Portsmouth, Virginia 23701

Attorney for Personal Representative:
THOMAS G. TRIPP
4930 Park Boulevard, Suite 12
Pinellas Park, Florida 33781
Phone (727) 544-8819
Facsimile (727) 546-0529
Email: tom@tomtripplaw.com
FL Bar No. 0377597
July 10, 17, 2026 26-03030N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-003936-ES
IN RE ESTATE OF
ROGER DALE HIGHTOWER,
Deceased.

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

The administration of the Estate of Roger Dale Hightower, deceased, whose date of death was March 4, 2024, 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 July 10, 2026.

Personal Representative
ELIZABETH HIGHTOWER
1050 Starkey Rd. Unit 2509
Largo, FL 33771
DIANA MANGSEN, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 22444
1695 E. Bay Dr.
Largo, FL 33771
Phone: (727) 888-6282
Fax: (208) 723-9717
Primary e-mail:
diana@mangsenlaw.com
July 10, 17, 2026 26-03032N

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386**
and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case #: 23-000579-CI
DIVISION: 13
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for VRMTG Asset Trust
Plaintiff, -vs.-
Mary Beth Desantis-Salerno a/k/a Mary Beth Desantis Salerno a/k/a Mary Desantis-Salern a/k/a Mary Beth Salerno; Unknown Spouse of Mary Beth Desantis-Salerno a/k/a Mary Beth Desantis Salerno a/k/a Mary Desantis-Salern a/k/a Mary Beth Salerno; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-000579-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for VRMTG Asset Trust, Plaintiff and Mary Beth Desantis-Salerno a/k/a Mary Beth Desantis Salerno a/k/a Mary Desantis-Salern a/k/a Mary Beth Salerno are defendant(s), I, Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 A.M. on July 21, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 13 &14, BLOCK F, ROUSE MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 32, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

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

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

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

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLeService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Michael L. Tebbi
Michael L. Tebbi, Esq.
FL Bar # 70856
21-324989 FC01 SLE
July 10, 17, 2026 26-03027N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 26-002081-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF IMPERIAL FUND M TRUST 2022-NQM7,
Plaintiff, vs.
COURTNEY ELIZABETH FISH A/K/A COURTNEY E. FISH A/K/A COURTNEY FISH AS TRUSTEE OF THE KATHERINE MARIE FISH KIERSZTYN TRUST DATED DECEMBER 31, 2024; UNKNOWN BENEFICIARIES OF THE KATHERINE MARIE FISH KIERSZTYN TRUST DATED DECEMBER 31, 2024; et. al.,
Defendant(s).

TO: UNKNOWN BENEFICIARIES OF THE KATHERINE MARIE FISH KIERSZTYN TRUST DATED DECEMBER 31, 2024
Last Known Address
115 112TH AVENE, APT 1024
SAINT PETERSBURG, FL 33716
Residence is Unknown
TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF KATHERINE MARIE FISH KIERSZTYN A/K/A KATHERINE MARIE FISH-KIERSZTYN, DECEASED
Residence is Unknown

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

UNIT 1024 (A/K/A BUILDING 10, UNIT 1024), OF BRIDGEWATER PLACE CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 15236, PAGE(S) 1135, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys 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. WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE, PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 S. FT. HARRISON AVE. SUITE 500, CLEARWATER, FL 33756. (727) 464-4062 (V/TDDO).

DATED on 7-7-, 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
3330-227418 / JMM
July 10, 17, 2026 26-03064N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-006702-CI
PHH MORTGAGE CORPORATION ,
Plaintiff, VS.
EASTWOOD SHORES CONDOMINIUM NO. 2 ASSOCIATION, INC.; DONNA A. MASON, INDIVIDUALLY AND AS TRUSTEE OF THE DONNA A. MASON LIVING TRUST AGREEMENT DATED AUGUST 31, 1999; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2;,
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 23, 2026 in Civil Case No. 25-006702-CI, of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and EASTWOOD SHORES CONDOMINIUM NO. 2 ASSOCIATION, INC.; DONNA A. MASON, INDIVIDUALLY AND AS TRUSTEE OF THE DONNA A. MASON LIVI LIVING TRUST AGREEMENT DATED AUGUST 31, 1999 and UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT 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 30, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THAT CERTAIN CONDOMINIUM PARCEL DESCRIBED AS UNIT A, BUILDING 2930, EASTWOOD SHORES CONDOMINIUM 2, PHASE 1, 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 EASTWOOD SHORES CONDOMINIUM 2, PHASE 1, AS RECORDED IN OFFICIAL RECORD BOOK 4922, PAGE 832, AND AMENDMENTS THERETO, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 37, PAGES 27-32, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 2nd day of July, 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
1395-1529B
Ref# 20540
July 10, 17, 2026 26-03028N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-000833-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-A,
Plaintiff, v.
KRISTIN S. LARSON F/K/A KRISTIN S. DANKO, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated June 26, 2026, issued in and for Pinellas County, Florida, in Case No. 25-000833-CI, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-A is the Plaintiff, and KRISTIN S. LARSON F/K/A KRISTIN S. DANKO, AMSOUTH BANK and COMMERCIAL INTERIOR SOLUTIONS INC are the Defendants.

The Clerk of the Court, KEN BURKE, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on August 06, 2026, at electronic sale beginning at 10:00 AM, at www.pinellas.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

LOTS 1 AND 2, BLOCK F, DUNEDIN ISLES COUNTRY CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 94 AND 95, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 813 Palm Blvd., Dunedin, FL 34698

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

IMPORTANT

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

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

Dated This 7th day of July, 2026.
Respectfully submitted,
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
/s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
24-000662-1
July 10, 17, 2026 26-03060N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
No. 26-001700-CI
NEXT LEVEL EXCAVATING, LLC, a Florida Limited Liability Company,
Plaintiff, -vs.-
EUROPEAN EQUITIES CORPORATION, a Florida Corporation and 800 EAST BAY DRIVE LLC, a Florida Limited Liability Company,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment for Money Damages and Foreclosing Construction Lien entered in this cause June 23rd, 2026, in Case No. 26-001700-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, NEXT LEVEL EXCAVATING, LLC is the Plaintiff, and EUROPEAN EQUITIES CORPORATION and 800 EAST BAY DRIVE LLC, are the Defendants, the Hon. Ken Burke as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash, at the Clerk of Court's website for online auctions, http://pinellas.realforeclose.com beginning at 10:00 o'clock a.m., on the 20th day of August, 2026, the property situated 800 East Bay Drive, Largo, Florida 33770, and described as:

The West 360.00 feet of the following described parcel as measured along the Northerly and Southerly lines thereof:
Commence at the Southwest comer of the Southwest 1/4 of the Northwest 1/4 of said Section 35, Township 29 South, Range 15 East, and run thence N. 00 degrees 34 minutes 57 seconds W., along the Westerly section line 87.02 feet to a point on the Northerly right of way line of State Road 686; run thence S. 89 degrees 11 minutes 02 seconds E., along said Northerly right of way line 30.01 feet to a point on the Easterly right of way line of Kelly Street and the Point of Beginning; thence N. 00 degrees 34 minutes 57 seconds W., along said Easterly right of way line 200.00 feet; thence S. 89 degrees 11 minutes 02 seconds E., 540.00 feet; thence S. 00 degrees 34 minutes 57 seconds E., 200.00 feet to a point on the Northerly right of way line of State Road 686; thence N. 89 degrees 11 minutes 02 seconds W., along said Northerly right of way line 540.00 feet to the Point of Beginning.
Parcel ID Number:
35/29/15/00000/230/0100

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

IMPORTANT

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

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

Contact should be initiated at least seven (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 such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED this 29th day of June, 2026.
By: Gregory T. Elliott, Esq.
Florida Bar No. 393789
ELLIOTT - BERGER, P. A.
Attorneys at Law
Attorneys for Plaintiff
P. O. Box 7180
Seminole, Florida 33775
(727) 360-2600 (Phone)
Primary Email:
gelliott@elliott-berger.com
Secondary Email:
eserve.elliottberger@gmail.com
July 10, 17, 2026 26-03026N

SECOND INSERTION

NOTICE OF ACTION
Florida Rule of Civil Procedure 1.920
(Constructive Service — Foreclosure of Lien)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26-4002-CI
DAVID P. SILVA and INGRID SILVA,
Plaintiffs, v.
RUTH J. DERBY, if living, and if deceased, the unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all other persons or entities claiming by, through, under or against RUTH J. DERBY, deceased; JOHN DOE and JANE DOE, as unknown parties claiming any interest in the subject property,
Defendants.

TO: Ruth J. Derby
St. Petersburg, Florida

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:

That part of the following described submerged lands, to-wit: Commencing at the Northwesterly corner of Lot 39, Pasadena Shores according to Plat thereof recorded in Plat Book 34, Page 67 Public Records of Pinellas County, Florida, as a point of beginning; run thence Westerly parallel to the Northerly boundary of said Lot 39, a distance of 200 feet to a point; run thence Southerly parallel to the Westerly boundaries of Lots 39 to 46 inclusive, Pasadena Shores a distance of 500 feet to a point on the Westerly extension of the Southerly boundary of Pasadena Shores Drive; run thence Easterly along the extension of the Southerly boundary of Pasadena Shores Drive a distance of 200 feet to a point; run thence Northerly along the Westerly boundary of said Pasadena Shores Drive and the Westerly boundary of Lots 39 to 46 inclusive, Pasadena Shores to the point of beginning described as follows:
The portion of the above described tract of land bounded on the Northerly and Southerly sides respectively by the Northerly and Southerly boundaries of the following described land extended Westerly to the Westerly boundary of the above described tract, Lot 47 LESS THE NORTH 4 feet thereof, PASADENA SHORES according to plat thereof recorded in Plat Book 34, Page 67, Public Records of Pinellas County, Florida, together with any and all riparian or littoral rights appertaining thereto.

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

Gibbs Law Firm, P.A.
Jonathan Bailie, Esq.
FL Bar# 1065919
13790 Roosevelt Blvd., Suite A
Clearwater, FL 33762
727-362-3700
jbailie@ncll.org
lwest@ncll.org;
nhutchinson@ncll.org
Attorney for David P. Silva and Ingrid Silva

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 7-7, 2026.

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida
By: /s/ Thomas Smith
Deputy Clerk
July 10, 17, 24, 31, 2026 26-03063N

FOURTH INSERTION

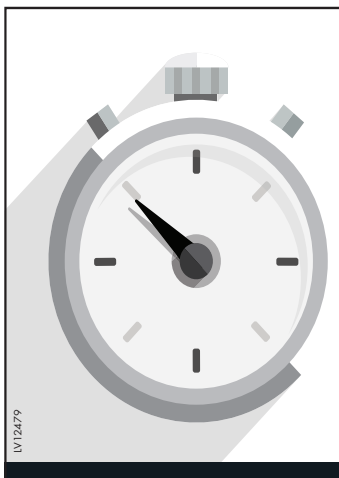
Notice

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



SAVE TIME
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legal@businessobserverfl.com

Business Observer

Wednesday 2pm Deadline for Friday Publication | Wednesday 10am for Thursday Publication in Orange County

--- ACTIONS / SALES ---

SECOND INSERTION

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

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale entered on April 23, 2026, in the above-styled cause, Ken Burke, Pinellas county clerk of court shall sell to the highest and best bidder for cash on July 30, 2026 at 10:00 A.M., at www.pinellas.realforeclose.com, the following described property:

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

PROPERTY ADDRESS: 4767 Stoneview Circle, Oldsmar, FL 34677

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

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

Dated: July 6, 2026
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff
Matter No.: FL-004491-23
July 10, 17, 2026 26-03043N

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. 25-003770-CI
INVESTOR MORTGAGE FINANCE LLC,
Plaintiff, vs.
NEW CLOVERLEAF PROPERTIES, LLC; HEATHER LORA LOYAL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY AS TO 335 20TH AVENUE SOUTH; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY AS TO 335 ½ 20TH AVENUE SOUTH; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY AS TO 337 20TH AVENUE SOUTH,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 27, 2026 and entered in Case No. 25-003770-CI, of the Circuit Court of the 6th Judicial Circuit in and for PINELLAS County, Florida, wherein INVESTOR MORTGAGE FINANCE LLC is Plaintiff and HEATHER LORA LOYAL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY AS TO 335 20TH AVENUE SOUTH; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY AS TO 335 ½ 20TH AVENUE SOUTH; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY AS TO 337 20TH AVENUE SOUTH; NEW CLOVERLEAF PROPERTIES, LLC; are defendants. KEN BURKE, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PINELLAS.REALFORECLOSE.COM, at 10:00 A.M., on July 28, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 11 OF ROUSLYNN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste.300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you hearing or voice impaired, call 711."

Dated this 7th day of July 2026.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-00961 BSI
V6.20190626
July 10, 17, 2026 26-03059N

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. 26-003672-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF OREDO L. CUTLIP, DECEASED. et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF OREDO L. CUTLIP, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 47, LAKEVIEW VISTA FIRST ADDITION REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 14, 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 2nd day of July, 2026.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-319906
July 10, 17, 2026 26-03015N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No: 26-000890-CI
PINELLAS COUNTY, FLORIDA, a political subdivision of the State of Florida,
Plaintiff, v.
KENNETH J. RILEY, JR.,
Defendant.

TO: Kenneth J. Riley, Jr.
4241 46th St. N.
St. Petersburg, FL, 33714

You are hereby notified that an action for injunctive relief has been filed against you in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida with case style of Pinellas County, Florida, a political subdivision of the State of Florida v. Kenneth J. Riley, Jr., and you are required to serve a copy of your written defenses, if any, to Plaintiff's attorney, David A. Barrera, Esq., Pinellas County Attorney's Office, 315 Court Street, 6th Floor, Clearwater, FL 33756, within thirty (30) days of the first date of publication, and file the original with the Clerk of the Court by the same date, otherwise a default will be entered against you for the relief demanded in the complaint or petition.

The real property at issue in this case is legally described as: 4241 46th Street North, St. Petersburg, Florida, 33714

"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: 7-1-2026

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

David A. Barrera, Esq.,
Pinellas County Attorney's Office,
315 Court Street, 6th Floor,
Clearwater, FL 33756
July 10, 17, 24, 31, 2026
26-03009N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-001251-CI
AMERISAVE MORTGAGE CORPORATION
Plaintiff(s), vs.
PETER MOON; THE UNKNOWN SPOUSE OF PETER MOON; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

TO: PETER MOON
LAST KNOWN ADDRESS: 107 THREE RIVERS ROAD WILBARHAM MA 01095
CURRENT ADDRESS: 107 THREE RIVERS ROAD WILBARHAM MA 01095
TO: THE UNKNOWN SPOUSE OF PETER MOON
LAST KNOWN ADDRESS: 107 THREE RIVERS ROAD WILBARHAM MA 01095
CURRENT ADDRESS: 107 THREE RIVERS ROAD WILBARHAM MA 01095
TO: THE UNKNOWN TENANT IN POSSESSION,
LAST KNOWN ADDRESS: 107 THREE RIVERS ROAD WILBARHAM MA 01095
CURRENT ADDRESS: 107 THREE RIVERS ROAD WILBARHAM MA 01095

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 80, OF SKYLINE GROVES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 22, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property address: 1927 Ridgemont Drive, Clearwater, FL 33763

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

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

DATED this the 1st day of July, 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. 26-001350-1
July 10, 17, 24, 31, 2026
26-03006N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 26-000079-CI
DATA MORTGAGE INC., DBA ESSEX MORTGAGE,
Plaintiff, vs.
JENNIFER T. FARMBRY; UNKNOWN SPOUSE OF JENNIFER T. FARMBRY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC., ITS SUCCESSORS AND ASSIGNS; CITY OF ST. PETERSBURG, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

To the following Defendant(s):
JENNIFER T. FARMBRY
(LAST KNOWN ADDRESS)
2314 TRELAIN DRIVE SOUTH,
SAINT PETERSBURG, FLORIDA 33712
UNKNOWN SPOUSE OF JENNIFER T. FARMBRY
(LAST KNOWN ADDRESS)
2314 TRELAIN DRIVE SOUTH,
SAINT PETERSBURG, FLORIDA 33712

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

THAT PORTION OF LOT B LYING WEST OF THE LINE 120 FEET WEST AND PARALLEL TO THE EAST LINE OF SAID LOT B, TRELAIN ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 8, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
a/k/a 2314 TRELAIN DRIVE SOUTH,, SAINT PETERSBURG, FLORIDA 33712

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before , a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste.300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you hearing or voice impaired, call 711."

WITNESS my hand and the seal of this Court this 1st day of July, 2026.

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

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-00674 CMS
V1.20140101
July 10, 17, 2026 26-03008N

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.: 26-001617-CI
ONSLOW BAY FINANCIAL LLC
Plaintiff(s), vs.
INXS X LLC; EDWARD W. MILLS, JR.; CHURCHILL FUNDING I LLC; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

TO: EDWARD W. MILLS, JR.
LAST KNOWN ADDRESS: 4048 AULT AVENUE ODESSA, FL 33556
CURRENT ADDRESS: 4048 AULT AVENUE ODESSA, FL 33556
TO: THE UNKNOWN TENANT IN POSSESSION
LAST KNOWN ADDRESS: 39 PINEWOOD CIRCLE SAFETY HARBOR, FL 34695
CURRENT ADDRESS: 39 PINEWOOD CIRCLE SAFETY HARBOR, FL 34695

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 18, BLOCK B, BAY WOODS- UNIT I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 68, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property address: 39 Pinewood Circle, Safety Harbor, FL 34695

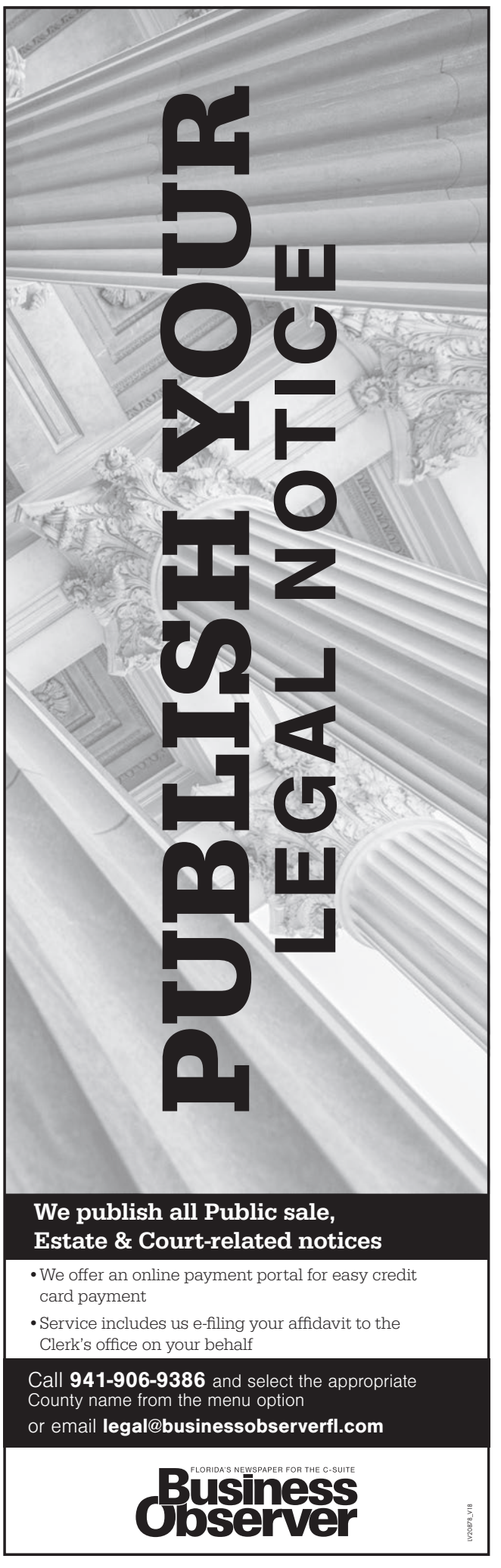
You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with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

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

DATED this the 1st day of July, 2026.

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

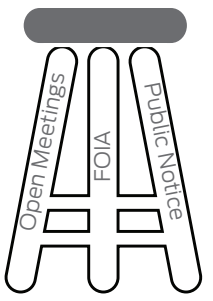
Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-017767-2
July 10, 17, 2026 26-03007N



Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

- **Accessibility**
- **Independence**
- **Verifiability**
- **Archivability**

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNLV18187