

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES / PUBLIC NOTICE ---

FIRST INSERTION	NOTICE OF SALE	FIRST INSERTION
NOTICE OF PUBLIC SALE Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash: A 1972 Mobile Home, VIN No. 1432A/1432B and the contents therein, if any abandoned by former tenants, Samuel Allen McCloskey and Tammy Ann Pence Powell. On September 17, 2026 at 9:00am at Lincolnshire Estates Mobile Home Park, 1071 Donegan Road, Lot 147, Largo, Florida 33771. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorneys for Lincolnshire Estates Mobile Home Park By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com September 4, 11, 2026 26-04009N	Notice is hereby given that Dan's Diesel, Inc will sell at public auction on October 2nd, 2026 at 8:00am located at 1880 Starkey Rd, Largo FL 33771, the following vehicle, pursuant to Florida Statute 713.585: Year:2007 Make:INTERNATIONAL Model: 4000 VIN:1HTMMAAL27H437033 The vehicle is currently in the possession of Dan's Diesel, Inc at 1880 Starkey Rd, Largo FL 33771 which claims a lien on the vehicle for labor, services, and storage charges in the amount of \$6459.52 The owner of the vehicle is PLANTS HOUSE GARDEN SERVICES LLC last known address: 704 4TH AVE NW, LARGO FL 33770 The owner has the right to a hearing by filing a petition with the Clerk of Courts in Pinellas County, FL , within 10 days of this notice. Dans Diesel, Inc 727-584-1395 September 4, 2026 26-03999N	Fictitious Name Notice Notice is hereby given that BILL-A-DOE SOFTWARE LLC, desiring to engage in business under the fictitious name FILINGS DAILY 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. September 4, 2026 26-03933N
FIRST INSERTION		FIRST INSERTION
		Lake America Notice is hereby given that My Marketing Department, Inc., desiring to engage in business under the fictitious name Lake America located at 11125 Park Blvd, #104-124, Seminole, FL 33772 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. September 4, 2026 26-03973N

FIRST INSERTION
Public Sale Notice

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

4319 Duhme Rd, St Petersburg, FL 33708 on 9/23/2026 at 10:30am
Judy Waters 2 bedroom w/dry fridge freezer
Candice Boggs Hshld gds/boxes/desk/comp. Chrs/cooler
Emily Kay Utyro Totes, clothing, etc

9999 Gandy Blvd N., St Petersburg, FL 33709 on 9/23/2026 at 11:00am
Michelle Clark Household Goods, Furniture
Sekendric Biddines Bed, Boxes
Brysten Fleming HH Goods, Mattress, Furniture
Emmanuel Mills Bed, Couch, TV, Household items
Earlene Stokes 7x10 Sectional, Bed, Boxes

10111 Gandy Blvd N., St Petersburg, FL 33702 on 9/23/2026 at 11:30am
Wesley Marable Furniture, Personal Items, Boxes, Totes
Jodene Rose Clothes Furniture House goods Personal items Bathroom Kitchen Living Room, Bedroom Fitness Equipment

6901 Park Blvd, Pinellas Park, FL 33781 on 9/23/2026 at 12:00pm
Enrique Mondragon Boxes and Bike
Trashanti Richardson Furniture
Melissa a Daigle Melissa Daigle Construction equipment
Michelle Young Boxes, clothes, misc. items, suitcases, holiday decor

1159 94TH Ave N., St Petersburg, FL 33702 on 9/23/2026 at 12:30pm
Ishida Hill Personal goods
Dominique Jones Boxes
Sandra Seraphin Seasonal items, clothes, shoes
Rebecca Wilkes Household furnishings and appliances

4495 49TH St N, St Petersburg, FL 33709 on 9/24/2026 at 10:00am
Julia Galvez Household Goods/Furniture
Shawn McNaughton Misc. garage items
Raeven Lewis Household goods
Wilson Martinez Materials

1855 32ND St N, St Petersburg, FL 33713 on 9/24/2026 at 10:30am
Kyle Nix Bed and couch set
John Jones Furniture and bedroom sets appliances

10700 US Highway 19 N, Pinellas Park, FL 33782 on 9/24/2026 at 11:00am
Sandra Tremblay Household Goods/Furniture, Tools/Appliances, Boxes
Charles Slaughter Household Goods/Furniture

950 Pasadena Ave S, St Petersburg, FL 33707 on 9/24/2026 at 11:15am
Nathan Larkins Small household items
Lashawn Michelle McKenzie Furniture, household goods

5890 54TH Ave N, St Petersburg, FL 33707 on 9/24/2026 at 11:30am
Toni Bryant Lamps, household items, furniture, boxes, bags, smoker

2950 Gandy Blvd, St Petersburg, FL 33702 on 9/24/2026 at 12:00pm
Randall Scott Bauer **jet ski - Not For Sale**, tools, general contracting supplies
Julianne Dillenburg Furniture, household items

3201 32ND Ave S, St Petersburg, FL 33712 on 9/25/2026 at 10:30am
Ericka Daxon Totes-10
Ken Goolsby Tubs 6 bedframe bookshelf dresser
Mike Lane Clothing, household goods, furniture, appliances
Jeanine Campbell Furniture
Kwansha Collins Boxes+ Bags+2 small dressers+ Mattress

4750 62ND Ave N, Pinellas Park, FL 33781 on 9/25/2026 at 11:00am
Steven Wright Household Goods
Anthony Davis Furniture & sound equipment

2925 Tyrone Blvd N, St Petersburg, FL 33710 on 9/25/2026 at 11:30am
Johnnie Nicholson Couches, beds, tables, boxes
Bryan Powell Household Goods, Furniture
Mariano Alvarez 6 pieces of furniture, misc smaller items. two dresser and sofa

6780 Seminole Blvd, Seminole, FL 33772 on 9/25/2026 at 12:00pm
Steven Sorrells Household Items

8610 66TH St N, Pinellas Park, FL 33782 on 9/25/2026 at 12:30pm
Irene Potter Piano, boxes, washer, dryer

7220 4TH St N, St Petersburg, FL 33702 on 9/25/2026 at 1:00pm
William Pinnick Bar stools, totes, air pump, ladder
Whitney Brewer-Dick Paint, pipes, construction materials
William Coughlin Air hockey, toys, golf clubs, totes, baseball bats
Guerda Francois TV, beds, totes, cart, sound bar, art, desk, fan, boxes
Jordan Longworth Boxes, totes, shelves, toys, golf clubs, games, toolbox, table, sports equipment

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.
September 4, 11, 2026 26-04001N

FIRST INSERTION
NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 21, 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.
273 - long, Taja; 311 - York, Joel; 328 - Bickford, Stephen; 617 - Baetens, Seth; 821 - Auringer, Stephanie; 826 - Jara, Martina; 927 - Schoen, Eydie

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; B064 - Walker, Grady; B174 - Gee, Kathy; B175 - Gee, Kathy; B183 - luciana, Laura; C208 - Galdamez, Chantae; C248 - Biscardi, Michael; F334 - Irby, Courtney; H530 - mcmahon, Brittani; H542 - Youmans, Katrina; I627 - Frey, Michael L; J704 - Mickelsen, William; J738 - Harris, Keon; K812 - Illarza, Jennifer; K849 - slicker, Randy; K864 - Warmingham, Colin; L940 - Estrela, Fabiano; M1020 - Mickelsen, William; M1030 - Bowen, Lance; N1106 - Mickelsen, William

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.
September 4, 11, 2026 26-03960N

FIRST 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 1225 Missouri Ave N, Largo, FL 33770 on 9/23/2026 @ 1:00PM
John Griswold - Household Goods, Furniture, Desk
Brandy Moore - Washer, Dryer, Furniture, Household Goods
Kyjah Triplett - Bed, Dresser, Clothes, Mirror, Household Goods
Greg Chambers - Bed, Boxes, Love Seat

Extra Space Storage14433 62nd St N, Clearwater, FL 33760 on 9/23/2026 @ 12:00PM
Steven Butterbaugh - Household Goods

Extra Space Storage 13880 Walsingham Rd, Largo, FL 33774 on 9/23/2026 @ 11:30AM
Phillips James - Appliances, cabinets
Noah Mayer - Boxes, electronics, motorcycle helmet

Extra Space Storage 13100 66th St, Largo, FL 33773 on 9/24/2026 @ 12:00PM
Martin Preston - Household Goods
Rex Foster - Household Goods
Robert Polizzano - Household Items
Aubree M Burbank - Household Goods

Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 9/25/2026 @ 11:00AM
Lauren Cloer - Household goods
Devin Rudd - Furniture
Daq Taylor - Household goods
Denard Lewis - Bed room set, Tv

Extra Space Storage 10833 Seminole Blvd, Seminole, FL 33778 on 9/24/2026 @ 12:30PM
Issach Powell - Household goods, Furniture, Mattress, Boxes

Extra Space Storage 404 Seminole Blvd, Largo, FL 33770 on 9/25/2026 @ 11:30AM
Edward Gaggioli - Household goods
Carlos Mendez - Household Goods/Furniture
Alice Soto - Boxes
Angeline Smith - Personal items Boxes of clothes Lamps
Steven Aldo Iacuone - furniture, tools, material

Extra Space Storage 111 N. Myrtle Ave, Clearwater, FL 33755 on 9/25/2026 @ 12:00PM
Karin Cash - Furniture, bookcases, boxes
Adnan Qedar- boxes, totes, wall art, bed frames
Sonya Roe - clothing/shoes, furniture, boxes, sport/outdoors, totes, luggage, mattress/frame

Extra Space Storage 1675 Starkey Rd, Largo, FL 33771 on 9/25/2026 @ 1:00PM
Ariana Rodriguez - Designer Bag, Dressers, Luggage, Boxes
Robert Everett - Grill, Microwave, Totes, Boxes, Table

Extra Space Storage 1426 N McMullen Booth Rd, Clearwater, FL 33759 on 9/25/2026 @ 10:30AM
Robert Sutton – Furniture
Kenneth Pitt – Shoes
Ms. Carollette Poole - Household Goods/Furniture
Steven Chickos - Misc house items

Extra Space Storage 1016 N. Belcher Rd, FL 33765 on 9/25/2026 @ 1:30PM
Deborah Wiley - Household Goods
Jessica Disney - Craft holiday supplies, china cabinet, music equipment
Charday Harris - documents, furniture, barstools

Extra Space Storage 1844 N Belcher Rd Clearwater, FL 33765 on 9/24/2026 @ 11:30AM
Amanda Hopwood - Household Goods, Furniture, Office equipment

Extra Space Storage 9125 Ulmerton Rd, Largo, FL 33771 on 9/23/2026 @ 12:30
Robert Sardella Art Supplies, Household Goods
Andre Hayes Household Goods, Furniture
Jayden Mulkey Furniture

Extra Space Storage 1945 Sunset Point Rd, Clearwater, FL 33756 on 9/25/2026 @ 12:30PM
Hector Hernandez - 3 tv, bed, sofa, tools, boxes
Brian Worel - qn mat bed dresser tv bureau boxes
Shantia Dixon - Furniture tv bed bar stand dishes clothing shoes
Cadence Fisher - moving houses, couple cabinets, lamp stand, and boxes
Jerry Mills - Office furniture, car parts

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.
September 4, 11, 2026 26-03930N

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 Glazephant located at 1442 Normandy Park Drive apart.1 in the City of Clearwater, Pinellas, FL 33756-3566 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 2nd day of September, 2026
Bogart Int LLC
Bogart Int
September 4, 2026 26-04066N



PUBLIC SALES / PUBLIC NOTICE ---

FIRST INSERTION
NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 25, 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.storage treasures.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.storage treasures.com.
1087 - Wald, Mary; 1107 - Aguirre cora, Astrid; 2018 - wise, Gerald; 2028 - Vega, Brianna; 2031 - Hearn, Jasmine; 2089 - Schneider, Michael; 2115 - bande, Robert; 2132 - Lamoureux, Gail; 2161 - Moody, Tina; 2166 - france, courtney; 2212 - Godmaire, Mary; 2213 - Temperino, James; 2215 - Preston, Jimeca; 3027 - Collins, Laketa; 3053 - Clifton, Pamela; 3089 - Herndon, Charles F; 3135 - Miles, Marcel; 3157 - Williams, Mikera; B104 - NEWTON, JAN; B114 - McArdle, Francis; C132 - Jones, Melissa; C165 - Pilch, Colleen

PUBLIC STORAGE # 07119, 4221 Park Blvd, Pinellas Park, FL 33781, (727) 551-4378
Time: 09:45 AM
Sale to be held at www.storage treasures.com.
A005 - Duhamell, Donald; A103 - Clavel, Clifford; A122 - fox, Victoria; A214 - Gardner, Corey R; A220 - Johnson, Angel; A226 - constable, Anthony; B114 - powell, Robbi marie; B115 - Matola, Daniel; B116 - Fox, Victoria; B208 - SPRAGUE, DEIDRA; B210 - Lachapelle, Maria; B301 - Redding, Jaelin; B313 - Denton, Russell; B606 - Hagen, Sylvre; B615 - Prescott, James; B713 - Hudson, A'Yanne; B725 - Lockett, Liyah N; B810 - Taylor, Angella; B816 - Fisher, Jackson

PUBLIC STORAGE # 08217, 6820 Seminole Blvd, Seminole, FL 33772, (727) 498-8744
Time: 10:00 AM
Sale to be held at www.storage treasures.com.
2127 - Craft, Rodney; 2228 - Seary, Mckenzie; 2311 - Paulish, Michael; 2414 - humpel, sandy; 2609 - Mainer, Erica; 2717 - Edwards, Andrean; 2727 - Myrick, Rodney; 3212 - Moore, Wilhelmina; 3620 - Ramos, Brian; 4109 - Chandler, Michele S; 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.storage treasures.com.
389 - Washington, Irena; 398 - fox, Phillip; 494 - Leon Torrento, Addy; 530 - Louis, Kim; 586 - Jones, TeReico; 601 - Ravi, Keeran; B003 - brown, Robert; B014 - Jules, Imani; B051 - Short, Jason; C013 - PETERS JR., WILLIAM G.; C018 - Mcwhorter, Adam; E022 - Buxton, Chantel; E035 - Pinder, Jeanree; F006 - Kirby, Timothy; F008 - smith, adam; F010 - Heers, Christopher; F011 - Plaud, Carlos ; F024 - Woodard, Phillip; F060 - Cruz, Angel; F083 - Russo, Rachel; F085 - Landrum, Justine; F094 - lindsay, Emily; F095 - dudley, quentin; F101 - KRANTZ, JENNIFER; G006 - Robinson, Sherry; G014 - Riggins-Woods, Jaierra; G027 - Seimo, Kim; H021 - Robinson, Antonio; Smith, Dominique; F089

PUBLIC STORAGE # 20410, 5880 66th Street N, St Petersburg, FL 33709, (727) 547-3460
Time: 10:30 AM
Sale to be held at www.storage treasures.com.
A040 - rue, April; A074 - Young, Jessica; B018 - Allen, Brandon; B028 - Kase, Conrad; B032 - Williams, Shaquail; B043 - Sanford, Marion; B044 - concha, Beatriz; C022 - Fetterman, Alexis I; C040 - Bobo, Stephanie; C043 - Branson, Tiffany; C070 - Bennett, Heather; C136 - Farias, Brenton; C139 - Petro, Austin; C155 - Johnson, Felecia; D014 - staregare, Drew; D019 - Talbert, Jania; D021 - Wagner, Alexander; D043 - Benda, Lauren; E034 - Bradford, Kim; F006 - ardolina, James; F021 - Sammartino, Zanna; F033 - Torres, Juan

PUBLIC STORAGE # 20445, 8305 Ulmerton Road, Largo, FL 33771, (727) 249-0891
Time: 10:45 AM
Sale to be held at www.storage treasures.com.
B023 - Murphy, Brewce; B083 - williams, Makysis; B120 - Moore, Gerry; C020 - Darts, Jason; C028 - MAUNAKEA, ANGELA; C033 - harr, Lorraine; C055 - Queen Custom Boats Queen, Thomas; C065 - Darts, Shelly; C076 - roque, raul; C112 - York, Tycerra; C121 - Madden, Tara; C129 - Phillips, Carolyn; 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.storage treasures.com.
B002 - Walters, Ashley; B012 - Cohens, Terryelle; B019 - MYLES, MARLON; B020 - DRYMON, MARQUELLE; C010 - Hudson, Bryanna; C018 - witchers, Sergio; C021 - Maultsby, Eddie; C038 - Tolbert, Monica; C039 - Driver, Linda; C075 - Garcia, Enrique Quintero; C077 - Woods, Monica; C095 - Mcnorton, Zedrick; C104 - Carter, Casey; C116 - Griffin, SaNyya; D006 - McClendon, Alfreda; D021 - Williams, Kimberly; D030 - FORD, TINA; D039 - Stewart, Jessica; D041 - lucky, cedric; E003 - Schofield, Owen; E004 - Johnson, Charles; E010 - Davis, Tommy; E031 - TALBERT, DERRICK; E074 - erazo, ciria; E098 - Daniels, Jimmy; E108 - MCCARTER, TRACIE; E111 - BENAVIDES, DESTINY; E116 - Baker, Angelica; E117 - Gilbert, Anneliese; E144 - graver, Chantal; 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.storage treasures.com.
A001A - Scott, Madrid; A011 - Boykins, Zelda; A035 - Pate, Tony; A052 - Campbell, Cameron; A059 - Shedlock, Kassia; B015 - Banks, Chailey; B022 - Pyle, James; B058 - Gwinn, Aubrey; B060 - Turvey, Samantha; C009 - Bryant, Perschaonna; C063 - Brothers Property Reality Hixson, Demtrick; C069 - Young, Jacquese; C075 - Elkin, Del; D028 - McKinley, Tamica; E016 - Larson, Griffin; E026 - Woodard, Vonchinnna; E041 - Pruitt, Emily; F016 - Redmond, Lauren; F025 - Williams, Natascha; F037 - Stokes, Phoenix; G043 - Papillon, Ernest; G048 - II, Ronnie Kasten; G057 - Elkin, Del; H005 - Woods, Alfonso; J002 - Elhersh, Bandar; J008 - Thwaite, Nick; G045 Walker, Jaqueline

PUBLIC STORAGE # 25804, 14770 66th St N, Clearwater, FL 33764, (727) 304-3595
Time: 11:30 AM
Sale to be held at www.storage treasures.com.
B15 - Krohn, Paul; B38 - huynh, dien; B58 - rodriguez, Betzaida; C127 - Parz, Josh; C128 - Battle, John; C134 - Losito, Antointte; C138 - maliska, Cameron; C19 - Givens, Gregory; C29 - Marcotte, Joshua; C42 - Mcclary, Karlos; C65 - D&O capital invested Buznea, Denis; D008 - Carvalho, Sue; D010 - hounsell, Kelsey; D022 - Bernard, Dylan; D025 - Blackwell, Albert; D032 - Cynar, Joe; D038 - Daniels, Dion; D040 - Ademy, Ryan; D057 - Walker, Joshua; D061 - Nguyen, Katrina; D071 - Newton, Buster; D079 - Trowsse, Teresa; D213 - Lewis, Matthew; D265 - Gorhan, Tyler; D284 - Walsh @, Kristin; D294 - Walsh @, Kristin; D295 - Lewis, Theresa; D300 - Walsh @, Kristin; D322 - Kijek, Paul; D351 - Pierce, Rosane; E033 - Query, Michael; E047 - Estrada, Jose; E051 - Bostick, Yvette; E193 - Guthrie, Deborah; F047 - Life Changing Ministries Long, Michael; F048 - Jones, Jae; F102 - McMahon, Thomas; F112 - Riley, Choncey; F123 - Brundage, Michael

PUBLIC STORAGE # 28072, 1615 North Highland Ave, Clearwater, FL 33755, (727) 373-6088
Time: 11:45 AM
Sale to be held at www.storage treasures.com.
147 - Monroe, Glynis; 301 - Hunt, Tiffany; 310 - Marley & maleny cleaning services llc obreque, Patricio; 320 - FinchD, Brad; 427 - Rivera, Aleena; 447 - Johnson, Ronnie; 474 - Marley & maleny cleaning services llc obreque, Patricio; 542 - holmes, anthony; 545 - Hoyte, Amy; 619 - Sehpin, Marianne; 667 - Jones, Martavious; 679 - mcguff, Kelly ; 689 - Caglione, Chris; 702 - Turner, Tenay; 710 - Brown, Likisha; 750 - Wortham, Paul; 903 - holmes, anthony; 905 - Andersen, Laura

PUBLIC STORAGE # 29147, 13750 Walsingham Road, Largo, FL 33774, (727) 493-0046
Time: 12:00 PM
Sale to be held at www.storage treasures.com.
1011 - Biggins, Claude; 1028 - Miller, Quila; 1085 - Bratton, Alan L; 1098 - Bratton, Alan L; 1112 - Matos, Jamee; 2027 - FitzGerald, David; 2087 - Bruce McLaughlin Consulting McLaughlin, Sandy; 2089 - hillman, Deandre; 2126 - Jackson, Shayna; 3012 - Borrelli, Christopher; 3094 - Wells, Sarah; 3119 - kinnally, neil; 3173 - Greene, Natasha; B006 - Poe, Jaimie; C017 - Chez Victor St Pete Beach LLC Belda, Lionel; D004 - webb, brandon; E004 - Wilmoth, Larry; E010 - Coward, Tracy

PUBLIC STORAGE # 52102, 20865 US Hwy 19 North, Clearwater, FL 33765, (727) 258-2224
Time: 12:15 PM
Sale to be held at www.storage treasures.com.
A013 - Dair Forensics davidson, fredrick; A015 - fay, Monica; A053 - clark, madison; B005 - Torres Flores, Osman; B011 - Tyler, Lindsey; B052 - ARIE, WILLIAM; B075 - Scheaffe, Amanda; C032 - Spencer, Krystal; C049 - Frias, Barbara; C062 - Consetcion, Efmarlin; C072 - Mentore, Phiesha; C095 - Collins, Kadiija; C099 - Blount, Richard; C108 - Crenshaw, Kemis; C133 - Kivlin, Kathleen; C144 - Allen, Cedreon; C149 - Maultsby, Sanchez; C151 - yohey, Shyla; C157 - Brasfield, Rob; C167 - Cooley, Sean; C193 - Mitchell, Dorothy; C202 - UNION, BRITTNEY; C220 - King, Kyle; D027 - Glenn, Britan

PUBLIC STORAGE # 52103, 16079 US Hwy 19 North, Clearwater, FL 33764, (727) 474-1763
Time: 12:30 PM
Sale to be held at www.storage treasures.com.
A005 - Kile, Aaron; B022 - Rainbolt, Ryan; C031 - Robinson, Jshean; C092 - Santiago, Melvin; C122 - Dreger, Matthew; C142 - Daniels, Lakeif; D030 - huynh, dien; D060 - Williams, Tyler; E048 - Wilson, Laura; E054 - Mobley, Deidre; F032 - Livsey, Monte; G002 - Rico, Julie; G020 - Morgan, Brian; G040 - Cross, Donna

PUBLIC STORAGE # 23917, 2150 25th St North, St Petersburg, FL 33713, (727) 306-9278
Time: 12:45 PM
Sale to be held at www.storage treasures.com.
0103 - Adkins, Stacy Lamar; 0326 - Wilson, Jean; 0513 - bouvier, London; 0524 - morel, Drew; 0525 - kotsombath, Damion; 0565 - ellington, ryan; 0620 - Dickson, Jerry Stephen; 0627 - Merriex, Dorothy; 0731 - Church, Latisa; 0749 - Ward, Martha; 0839 - reber, Aleesha; 0844 - abbott, selena lynn; 0867 - Newson, Carolyn; 0901 - Lord, Jason; 1040 - Ryan, Michael; 1085 - BARBER, KAREN; 2069 - Haring, Chris; 2075 - Ford, Samantha Janelle; 2091 - allen, brian; 3043 - Russell, Dandre; 3059 - Feazell, Ebony; 3064 - Chance, Malesa

PUBLIC STORAGE # 30168, 3950 34th Street South, Saint Petersburg, FL 33711, (727) 739-8648
Time: 01:00 PM
Sale to be held at www.storage treasures.com.
0149 - Gunn, Timothy; 0213 - Wallace, Cherie; 0239 - Moustafa, Amir; 0429 - Grimsley, Beverly; 0440 - Leshore, Gloria; 0447 - Doedy, Ruth Fleki; 0501 - Delgado, Paul; 0544 - Mendez Galvez, Angelica ; 0726 - Lee, Deyaunna; 0739 - Wagner, Lance; 0782 - Crumb, Cynthia; 0810 - Pough, Lynette; 0857 - Lester, Shauntel; 0953 - Tyson, Denkiell; 1002 - Stathas, RG; 1026 - Clarkson, Demetrish; 1044 - parker, lonta; 2007 - Atkins, Jarvis; 2060 - Ryan, Megan; 2082 - Hooks, Jacqui; 2120 - Doria, Sean Irvin; 3004 - Litke, Gavin; 3006 - Morris, Linda; 3039 - Malone, Vivian Denise; 3046 - Mchugh, Eric Stephen; 3057 - Blake, Aidan; 3059 - Dunbar, Gerâ€™Niyah; 3064 - Parker, Shada Latrecia-Louise; 3068 - GIGLIO, CHRISTOPHER; 3083 - Leigh, David; 3109 - Accardi, Wendy; 4041 - Peak, Katrina Lavonne; 5004 - Giglio, Christopher; 5100 - Banks, JhaMhyll Duntrac; 5504 - Terrell, Eric Monroe; 5536 - Barksdale, Gregory

PUBLIC STORAGE # 68048, 13799 Park Blvd N, Seminole, FL 33776, (727) 477-1118
Time: 01:15 PM
Sale to be held at www.storage treasures.com.
A012 - Motley, Jonathan; C087 - Kautz, Linda; E164 - Leshane, Nolan; G255 - Garrett, Denise; L536 - Muniz, Elisa; S803 - Wagner, Noel

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September 4, 2026

26-03959N

NOTICE UNDER FICTITIOUS NAME LAW	FIRST INSERTION
Notice is hereby given that Keith Edward Bro, desiring to engage in business under the fictitious name of Hyperbaric Results, located in Gulfport, Pinellas County, Florida 33707, intends to register said name with the Division of Corporations, Florida Department of State, pursuant to Section 865.09, Florida Statutes. September 4, 2026	26-03922N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that the undersigned, Residential Investment Strategy & Equity, LLC, by Philippe Laurent, its Authorized Member, desiring to engage in business under the Fictitious Name of RISE America 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 27th day of August, 2026 September 4, 2026	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Veterans Grill, located at 9500 Bay Pines Blvd., in the City of St. Petersburg, Pinellas County, Florida 33744, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at St. Petersburg, Florida, this 26 day of August, 2026. Sandman Food Service Inc. September 4, 2026

PUBLIC NOTICE

You will please take notice that the Pinellas County Board of County Commissioners at its regular meeting of August 25, 2026, in 333 Chestnut Street, Palm Room, Pinellas County, Communications Building, Clearwater, Florida 33756, adopted a resolution vacating the following legally described property as petitioned by Charles and Rita King.

A portion of a 33-foot-wide right-of-way known as Portsmouth Road, lying east of lots 41 through 43, Gulf Breeze Estates, Plat Book 27, Page 57, lying in Section 30-29-16, Pinellas County, Florida.

	KEN BURKE, CLERK TO THE BOARD OF COUNTY COMMISSIONERS By: Derelynn Revie, Deputy Clerk	
September 4, 2026		26-03929N

PUBLIC NOTICE

You will please take notice that the Pinellas County Board of County Commissioners at its regular meeting of August 25, 2026, in 333 Chestnut Street, Palm Room, Pinellas County, Communications Building, Clearwater, Florida 33756, adopted a resolution vacating the following legally described property as petitioned by Robert and Kathleen Warren.

the Northerly 35 feet of the Easterly 17 feet of that right-of-way (East Lake Drive) (1051 East Lake Drive) as recorded in the official records book 5654, page 1434, of the public records of Pinellas County, Florida, lying in section 04-27-16, Pinellas County, Florida.

	KEN BURKE, CLERK TO THE BOARD OF COUNTY COMMISSIONERS By: Derelynn Revie, Deputy Clerk	
September 4, 2026		26-03927N

PUBLIC NOTICE

You will please take notice that the Pinellas County Board of County Commissioners at its regular meeting of August 25, 2026, in 333 Chestnut Street, Palm Room, Pinellas County, Communications Building, Clearwater, Florida 33756, adopted a resolution vacating the following legally described property as petitioned by OVSS Gateway LLC.

A portion of Poultry Boulevard Road/86th Avenue North (County Road Number 139), declared to be a public road in Board of County Commissioners minutes Book 7, Page 23, filed on April 17, 1928, lying along the south 33 feet of 4100 Gateway Centre Boulevard, Gateway Centre Business Park, Plat Book 97, Pages 1-13, Section 22-30-16, Pinellas County, Florida.

	KEN BURKE, CLERK TO THE BOARD OF COUNTY COMMISSIONERS By: Derelynn Revie, Deputy Clerk	
September 4, 2026		26-03928N

PUBLIC NOTICE OF COLLECTIVE BARGAINING
ST. PETERSBURG COLLEGE (SPC) AND UNITED FACULTY OF FLORIDA (UFF)

A public meeting of representatives of SPC and UFF to conduct collective bargaining negotiations pursuant to Article 22 of SPC-UFF's 2024-2027 Collective Bargaining Agreement will be held on September 11, 2026 from 10 a.m. to 12:00 p.m. at the Epi Center, St. Petersburg College, 13805 58th Street North, Clearwater, Florida in room EPI BD1-451, 1-453, 1-450.

Pursuant to the provisions of the Americans with Disabilities Act, any persons with disabilities requiring reasonable accommodations or assistance to participate should contact the Board Clerk at 727-341-3241 five (5) business days before the meeting date.

September 4, 2026

26-03986N

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 SEPTEMBER 21, 2026 at www.storage treasures.com with bidding to begin online SEPTEMBER 4, 2026 at 1pm and is scheduled to end SEPTEMBER 21, 2026 at 1pm.

NAME:	UNIT#:	CONTENTS:
BENNIVEDSE, MINDI ANN	E182	HOUSEHOLD
BOARMAN, WILLIAM D.	H215	HOUSEHOLD
BOVIA, NICOLA	N547	HOUSEHOLD
GAGOUA, EMZARI	L402	HOUSEHOLD
HAGEMANN, ROBERT	F032, F033	HOUSEHOLD
HAKALA, MARIE	L424	HOUSEHOLD
JONES, JOSHUA	K374	HOUSEHOLD
MARVILLE, CHRISTOPHER	E138	HOUSEHOLD
PERTHOLD, SIOBHAN FLORA	M445	HOUSEHOLD
RODRIGUEZ, RODOLFO	K338	HOUSEHOLD
TAYLOR, CAMDEN	N552	HOUSEHOLD
WELTER, JEFFREY	J274	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.

September 4, 11, 2026

26-03985N

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

--- PUBLIC SALES / PUBLIC NOTICE ---

FICTITIOUS NAME NOTICE
Notice is hereby given that GYMPINN INC., OWNER, desiring to engage in business under the fictitious name of APOLLO SCHOOL OF GYMNASTICS located at 390 SCARLET BLVD, OLDSMAR, FLORIDA 34677 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.
September 4, 2026 26-03974N

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 Profit Growth Catalysts 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 28th day of August, 2026
DreamCasters
September 4, 2026 26-03979N

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Ervin Air located at: 3464 Roxboro Road, NE Unit 709 in the city of Atlanta, GA 30326 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 28th day of August 2026.
OWNER:
CM-KELLY, LLC
3464 Roxboro Road, NE Unit 709
Atlanta, GA 30326
September 4, 2026 26-03961N

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

Sale Date September 25th, 2026 @ 10:00 AM at each individual repair facility.

42253 2021 Volkswagen VIN#: 3VWC57BU8MM065279 Repair Facility: Lokey Nissan 27758 US Highway 19 N Clearwater 772-450-1123 Lien Amt \$877.30
September 4, 2026 26-03923N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Auction will be held on or thereafter the dates in 2026 and times indicated below, at www.storage treasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged.

Staring at 10 am on Wednesday September 16, 2026.

U-STOR St. Pete
2160 21st Ave N.
St. Petersburg, FL 33713
727-822-8282

E-9 Oscar Hadley
J-5 Oscar Hadley

U-STOR 62nd
3450 62nd Ave N.
Pinellas Park, FL 33781
727-522-1663

C-24 Lorraine Floyd
F-7 Stephen McCanna
K-16 Shanique Burns
M-9 Teresa Shepard
M-12 Dominique Smith

U-STOR Gandy
2850 Gandy Blvd.
St. Petersburg, FL 33702
727-576-2004

D-4 Nicholas Ford

U-STOR 66th
11702 66th St. N.
Largo, FL 33773
727-546-3605

G-10 Roxie Sebring
M-22 Brian Johnson

U-Stor Lakeview
1217 Lakeview Rd.
Clearwater, FL 33756
727-461-0205

R-20 Maria Ramirez

September 4, 11, 2026 26-03976N

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 Certified Home Group located at 7901 4th St N in the City of Ste 300, Pinellas, FL Ste 300 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 31st day of August, 2026
Certified Home Services Holding LLC
September 4, 2026 26-03987N

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 VisitWeave located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 31st day of August, 2026
Tawny Dog Software LLC
September 4, 2026 26-03992N

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 GLOW, by Chrise located at 861 Maple Ct, Unit 206 in the City of Dunedin, Pinellas, FL 34698 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 31st day of August, 2026
By Chrise LLC
September 4, 2026 26-04005N

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 CONCORDIA MANOR located at 321 13TH AVE N 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 1st day of September, 2026
SS Pinellas VI Community HC, LLC
September 4, 2026 26-04046N

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 Philmar Elite Signing located at 7901 4th ST N, STE 300, St. Petersburg, FL in the City of Pinellas, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 27th day of August, 2026
Philmar Enterprises LLC
September 4, 2026 26-03925N

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 Cedarville University - Florida located at 3000 Gulf to Bay Boulevard in the City of Clearwater, Pinellas, FL 33759 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 31st day of August, 2026
Cedarville University
Bryan C. Schroll, Esq.
September 4, 2026 26-04000N

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 SOUTH HERITAGE HEALTH AND REHABILITATION CENTER located at 718 22ND AVE S in the City of ST. PETERSBURG, Pinellas, FL 33705 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of September, 2026
SS Pinellas IX Community HC, LLC
September 4, 2026 26-04049N

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 Nighttrain 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 28th day of August, 2026
It's all going well LLC
September 4, 2026 26-03958N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Blue Chain Peptides located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 31st day of August, 2026
Blue Shield Peptides LLC
September 4, 2026 26-03991N

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 Village Care Audiology located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 26th day of August, 2026
Hear It Forward Inc.
September 4, 2026 26-03924N

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 CLEARWATER CENTER located at 1270 TURNER ST in the City of CLEARWATER, Pinellas, FL 33756 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of September, 2026
SS Pinellas V Community HC, LLC
September 4, 2026 26-04045N

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 Mundial Auto Group located at 7901 4TH ST N #9192 in the City of St Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 27th day of August, 2026
MUNDIAL GROUP ENTERPRISE LLC
September 4, 2026 26-03949N

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 Raleigh Group Home located at 1291 Raleigh Court 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 31st day of August, 2026
Marianalynn Helping Hands Corp
Rufelinda Canent-Togado
September 4, 2026 26-03995N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of HIGHLAND PINES REHABILITATION CENTER located at 1111 S HIGHLAND AVE in the City of CLEARWATER, Pinellas, FL 33756 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of September, 2026
SS Pinellas VIII Community HC, LLC
September 4, 2026 26-04048N

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 Frequent Visitor 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 28th day of August, 2026
Signal Drift Studios LLC
September 4, 2026 26-03972N

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 Fully Books located at 7901 4th St N Ste 300 in the City of St Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 31st day of August, 2026
EAR Global Services, LLC
September 4, 2026 26-04002N

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 JSH Innovations located at 7901 4th St N Ste 300 in the City of Saint Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of September, 2026
Jaggars Software Holdings LLC
September 4, 2026 26-04012N

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 JJ Automation located at 555 Dr MLK Jr St S in the City of Saint Petersburg, Pinellas, FL 33705 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of September, 2026
Jake Jacoby
September 4, 2026 26-04052N

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 Blockstyle located at 7901 4th St N ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 30th day of August, 2026
Rock2head Ventures LLC
Nathanael Aguila
September 4, 2026 26-03967N

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 Lory Stay & Welcome located at 3214 San Mateo St in the City of Clearwater, Pinellas, FL 33759-3531 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 8th day of March, 2026
AROMAFRESH GENERAL SERVICE LLC
September 4, 2026 26-03996N

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 SimpleSites located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of September, 2026
SimpleSites Digital Services LLC
Jacob Candiotti
September 4, 2026 26-04036N

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 Birch Mule Wooden Stickers located at 2235 6th Ave N in the City of St. Petersburg, Pinellas, FL 33713-7009 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of August, 2026
George Matthew Addison
September 4, 2026 26-03971N

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 Beachside Braids located at 1180 Starboard way in the City of Clearwater, Pinellas, FL 33755 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 31st day of August, 2026
Carrie Norris
September 4, 2026 26-04003N

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 YVO located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 27th day of August, 2026
YVOTY WARRIOR, INC.
September 4, 2026 26-03944N

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 RA Digital Solutions 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 1st day of September, 2026
Somarasi Mitchell
September 4, 2026 26-04053N

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 Glomar Cleaners 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 29th day of August, 2026
Oxcart Holdings LLC
Guy Kemp
September 4, 2026 26-03970N

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 Branch Tree Service 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 28th day of August, 2026
BRANCH TREE & LAND MANAGEMENT LLC
September 4, 2026 26-03980N

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 VP Impact - A Focal Point Coaching Firm located at 5841 Bay Pines Lakes Blvd in the City of St. Petersburg, Pinellas, FL 33708 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of September, 2026
Victor Puodziunas
September 4, 2026 26-04026N

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 ENVIO DIRECTO USA located at 2717 Seville Boulevard in the City of Clearwater, Pinellas, FL 33764 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 31st day of August, 2026
MOS & MSA GROUP LLC
September 4, 2026 26-03988N

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 ROOTS ARTISAN HERITAGE located at 2717 Seville Boulevard in the City of Clearwater, Pinellas, FL 33764 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 31st day of August, 2026
MOS & MSA GROUP LLC
September 4, 2026 26-04004N

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 EGRET COVE CENTER located at 550 62ND ST S in the City of ST. PETERSBURG, Pinellas, FL 33707 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of September, 2026
SS Pinellas VII Community HC, LLC
September 4, 2026 26-04047N

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 DebtHelp USA located at 7901 4TH ST. N, STE. 300 in the City of ST. PETERSBURG, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 2nd day of September, 2026
Anthony Santo
September 4, 2026 26-04051N

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 Bots On Staff located at 7901 4th St N, Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 30th day of August, 2026
michelle miller
Triston miller
September 4, 2026 26-03969N

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 MyGrateMortgage 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 28th day of August, 2026
E MORTGAGE CAPITAL, INC.
Wesam Hijazin
September 4, 2026 26-03984N

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 TARPON BAYOU CENTER located at 515 CHESAPEAKE DR 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 1st day of September, 2026
SS Pinellas X Community HC, LLC
September 4, 2026 26-04050N

HOW TO PUBLISH YOUR

LEGAL NOTICE

IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR

e-mail legal@businessobserverfl.com

BusinessObserver

10/20249

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

Notice Under Fictitious Name
Law Pursuant to Section 865.09,
Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Clear Cut Granite & Marble, LLC located at 4445 126th Ave N, Unit A, in the County of Pinellas, City of Clearwater, Florida 33762 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tallahassee, Florida, this 25th day of August, 2026.
Clear Cut Stone Fabricators, LLC
September 4, 2026 26-03943N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 9/28/2026 at 11 a m the following vessel may be sold at public sale for storage charges to Florida Statute 328.17 tenant/owner CHRISTINE M GAUKEL/ SHANE M GAUKEL 2001 USK/ Bayliner Hin # MXP447MSF001 FL7671LU Title: 0085122248 sale to be held at Turtle Cove Marina 847 Roosevelt Blvd Tarpon Springs Fl 34689 vessel may be released prior to the Sale Turtle Cove Marina reserves the right to accept /reject any or all bids All Sales Held With Reserve
September 4, 11, 2026 26-04041N

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 WELK'HOME located at 300 EAST BAY DRIVE 2ND FLOOR SUITE G10 in the City of LARGO, Pinellas, FL 33770 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 2nd day of September, 2026
LUMI HOME & LINEN SERVICES LLC
ELODIE RUFFIN
September 4, 2026 26-04030N

FIRST INSERTION
Notice
Effective Oct. 3, 2026, Marina Barkov, MD, will no longer be providing care at WellMed.

Patients of Dr. Barkov may continue care at WellMed at Tyrone Gardens.

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



September 4, 11, 18, 25, 2026
26-04029N

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 10-2-2026 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.

5UXFE43577L015435 2007 BMW B52P44617 2024 BOBCAT
1G6AC5S8G0124361 2016 CADILLAC C1000 8094DR236855 1983 CHEV 1G1PA55H0E7390388 2014 CHEV KMTG34LAXKU014552 2019 GENS 3GTPHCEK1PGI04537 2023 GMC 1HGFA16596L120159 2006 HOND 5NPEB4AC3DH72954 2013 HYUN KMHWF25S24A924885 2004 HYUN KMH74LF7KU818918 2019 HYUN 1C4RJEAG6HC953304 2017 JEEP JTHBA30G345044683 2004 LEXS 1N6ED0EB3MN711475 2021 NISS 1N4AL3AP3DC207842 2013 NISS XDYG0603M77B 1977 ODAY L20BHH26046718 2004 QRONGE 1C6RR7TTSJS283245 2018 RAM JF2GPAKC4E8259317 2014 SUBA

September 4, 2026 26-04031N

PUBLISH YOUR
LEGAL NOTICE

Email
legal@businessobserverfl.com

FLORIDA'S REQUIRE FOR THE CO-STATE
Business
Observer

1V20878-V2

NOTICE UNDER FICTTIOUS
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 Waldron Coastal Palms located at 1550 county rd 13 S in the City of Saint Augustine, Pinellas, FL 32092 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of September, 2026
Waldron | Mary & Co. LLC
September 4, 2026 26-04028N

NOTICE UNDER FICTTIOUS
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 BOCA CIEGA CENTER located at 1414 59TH ST S in the City of GULFPORT, Pinellas, FL 33707 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of September, 2026
SS Pinellas IV Community HC, LLC
September 4, 2026 26-04044N

FIRST 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 September 22, 2026, for United Self Mini Storage - Ulmerton at www.StorageTreasures.com bidding to begin on-line September 11, 2026, at 6:00am and ending September 22, 2026, at 12:00pm to satisfy a lien for the following unit (s). Unit (s) contain general household goods.

Name	Unit
Princess S. Edwards	054
Andrew Hernandez	136

September 4, 11, 2026 26-04024N

FIRST 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 September 22, 2026, for United Self Mini Storage - Countryside at www.StorageTreasures.com bidding to begin on-line September 11, 2026, at 6:00am and ending September 22, 2026, at 12:00pm to satisfy a lien for the following unit (s). Unit (s) contain general household goods.

Name	Unit
Debra Coddington	446
Robert Steven Watts	488
Heather C. Seiter	021

September 4, 11, 2026 26-04020N

NOTICE OF PUBLIC SALE:

CLEARWATER TOWING SERVICE, INC gives notice that on 09/15/2026 at 10:00 AM the following vehicles(s) may be sold by public sale at 10315 68TH ST N, PINELLAS PARK, FL 33782 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

19UUA765X8A048218 2008 ACUR 2GNALBEKXD6135198 2013 CHEV 1FADP3N21HL291567 2017 FORD 1FTYR1YGXGKA89283 2016 FORD 5NPEB4AC4DH574738 2013 HYUN JTHFN48Y869008878 2006 LEXS 1N4AL3AP4JC475567 2018 NISS

CLEARWATER TOWING SERVICE INC.
1955 CARROLL ST
CLEARWATER, FL 33765
PHONE: 727-441-2137
FAX: 727-441-1104

September 4, 2026 26-04055N

NOTICE OF PUBLIC SALE:

CLEARWATER TOWING SERVICE INC. gives notice that on 09/21/2026 at 10:00 AM the following vehicles(s) may be sold by public sale at 1955 CARROLL ST, CLEARWATER, FL 33765 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1GCRCREH1EZ355084 2014 CHEV 1C3CCCAB3FN637924 2015 CHRY 3C4PDCAB2LT275588 2020 DODGE 1FMZU34E5WUA16856 1998 FORD 1FTKR1AD8BPA58731 2011 FORD JN1CV6AP0BM508853 2011 INFI 4S4BP61C267320996 2006 SUBA J73GN86R710198635 2001 TOYT JT4VD12EiS0008720 1995 TOYT JTKDE177460071912 2006 TOYT

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

September 4, 2026 26-04054N

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 Continuity Aesthetic Journeys located at 390 112 Ave N in the City of St. Petersburg, Pinellas, FL 33716 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of September, 2026
Continuity Healthcare LLC
September 4, 2026 26-04027N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Sumbug located at 7901 4th St N #17916, in the County of Pinellas, in the City of Saint Petersburg, Florida 33702 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Saint Petersburg, Florida, this 27 day of 08, 2026.
KOWAL MEDIA LLC
September 4, 2026 26-03948N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Debb Lightfoot's Paint & Body Shop gives notice and intent to sell for non-payment of labor, service and storage fees for the following vehicle on 09/24/2026 at 8:30 AM at 13001 South Belcher Largo, FL 33763. Please call 727-678-6933 for \$11,653.56 due in cash on the day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with the Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.
2015 PORS WP1AB2A5XFLB54340
September 4, 2026 26-04023N

FIRST 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 08/01/2026 – 08/31/2026:
BRACELET, CELLULAR PHONE, COLLECTABLES, EARRINGS, EQUIP/TOOL, GAME (ELECTRONIC TYPES), GUN, GUN AMMO, GUN CLIP/SPEED LOADER, JEWELRY (OTHER), KNIFE/SWORD, NECKLACE, OFFICE EQUIPMENT, PURSE/POUCH/PACK, RING, 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>
September 4, 11, 2026 26-04040N

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#
16	FORD	1FT7W2BT1GEC11060
15	HYUNDAI	KMHTC6AD9FU243358

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 10-2-26 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.

6670 114TH AVENUE
LARGO, FL. 33773
PHONE # 727-541-2695
September 4, 2026 26-04061N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 26-008530-ES
IN RE: ESTATE OF
ANTHONY JERRY MESI,
Deceased.

The administration of the estate of ANTHONY JERRY MESI, deceased, whose date of death was June 16, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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 BAY POINTE NURSING PAVILION located at 4201 31ST ST S in the City of ST. PETERSBURG, Pinellas, FL 33712 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of September, 2026
SS Pinellas III Community HC, LLC
September 4, 2026 26-04033N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TAB Advisory located at 225 15th Ave NE, in the County of Pinellas, in the City of Saint Petersburg, Florida 33704 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Saint Petersburg, Florida, this 29th day of August, 2026.
Teresa Blanco
September 4, 2026 26-03975N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Debb Lightfoot's Paint & Body Shop gives notice and intent to sell for non-payment of labor, service and storage fees for the following vehicle on 09/24/2026 at 8:30 AM at 13001 South Belcher Largo, FL 33763. Please call 727-678-6933 for \$11,653.56 due in cash on the day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with the Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.
2015 PORS WP1AB2A5XFLB54340
September 4, 2026 26-04023N

FIRST 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 08/01/2026 – 08/31/2026:
BRACELET, CELLULAR PHONE, COLLECTABLES, EARRINGS, EQUIP/TOOL, GAME (ELECTRONIC TYPES), GUN, GUN AMMO, GUN CLIP/SPEED LOADER, JEWELRY (OTHER), KNIFE/SWORD, NECKLACE, OFFICE EQUIPMENT, PURSE/POUCH/PACK, RING, 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>
September 4, 11, 2026 26-04040N

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#
16	FORD	1FT7W2BT1GEC11060
15	HYUNDAI	KMHTC6AD9FU243358

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 10-2-26 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.

6670 114TH AVENUE
LARGO, FL. 33773
PHONE # 727-541-2695
September 4, 2026 26-04061N

FIRST INSERTION

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: September 4, 2026.

LORI A. MESI
Personal Representative
14503 Maplewood Dr
Largo, FL 33774
CHASE L. WILSEY
Attorney for Personal Representative
Florida Bar No. 1035227
Fisher & Wilsey, P.A.
1000 16th Street North
St. Petersburg, FL 33705
Telephone: 727-898-1181
Email: cwilsey@fisher-wilsey-law.com
Secondary:
eoldja@fisher-wilsey-law.com
September 4, 11, 2026 26-04019N

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 Betz Marine Services located at 7901 4th Street N, #35516 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of September, 2026
Salty Weasel Enterprises LLC
September 4, 2026 26-04016N

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 ABBEY REHABILITATION AND NURSING CENTER located at 7101 DR. MARTIN LUTHER KING JR. 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 1st day of September, 2026
SS Pinellas I Community HC, LLC
September 4, 2026 26-04034N

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 52-2025-CP-003150-ES
IN RE: ESTATE OF
ARLENE IDA SCHLEGEL
a/k/a
ARLENE SCHLEGEL
Deceased.

The administration of the estate of Arlene Ida Schlegel a/k/a Arlene Schlegel, deceased, whose date of death was January 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN:522026CP008029XXESXX
File No. 26-008029-ES
IN RE: ESTATE OF
EVA STAVREVSKI,
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 EVA STAVREVSKI, deceased, File Number UCN:522026CP008029XXESXX; by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756; that the decedent's date of death was February 3, 2026; that the total value of the estate is Non-Exempt Asset - \$64,997.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Beneficiaries:	Address
DANCE STAVREVSKI	2932 Los Gatos Drive Belleair Bluffs, FL 33770
THE STAVREVSKI FAMILY	REVOCABLE TRUST AGREEMENT DATED APRIL 16, 2025, SUMMER L. STAVREVSKI, TRUSTEE
2911 Los Gatos Drive	Belleair Bluffs, FL 33770
SANDRA WELLS ENGELOFF NKA SANDRA STAVREVSKI ENGELOFF	2519 Duncan Drive Belleair Bluffs, FL 33770
SUMMER STAVREVSKI	2911 Los Gatos Drive Belleair Bluffs, FL 33770
SPENCER STAVREVSKI	2911 Los Gatos Drive Belleair Bluffs, FL 33770
SIENNA STAVREVSKI	

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 All Out Of Beige located at 795 County Rd 1, Lot 104 in the City of Palm Harbor, Pinellas, FL 34683 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 2nd day of September, 2026
Deborah Hurlburt
September 4, 2026 26-04062N

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 ALPINE HEALTH AND REHABILITATION CENTER located at 3456 21ST AVE S in the City of ST. PETERSBURG, Pinellas, FL 33711 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of September, 2026
SS Pinellas II Community HC, LLC
September 4, 2026 26-04035N

FIRST INSERTION
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 September 4, 2026.

Personal Representative:
Donna J. Smith
15 Country Club Lane
Bellair, Florida 33756

Attorney for Personal Representative: Ryan A. Doddridge, Esq. Attorney Florida Bar Number: 74728 STEARNS, WILLIAMS & DODDRIDGE, PA 6337 Grand Boulevard New Port Richey, Florida 34652 Telephone: (727) 846-8500 Fax: (727) 848-2814 E-Mail: ryan@flprobattrustlaw.com Secondary E-Mail: stacey@flprobattrustlaw.com
September 4, 11, 2026 26-04058N

FIRST INSERTION

2911 Los Gatos Drive
Belleair Bluffs, FL 33770
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 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 date of first publication of this Notice is September 4, 2026.

Person Giving Notice:
/s/Summer L. Stavrevski
SUMMER L. STAVREVSKI
2911 Los Gatos Drive
Belleair Bluffs, FL 33770
Attorney for Person Giving Notice: /s/ Danielle McManus Noble Danielle McManus Noble Attorney for Petitioners Florida Bar No. #119451 McMANUS & McMANUS, P.A. 79 Overbrook Blvd. Largo, Florida 33770-2899 Telephone: (727) 584-2128 Fax: (727) 586-2324 Email: danielle@mcmanusstateplanning.com Secondary Email: lawoffice@mcmanusstateplanning.com
September 4, 11, 2026 26-04059N

PROBATE

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File Number: 26-007074-ES Division: 003 IN RE: ESTATE OF SCOTT ANTHONY FELGER Deceased. The administration of the estate of Scott Anthony Felger, deceased, File Number: 26-007074-ES, 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, Room 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 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 09/04/2026 Personal Representative: Mark Felger 1201 North Market Street, Suite 1001 Wilmington, Delaware 19801 Attorney for Personal Representative: Howard S. Krooks, Esq. Florida Bar No. 0943231 COZEN O'CONNOR 1801 N. Military Trail, Suite 200 Boca Raton, Florida 33431 Telephone: (561) 750-3850 Fax: (561) 245-6201 E-Mail: eserviceboca@cozen.com Secondary E-Mail: pammirata@cozen.com September 4, 11, 2026 26-03932N	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION FILE NO. 26-008339-ES IN RE: ESTATE OF ROBERT DIXON, DECEASED. The administration of the estate of ROBERT DIXON, deceased, whose date of death was July 25, 2026, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as speci-	fied 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 September 4, 2026. Co-personal Representatives: KATHRYN CALLAHAN and KELLY LEVY Co-personal Representatives c/o BATTAGLIA, ROSS, DICUS, MCQUAID, P.A. 5858 Central Avenue St. Petersburg, Florida 33707 Attorney for Personal Representative: BRUCE MARGER, ESQ. BATTAGLIA, ROSS, DICUS & MCQUAID, P.A. 5858 Central Ave., St. Petersburg, FL 33707 (727) 381-2300 FBN: 50380 Primary Email: bmarg@brdwlaw.com Secondary Email: mflah@brdwlaw.com September 4, 11, 2026 26-03953N
NOTICE TO CREDITORS IN THE SIXTH CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-005138-ES IN RE: ESTATE OF JOAN M. KLEIN Deceased. The administration of the estate of Joan M. Klein, deceased, whose date of death was April 11, 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	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-006689-ES Division Probate IN RE: ESTATE OF CATHY J. PIERCE Deceased. The administration of the estate of Cathy J. Pierce, deceased, whose date of death was June 10, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St # 300, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 4, 2026. Personal Representative: Kevin Hernandez, Esquire 28059 U.S. Highway 19 N, Suite 101 Clearwater, FL 33761 Attorney for Personal Representative: Kevin Hernandez, Esquire FBN 0132179 SPN 02602269 The Hernandez Law Firm, P.A. 28059 U.S. Highway 19 N, Suite 101 Clearwater, FL 33761 Telephone: (727) 712-1710 Primary email: eservice1@thehernandezlaw.com Secondary email: victoria@thehernandezlaw.com Secondary email: hms@thehernandezlaw.com September 4, 11, 2026 26-04007N	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-007900-ES IN RE: ESTATE OF WANITA M. DEHNEY Deceased. The administration of the estate of WANITA M. DEHNEY, deceased, whose date of death was June 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 representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 4, 2026. Personal Representatives: MICHAEL R. DEHNEY 4402 Charleston Court Tampa, Florida 33609 NICOLE P. DEHNEY 22 Red Spring Lane Glen Cove, New York 11542 Attorney for Personal Representatives: Lisa Anne Haidermota Attorney Florida Bar Number: 0045225 412 Erie Avenue Tampa, FL 33606 Telephone: (813) 843-9698 E-Mail: latennis@verizon.net September 4, 11, 2026 26-03963N	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-005522-ES Division Probate IN RE: ESTATE OF CONNIE LOU UTTER, Deceased. The administration of the estate of Connie Lou Utter, deceased, whose date of death was May 11, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue N, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216 - 732.228, 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 September 4, 2026. Personal Representative: Gregory Sullivan Attorney for Personal Representative: John R. Cappa II E-Mail Addresses: jrc@cappalaw.com holly@mckytonlaw.com Florida Bar No. 56227 John R. Cappa PA 1229 Central Avenue St. Petersburg, FL 33705 Telephone: 727-894-3159 September 4, 11, 2026 26-04056N
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION FILE NO: 26-007069-ES IN RE: ESTATE OF FIONA MARGARET RODGERS, Deceased. The administration of the estate of FIONA MARGARET RODGERS, deceased, whose date of death was March 23, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is: Clerk of Court Probate Division 315 Court Street, Rm 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. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this notice is September 4, 2026. JIMMY LYNN RODGERS Personal Representative 5915 17th Ave N St. Petersburg, Florida 33710 LIZ MONEYMAKER, ESQ. Liz Moneymaker, P.A. Florida Bar Number: 885851 3833 Central Avenue St. Petersburg, FL 33713 Phone: (727) 231-1540 Fax: (941) 751-0127 Email: liz@lizmoneymakerlaw.com Secondary: assistant@lizmoneymakerlaw.com September 4, 11, 2026 26-04042N	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No.: 26-008503-ES Division: 3 UCN#: 522026CP008503XXESPR In Re: Estate of NEIL M. VANLEEUEWEN Deceased. The administration of the estate of NEIL M. VANLEEUEWEN, deceased, whose date of death was March 14, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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 September 4, 2026. Personal Representative: Cheryl M. Vanleeuwen 957 Royal Birkdale Drive Tarpon Springs, FL 34688 Attorney for Personal Representative: James F. Gulecas, Esq. FBN 065994/SPN 01904221 James F. Gulecas, P.A. 1968 Bayshore Boulevard Dunedin, FL 34698 Telephone: (727) 736-5300 September 4, 11, 2026 26-03982N	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-008024-ES IN RE: ESTATE OF TIMOTHY ARMSTRONG, Deceased. The administration of the estate of TIMOTHY ARMSTRONG, deceased, whose date of death was October 14, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 1st Ave. N., St. Petersburg, Florida 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 4, 2026. Personal Representative: MaryLouise Armstrong 115 Pleasant Avenue Johnstown, New York 12095 Attorney for Personal Representative: JOSEPH T. WAECHTER Florida Bar Number: 0092593 SPOOR LAW, P.A. 877 Executive Center Dr. W., Suite 100 St. Petersburg, Florida 33702 Telephone: (727) 822-4355 September 4, 11, 2026 26-03966N

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

--- PROBATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN#: 522026CP007989XXESPR
FILE NO: 26-007989-ES
IN RE: ESTATE OF
JAMES E. CRANE, III,
Deceased.

The administration of the estate of JAMES E. CRANE, III, Deceased, whose date of death was July 13, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, File No. 26-007989-ES, the address of which is: 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmat-ured, contingent, or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmat-ured, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE (3)

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.221.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: September 4, 2026

Personal Representative:
PAMELA J. CRANE
10767 - 50th Avenue North
St. Petersburg, Florida 33708
Attorney for Personal Representative:
DAVID W. FOSTER, ESQUIRE
2111 Dr. Martin Luther King Jr.
Street North
St. Petersburg, Florida 33704
Telephone: (727) 822-2013
September 4, 11, 2026 26-03951N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Ref # 26-008241-ES
In re: Estate of
WILLIE DEAN ROWE,
Deceased.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of death of the decedent is March 16, 2026

The date of first publication of this notice is September 4, 2026.

Personal Representative:
PATRICIA JERENE ROWE
5071 - 100th Way N
St. Petersburg, FL 33708
Attorney for Personal Representatives:
NICOLAS S. ROBINSON, ESQ.
NICOLAS S. ROBINSON, P.A.
6677 - 13th Ave N,
Ste 3A
St. Petersburg, FL 33710
Email: nick@nickrobinsonlaw.com
T: (727) 490-8611
F: (855) 448-9843
Fla Bar #88797
September 4, 11, 2026 26-04057N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-004908-ES
IN RE: ESTATE OF
ROBERT GARY HAIG,
Deceased.

The administration of the estate of ROBERT GARY HAIG, deceased, whose date of death was November 30, 2024, is pending in the Circuit Court for the Sixth Judicial Circuit in and 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is September 4, 2026.

Personal Representative:
Matthew Scott Yubas
Carter Legal, PLLC
13575 58th Street N., Suite 198,
Clearwater, FL 33760
Attorney for Personal Representative:
John K. Carter, Esq.
Florida Bar Number: 117646
Carter Legal, PLLC
13575 58th Street N., Suite 198
Clearwater, FL 33760
Telephone: (727) 258-2838
E-Mail: john@carterlegallf.com
September 4, 11, 2026 26-04032N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
FILE NO. 26-008696-ES
DIVISION PROBATE
IN RE: ESTATE OF
BONNIE THURMAN
STRICKLAND
DECEASED.

The administration of the Estate of Bonnie Thurman Strickland, deceased, whose date of death was August 17, 2026, is pending in the Circuit Court for Pinellas County, Florida, the address of which is 315 Court Street, Clearwater, Florida 33756. The file number for the estate is 26-008696-ES. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: September 4, 2026.

Personal Representative:
Thomas Lee Strickland, Jr.
9795 Burberry Way
Highlands Ranch, CO 80129
Attorney for Personal Representative:
/s/Nicole Bell Cleland
Nicole Bell Cleland, Esq.
Florida Bar No. 124934
Legacy Protection Lawyers, LLP
100 – 2nd Avenue South, Suite 900
St. Petersburg, Florida 33701
Telephone: (727) 471-5868
Email:
NBell@LegacyProtectionLawyers.com
September 4, 11, 2026 26-03994N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN#:522026CP008541XXESPR
Ref. #: 26-008541-ES
In Re the Estate Of:
Julius J. Triber,
Deceased.

The administration of the estate of JULIUS J. TRIBER, Deceased, Ref. #: 26-008541-ES, UCN#:522026CP008541XXESPR, is pending in the Probate Court, Pinellas County, Florida, the address of which is: Clerk of the Circuit Court, Probate Department, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmat-ured, 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 (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against 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 September 4, 2026.

Personal Representative:
Julian Triber
JULIAN TRIBER
Attorney for Personal Representative:
Russell K. Boring
RUSSELL K. BORING, ESQ.
Russell Boring, P.A.
P.O. Box 66656
St. Pete Beach, Florida 33736
(727) 800-2440
FBN: 0362580 / SPN: 02197332
Primary e-mail:
Russ@boringlawyer.com
Secondary e-mail:
Rboringlawyer@gmail.com
September 4, 11, 2026 26-04008N

/S/ Linda Marie Crosley
LINDA MARIE CROSLEY
Personal Representative
6390 17th Street North
St. Petersburg, FL 33702

/s/ Catherine Ingrande
CATHERINE C. INGRANDE
Attorney for Personal Representative
Florida Bar # 115985
3935 16th Street North,
STE 100
St. Petersburg, FL 33703
Tel # (727) 231-1930
catherineingrande@gmail.com
September 4, 11, 2026 26-03964N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File Number: 26-005122-ES
IN RE: ESTATE OF
JOEL W. CLEMENT, also known as
JOEL WILLIAM CLEMENT,
Deceased.

The administration of the estate of JOEL W. CLEMENT, also known as JOEL WILLIAM CLEMENT, deceased, whose date of death was January 4, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, Florida 33701. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

LICATION OF THIS NOTICE.

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

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

A Personal Representative 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 (if any) is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.221, Florida Statutes.

The date of the first publication of this Notice is September 4, 2026.

Personal Representative
WILLIAM M. CLEMENT
Attorney for Personal Representative
Jeffrey R. Hudson
Florida Bar No. 74775
Primary email: jhudson@whwww.com
Secondary email: tduke@whwww.com
Winderweelde, Haines, Ward & Woodman, P.A.
329 Park Avenue North, 2nd Floor
P.O. Box 880
Winter Park, Florida 32790
Telephone: (407) 423-4246
September 4, 11, 2026 26-03954N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN 522026CP008383XXESXX
Ref.No. 26-008383-ES4
IN RE: ESTATE OF
TRUMAN E. JOHNSTON,
Deceased.

The administration of the estate of Truman E. Johnston, deceased, whose date of death was July 23, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Ref No. 26-008383-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 September 4, 2026.

Personal Representative:
CLODINE “DEE” PAPIN
9705 Hickory Hollow Road, #109
Leesburg, Florida 34788
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@tomtrippfllaw.com
FL Bar No. 0377597
September 4, 11, 2026 26-03952N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 26-007085-ES
IN RE: ESTATE OF
TIMOTHY S. BOHLMANN
Deceased.

The administration of the Estate of TIMOTHY S. BOHLMANN, deceased, who died on May 23, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is the Honorable Cynthia Joan Newton, 545 1st Avenue North, #402, St. Petersburg, Florida, 33701. 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.

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 September 4, 2026.

Personal Representative
Ryan Bohlmann
7925 52nd Way N.

Pinellas Park, Florida 33781
Attorney for the
Personal Representative
Aaron J. Bedy, Esq.
Bedy Law, PLLC
13043 West Linebaugh Avenue
Tampa, Florida 33626
727-308-0529
Florida Bar No.: 99293
aaron@bedylaw.com
September 4, 11, 2026 26-04065N

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PROBATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000781-ES
IN RE: ESTATE OF
JUDY EILEEN EMMOTT,
Deceased.

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

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

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

A Personal Representative or cura-

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

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

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

The date of first publication of this notice is: September 4, 2026.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jriviera@hnh-law.com
September 4, 11, 2026 26-03998N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 26-007718-ES
IN RE: THE ESTATE OF
ROBERT W. OLIVER,
Deceased.

The administration of the estate of ROBERT W. OLIVER, deceased, whose date of death was June 22, 2026, File Number 26-007718-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 September 4, 2026.

William Timothy Oliver
Personal Representative
2023 Coronet Lane
Clearwater, FL 33764

ROBERT C. THOMPSON, JR., ESQ.
Florida Bar Number: 390089
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
September 4, 11, 2026 26-04063N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-006882-ES
IN RE: ESTATE OF
ROBERT JOHN RHEINTGEN,
Deceased.

The administration of the Estate of ROBERT JOHN RHEINTGEN, Deceased, whose date of death was July 1, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is: 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

must be filed with the clerk.

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

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

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

The date of first publication of this notice is September 4, 2026.

Personal Representative:
KATHERINE NIBLACK
7140 Pebble Beach Lane
Seminole, FL 33777
Attorney for Personal Representative:
JEFFREY A. EISEL, ESQUIRE
FBN 92365
BASKIN EISEL RIGHTMYER,
Attorneys at Law
450 Carillon Parkway,
Suite 150
St. Petersburg, FL 33716
Telephone: 727-572-4545
Facsimile: 727-572-4646
Primary Email:
jeiseil@baskineisel.com
Secondary Email:
brittany@baskineisel.com
Secondary Email:
eservice@baskineisel.com
September 4, 11, 2026 26-03965N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File Number: 26-007586-ES
IN RE: Estate of Kimberly Ann
Andruszko, Deceased.

The administration of the estate of Kimberly Ann Andruszko, deceased, whose date of death was June 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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 the first publication of this notice is September 4, 2026.

Personal Representative:
Geraldine E. Andruszko
731 Cork Street, NE
Largo, Florida 33770
Attorney For Personal Representative:
Jennifer Jobson Abel
Attorney For Petitioner
Email address: hmlilaw@gmail.com
Florida Bar Number: 745367
801 West Bay Drive, Suite 486
Largo, Florida 33770
727-674-5186
September 4, 11, 2026 26-04060N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-006773-ES
Division 003
IN RE: ESTATE OF
LIAM SEAN MCGLOIN,
Deceased.

The administration of the estate of Liam Sean McGloin, deceased, whose date of death was October 18, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is Friday, September 4, 2026.

Personal Representative:
Julian David Bowra
165 Verulam Road
St. Albans
Hertfordshire, England AL3 4DW
Attorney for Personal Representative:
Robert J. Kelly, Esq.
Florida Bar Number: 238414
Kelly & Kelly, LLP
28163 U.S. 19, North, Suite 200
Clearwater, FL 33761
Telephone: (727) 733-0468
Fax: (727) 733-0469
E-Mail:
mpowell@kellyandkellyllp.com
Secondary E-Mail:
rob@kellyandkellyllp.com
September 4, 11, 2026 26-04064N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UNIFORM CASE NO.: 522026CP008391XXESPR
LOCAL REFERENCE NO.: 26-008391-ES
IN RE: Estate of
LINDA WILKINS MARTIN,
Deceased.

The administration of the estate of LINDA WILKINS MARTIN, Deceased, Uniform Case Number 522026CP008391XXESPR and Local Reference Number 26-008391-ES, whose date of death was July 18, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE

DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of the first publication of this Notice is September 4, 2026.

GLEN ALLEN BARTRAM,
as Personal Representative
21483 Arbor Glen Court,
Broadlands, VA 20148
James W. Martin, Esq.
James W. Martin, P.A.
1220 Murok Way South
St. Petersburg, FL 33705
Phone (727) 821-0904
Email jim@jamesmartinpa.com
Florida Bar Number 174794
Attorney for Personal Representative
September 4, 11, 2026 26-03983N

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-008244-ES
IN RE: ESTATE OF
SHAARON MARCIA PHILLIPS,
a/k/a SHAARON M. PHILLIPS,
a/k/a SHARRON PHILLIPS,
a/k/a SHAARON PHILLIPS, a/k/a
SHAARON MIZELL PHILLIPS,
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 SHAAARON MARCIA PHILLIPS, a/k/a SHAARON M. PHILLIPS, a/k/a SHARRON PHILLIPS, a/k/a SHAARON PHILLIPS, deceased, File No. 26-008244-ES by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756; that the decedent's date of death was August 13, 2025; that the total value of the estate is \$ 57,105.31 and that the names and addresses of those to whom it has been assigned by such order are:

Deborah Lyn Nevius, as co-trustee of the Shaaron M. Phillips Trust dated May 18, 2023
6990 Lone Oak Blvd
Naples, Florida 34109
Comerica Bank & Trust N.A.
as co-trustee of the Shaaron M. Phillips Trust dated May 18, 2023
100 NE 3rd Avenue, Suite 900
Fort Lauderdale, Florida 33301
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 the clerk.

The date of first publication of this notice is September 4, 2026

Person Giving Notice:
DEBORAH LYN NEVIUS
As trustee
6990 Lone Oak Blvd.
Naples, Florida 34109
COMERICA BANK & TRUST N.A.
As Trustee
By: Chris Casimer.
100 NE 3RD Ave, Suite 900
Fort Lauderdale, Florida 33301
Attorney for Person Giving Notice:
/s/ Christina Green Rankin
Christina Green Rankin, Esquire
FLA BAR 0651621
Attorney for Petitioners
1010 Drew Street
Clearwater, Florida 33755
(727) 441-8813
Email: cgrankin@greenlawoffices.net
Email: kdileone@greenlawoffices.net
September 4, 11, 2026 26-04068N

FIRST INSERTION

NOTICE OF ADMINISTRATION
AND NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY STATE OF
FLORIDA
CASE NO.: 26-008175-ES
Division: Probate
IN RE: ESTATE OF
CLAIRE A. YODER,
Deceased.

The administration of the Estate of CLAIRE A. YODER, deceased, Case No.: 26-008175-ES, is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756.

The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The date of first publication of this notice is September 4, 2026.

SANDRA HULEN
Personal Representative
Sean W. Scott, Esq.
Scott Law Offices, WLAW, P.A.
Attorney for Petitioner
3233 East Bay Dr., Ste. 104
Largo, FL 33771-1900
Telephone: (727) 539-0181
Florida Bar No. 870900
Primary Email:
swscott@virtuallawoffice.com
Secondary Email:
wlawprobate2@gmail.com
September 4, 11, 2026 26-03993N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-008348-ES
IN RE: ESTATE OF
TIMOTHY D. GERLAND,
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 Timothy D Gerland, deceased, File Number 26-008348-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756; that the decedent's date of death was June 17, 2026; that the total value of the estate is \$147,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME Lorraine Gerland
ADDRESS 51 Essex Street
Buffalo, NY 14213

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 September 4, 2026.

Lorraine Gerland
Petitioner
Katherine M. Liebner, Esq.
Attorney for Petitioner
Florida Bar No. 1008166
Gross Shuman P.C.
465 Main Street
Buffalo, New York 14203
Telephone: (716) 854-4300
E-Mail: kliebner@gross-shuman.com
September 4, 11, 2026 26-03981N

ACTIONS / SALES / PROBATE

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 26-006508-RO COUNTRYSIDE ESTATES RO ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ESTATE OF DAVID A. BROWN, III, ANY AND ALL UNKNOWN HEIRS, and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.
TO: ESTATE OF DAVID A BROWN, III, and ANY AND ALL UNKNOWN HEIRS
YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, COUNTRYSIDE ESTATES RO ASSOCIATION, INC., herein in the following described property:
Unit/Lot No. 48, of COUNTRYSIDE ESTATES MOBILE HOME PARK, according to Exhibit "B" (the "Plot Plan") of the Master Form Occupancy Agreement legally described in Exhibit "A" attached hereto and incorporated herein by reference, all of the Public Records of Pinellas County, Florida. With the following street address: 27466 US Highway 19 N., #48, Clearwater, Florida 33761.
has been filed against you and you are

required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
WITNESS my hand and the seal of this Court on 17th day of August, 2026.
08/26/2026 11:24:07 AM
KEN BURKE
CLERK AND COMPTROLLER
By: Colleen McNair
Deputy Clerk
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
September 4, 11, 2026 26-03935N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 26-006504-RO COUNTRYSIDE ESTATES RO ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ESTATE OF DAVID A. BROWN, III, ANY AND ALL UNKNOWN HEIRS, and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.
TO: ESTATE OF DAVID A BROWN, III, and ANY AND ALL UNKNOWN HEIRS
YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, COUNTRYSIDE ESTATES RO ASSOCIATION, INC., herein in the following described property:
Unit/Lot No. 48, of COUNTRYSIDE ESTATES MOBILE HOME PARK, according to Exhibit "B" (the "Plot Plan") of the Master Form Occupancy Agreement legally described in Exhibit "A" attached hereto and incorporated herein by reference, all of the Public Records of Pinellas County, Florida. With the following street address: 27466 US Highway 19 N., #48, Clearwater, Florida 33761.
has been filed against you and you are

required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
WITNESS my hand and the seal of this Court on 17th day of August, 2026.
08/26/2026 11:13:11 AM
KEN BURKE
CLERK AND COMPTROLLER
By: Colleen McNair
Deputy Clerk
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
September 4, 11, 2026 26-03936N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 26-6541-RO COUNTRYSIDE ESTATES RO ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ESTATE OF DAVID A. BROWN, III, ANY AND ALL UNKNOWN HEIRS, and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.
TO: ESTATE OF DAVID A BROWN, III, and ANY AND ALL UNKNOWN HEIRS
YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, COUNTRYSIDE ESTATES RO ASSOCIATION, INC., herein in the following described property:
Unit/Lot No. 48, of COUNTRYSIDE ESTATES MOBILE HOME PARK, according to Exhibit "B" (the "Plot Plan") of the Master Form Occupancy Agreement legally described in Exhibit "A" attached hereto and incorporated herein by reference, all of the Public Records of Pinellas County, Florida. With the following street address: 27466 US Highway 19 N., #48, Clearwater, Florida 33761.
has been filed against you and you are

required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
WITNESS my hand and the seal of this Court on 17th day of August, 2026.
08/26/2026 10:57:29 AM
KEN BURKE
CLERK AND COMPTROLLER
By: Colleen McNair
Deputy Clerk
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
September 4, 11, 2026 26-03937N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION
CASE NO. 25-CC-000954 ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. ESTATE OF PAUL J. HUGHES, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST PAUL J. HUGHES, BRETT HUGHES, AND UNKNOWN TENANT(S), Defendants.
TO: BRETT HUGHES
YOU ARE NOTIFIED that an action for foreclosure on the following property in Pinellas County, Florida:
Unit No. 59, "F" Northwest Wing, Building B-88, ON TOP OF THE WORLD UNIT SIXTY-THREE, A Condominium, together with an undivided interest in the common elements appurtenant thereto, as shown on plat recorded in Condominium Plat Book 70, Pages 50 through 56, inclusive, amended in Condominium Plat Book 79, Pages 6 through 13, inclusive, all in accordance with and subject to the Declaration of Condominium recorded in O.R. Book 5586, Pages 142 through 174, inclusive, and all amendments thereto, all of the Public Records of Pinellas County, Florida.
PARCEL ID NO.: 06-29-16-64096-088-0590 ("Property")
Property Address: 2285 Norwegian Drive, Unit 59, Clearwater,

Florida 33763
A Lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
This notice shall be published once each week for two consecutive weeks in The Business Observer.
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: 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 day of 08/26/2026 01:38:09 PM, 2025.
Ken Burke, Clerk of Court
BY: Colleen McNair
DEPUTY CLERK
(SEAL) CIRCUIT COURT
PINELLAS COUNTY, FLORIDA
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10569-116
September 4, 11, 2026 26-03939N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA CIRCUIT CIVIL DIVISION
CASE NO.: 24-004160-CI US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v. SHANNON LEE QUINLAN, et al., Defendants.
NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated December 16, 2025, and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated July 24, 2026, issued in and for Pinellas County, Florida, in Case No. 24-004160-CI, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and SHANNON LEE QUINLAN, UNKNOWN SPOUSE OF SHANNON LEE QUINLAN, UNKNOWN PARTIES IN POSSESSION #1 and UNKNOWN PARTIES IN POSSESSION #2 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 October 27, 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 5 AND THE WEST 20 FEET OF LOT 6, BLOCK 4, CLEARVIEW SUBDIVISION, ACCORDING TO THE PLAT

THEREOF RECORDED IN PLAT BOOK 6, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 3270 35th Avenue North, Saint Petersburg, FL 33713
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 26th day of August, 2026.
Respectfully submitted,
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
25-000215-1
September 4, 11, 2026 26-03931N

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. 25-005735-CI U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION EBO TRUST, Plaintiff, vs. SIMONE LEOTAUD, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 23, 2026, and entered in 25-005735-CI of the Circuit Court of the SIXTH 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 RCAF ACQUISITION EBO TRUST is the Plaintiff and SIMONE LEOTAUD; UNKNOWN SPOUSE OF SIMONE LEOTAUD; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SAWGRASS VILLAGE HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on September 24, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 125, SAWGRASS VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGE 71, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 6810 46TH LANE N, 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 1 day of September, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-329608 - NaP
September 4, 11, 2026 26-04039N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-008571-ES IN RE: ESTATE OF VIOLETTE D. GAST, Deceased.
The administration of the estate of VIOLETTE D. GAST, deceased, whose date of death was July 23, 2003, 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

FIRST INSERTION

DATE OF DEATH IS BARRED.
The date of first publication of this notice is: September 4, 2026.
Dated This 1st day of September, 2026.
G. GARY GAST
Personal Representative
622 North 5th Street
Osage, IA 50461
SARAH E. WILLIAMS, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 0056014
SPN#01702333
Sarah E. Williams, P.A.
840 Beach Drive NE
St. Petersburg, FL 33701
Telephone: 727-898-6525
Email: swilliams@sarahewilliamspta.com
Secondary Email: legalassistant@sarahewilliamspta.com
September 4, 11, 2026 26-04043N

FIRST INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
UCN: 522023GA009950XXGDPR REF #: 23-009950-GD - Section 004
IN RE: THE GUARDIANSHIP OF MARIAH WHYNOT
In accordance with section 744.534, Florida Statutes, notice is hereby given that Teri Lee St. Hilaire, as Guardian for MARIAH WHYNOT, Ward, has deposited with the Clerk of the Circuit Court in and for the Sixth Judicial Circuit for the State of Florida, the sum of \$ 37,540.92, representing the unclaimed funds belonging to the ward where the ward is either deceased and no estate proceeding has been filed or the guardian is unable to locate the ward through diligent search.
Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.
Dated this 1st day of September, 2026.
KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
Sept. 4; Oct. 2, 2026 26-04014N

FIRST INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
UCN: 522026CP005382XXESPR REF #: 26-005382-ES - Section 004
IN RE: MATTER OF THE PHILIP C. STUPIA LIVING TRUST Deceased
Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$ 123,189.95 are being held for Maryann Valentin in the registry of court, deposited per order of July 22, 2026, in IN RE: MATTER OF THE PHILIP C. STUPIA LIVING TRUST, deceased; case number 26-005382-ES.
Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.
Dated this 1st day of September, 2026.
KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
Sept. 4; Oct. 2, 2026 26-04015N

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

Sept. 4; Oct. 2, 2026 26-04013N

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. 25-004535-CO HARBOR BLUFFS OWNERS' ASSOCIATION, INC., Plaintiff, vs. ELINOR Z. GORDON, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ELINOR Z. GORDON, PHILIP S. GORDON, and UNKNOWN TENANT(S) Defendants. Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 25-004535-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as: LOT 93, HARBOR BLUFFS, SECTION 5, according to the map or plat thereof as recorded in Plat Book 57, pages 97 and 98 of the Public Records of Pinellas County, Florida. PARCEL ID NO.: 32-29-15-35820-000-0930 ("Property") Property Address: 112 Poinciana Lane, Largo, Florida 33770-2614 at public sale, to the highest and best bidder for cash at 10:00 a.m. on September 24, 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 31st day of August 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/ D. Jefferson Davis Monique E. Parker, Florida Bar No.: 0669210 Bennett L. Rabin, Florida Bar No.: 0394580 Adam C. Gurley, Florida Bar No.: 112519 D. Jefferson Davis, Florida Bar No.: 0073771 10295-006 September 4, 11, 2026 26-03990N		

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA REF #: 22-000816-CI UCN: 52-2022-CA-000816-XXCI-CI ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SALVACION DAMIAN A/K/A SALVACION MAGAWAY DAMIAN F/K/A SALVACION MAGAOAY, DECEASED, et al., Defendants. NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Reschedule Foreclosure Sale entered on August 21, 2026, in the above-styled cause, Ken Burke, Pinellas county clerk of court shall sell to the highest and best bidder for cash on September 29, 2026 at 10:00 A.M., at www.pinellas.realforeclose.com, the following described property: LOT 15, BLOCK B, PINE ACRES REPLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 60, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA Property Address: 6541 82nd Avenue 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 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: August 28, 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: servicescopies@qpwblaw.com E-mail: kchurch@qpwblaw.com Attorney for Plaintiff REF #: 22-000816-CI Bidder # 10250 September 4, 11, 2026 26-03977N		

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. 26-000649-CI PennyMac Loan Services, LLC, Plaintiff, vs. Adam Ezekial Davis, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-000649-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Adam Ezekial Davis; Khrizza Jayne Lingao Blyleven; Thomas Aalbert Blyleven, Individually and as Known Spouse of Khrizza Jayne Lingao Blyleven; Winding Wood Condominium IX Association, Inc. are the Defendants, that Ken Burke, Pinellas County Clerk of Court will sell to the highest and best bidder for cash at, www.pinellas.realforeclose.com, beginning at 10:00 AM on the 29th day of September, 2026, the following described property as set forth in said Final Judgment, to wit: UNIT 101C, PHASE I, WINDING WOOD CONDOMINIUM IX, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4865, PAGE (S) 1229 THROUGH 1287, INCLUSIVE OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND		
ANY AMENDMENTS THERE-TO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. TAX ID: 29-28-16-98257-001-1013 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 26th day of August, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley, Esq. Justin J. Kelley, Esq. Florida Bar No. 32106 File # 25-F03816 September 4, 11, 2026 26-03942N		

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-007025-CI HOSS SOLUTIONS, LLC, Plaintiff(s), v. NICOLE GILBERT, ONEMAIN FINANCIAL GROUP, LLC, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated August 25, 2026 and entered in Case No. 25-007025-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida where Hoss Solutions, LLC, is the Plaintiff and Nicole Gilbert, OneMain Financial Group, LLC, is/are the Defendant(s). Ken Burke will sell to the highest bidder for cash at www.pinellas.realforeclose.com at 10:00 a.m. on October 1, 2026 the following described properties set forth in said Final Judgment to wit: Address: 11764 127th Ave. Seminole, FL 33778 Parcel ID: 09-30-15-55728-000-1440 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than		
the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated in County, Florida, on September 2, 2026. Weidner Law, P.A. Counsel for the Plaintiff 856 2nd Avenue North St. Petersburg, FL 33701 Telephone: (727) 954-8752 Designated Email for Service: Service@MattWeidnerLaw.com Crystal@MattWeidnerLaw.com By: s/ Matthew D. Weidner Matthew D. Weidner, Esq. Florida Bar No. 185957 September 4, 11, 2026 26-04067N		

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 September 24, 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 27th day of August 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/ D. Jefferson Davis Monique E. Parker, Florida Bar No.: 0669210 Bennett L. Rabin, Florida Bar No.: 0394580 Adam C. Gurley, Florida Bar No.: 112519 D. Jefferson Davis, Florida Bar No.: 0073771 10622-005 September 4, 11, 2026 26-03945N		

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. 26-004206-CI FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. ROBERT W. GUDGER, 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 ROBERT W. GUDGER, 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 10, BLOCK 8, PINE CREST; ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 66 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 31st day of Aug. 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 26-422205 September 4, 11, 2026 26-04010N		

FIRST INSERTION		
NOTICE OF SHERIFF'S SALE NOTICE IS HEREBY GIVEN That pursuant to an Amended Writ of Execution issued in the Circuit Court of Pinellas County, Florida, on the 24th day of July A.D., 2026, in the cause wherein, Whitney National Bank was plaintiff(s) and Legacy Development II LLC and Wayne F. Drash, were defendant(s), being Case No. 09-007866-CI-7 in the said Court, I, Bob Gualtieri, as Sheriff of Pinellas County, Florida, have levied upon all right, title and interest of the above named defendant(s), Wayne F. Drash, aka Wayne Franklin Drash, and subject to a judgment lien, in and to the following described real property located and situated in Pinellas County, Florida, to-wit: Physical Address: 5901 Man-grove Street N., St. Petersburg, FL 33703 Legal description: The North 40 feet of Lot 13, and the South 20 feet of Lot 14, Block 89 of PLAN OF NORTH ST. PETERSBURG, according to the plat thereof, as recorded in Plat Book 4, Page 86, of the public records of Pinellas County, Florida.		
Parcel Identification Number: 31-30-17-61146-089-0130 Physical Address: 5901 Man-grove Street N., St. Petersburg, FL 33703		
and on the 5th day of October A.D., 2026, at 14500 49th St. N., Suite 106, in the City of Clearwater, Pinellas County, Florida, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer for sale all of the said defendant's, right, title and interest in the aforesaid real property at public outcry and will sell the same, subject to all taxes, prior liens, encumbrances and judgments, if any, as provided by law, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the described Execution. Bob Gualtieri, Sheriff Pinellas County, Florida By: Marvin Mitchell Sergeant D.S. Court Processing Feldman Law Group PA Todd Feldman, Esq. 1900 NW Corporate Blvd. Ste W301 Boca Raton, FL 33431 Sept. 4, 11, 18, 25, 2026 26-04025N		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 24-003378-CI GROUND FLOOR PROPERTIES GA LLC, Plaintiff, VS. 525 115TH AVENUE LLC; CINDY EVE BONSIGNORI; ISLE OF PALMS HOMEOWNERS ASSOCIATION, INC.; 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 January 28, 2026 in Civil Case No. 24-003378-CI, of the Circuit Court of the Judicial Circuit in and for Pinellas County, Florida, wherein, GROUND FLOOR PROPERTIES GA LLC is the Plaintiff, and 525 115TH AVENUE LLC; CINDY EVE BONSIGNORI; ISLE OF PALMS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; are Defendants. The Clerk of the Court, Ken Burke, CPA will sell to the highest bidder for cash at www.pinellas.realforeclose.com on October 20, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 50, BLOCK 3, FIRST ADDITION ISLE OF PALMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGES 62 AND 63, OF THE PUBLIC RECORDS OF PINELLAS COUN-		
TY, 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 27th day of August, 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: Zachary Ullman Zachary Ullman, Esq. FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1696-030B Ref# 24045 September 4, 11, 2026 26-03957N		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION: Civil Section 7 CASE NO.: 17006049CI FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff, vs. DONALD L. TRIMMER; NATIONSTAR MORTGAGE LLC; KIMBERLY A. GRILLETTI A/K/A KIMBERLY A. TRIMMER; UNKNOWN SPOUSE OF KIMBERLY A. GRILLETTI A/K/A KIMBERLY A. TRIMMER; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court for PINELLAS County shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com at, 10:00 AM on the 23 day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 7, URBAN LAKE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 61, PAGE(S) 42, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA PROPERTY ADDRESS: 9956 136TH ST, SEMINOLE, FL 33776 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO		
FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 27 day of August 2026. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 17-01484 - NOS - Provide Bidder Number: 11951 17-01484 September 4, 11, 2026 26-03956N		

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

ACTIONS / SALES

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. 25-007330-CI M&T BANK, Plaintiff, vs. WILFREDO FIGUEROA A/K/A WILFREDO APONTE FIGUEROA, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 14, 2026 in Civil Case No. 25-007330-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein M&T BANK is Plaintiff and Wilfredo Figueroa a/k/a Wilfredo Aponte Figueroa, 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 17th day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 2, BLOCK A, JOSLYN PARK, ACCORDING TO THE PLAT THEREOF AS RECORD- ED IN PLAT BOOK 30 PAGE		
23, PUBLIC RECORDS OF PINELLAS COUNTY, FLORI- DA. 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 pro- vision 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 ser- vice. Persons with disabilities needing transportation to court should contact their local public transportation provid- ers for information regarding disabled transportation services. /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 25-15158FL September 4, 11, 2026	26-03941N	

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No.: 23-9219-CI-7 PINELLAS COUNTY, FLORIDA, a political subdivision of the State of Florida, Plaintiff, v. JAMES J. GOLD and JOHN J. SIERRA, Defendant(s). NOTICE IF HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated March 17, 2025, and the Order Granting Motion to Reschedule Foreclosure Sale entered on August 19, 2026, in Case No. 23- 9219-CI-7 of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein PINELLAS COUNTY, a political subdivision of the State of Florida is the Plaintiff and JAMES J. GOLD and JOHN J. SIERRA are the Defendant(s), the Pinellas County Clerk of the Court, KEN BURKE will sell to the highest bidder for cash at www.pinellas.realforeclose. com at 10:00am on October 7, 2026, the following described property as set forth in said Final Judgment, to wit: Lot 14, ULMERTON BABY FARMS SUBDIVISION, accord- ing to map or plat thereof as re- corded in Plat Book 25, Page 11, of the Public Records of Pinellas County, Florida.		
Parcel ID: 08/30/16/93366/000/0140 Address: 13001 Faxon Street, Clearwater, Florida 33760 Any person or entity claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwa- ter, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." /s/ David A. Barrera DAVID A. BARRERA FBN 1015801 Assistant County Attorney Pinellas County Attorney's Office 315 Court Street, 6th Floor Clearwater, FL 33756 Tel: 727-464-3354 Fax: 727-464-4147 Primary: dbarrera@pinellas.gov Secondary: eservice@pinellas.gov Attorney for Plaintiff, Pinellas County PCAO 585326 September 4, 11, 2026	26-03955N	

FIRST INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION CASE NO.: 26-000833-CI DIVISION: 20 RAINMAKER360, LLC, Plaintiff, vs. SALTY SNAPPER HOMES, LLC, et al., Defendants. NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 27, 2026, and entered in Case No. 26-000833-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which RAINMAKER360, LLC, is the Plaintiff and SALTY SNAPPER HOMES, LLC; DCM GENERAL, LLC are defendants, Ken Burke, Clerk of the Court, will sell to the highest and best bidder for cash in/on Sale to be conducted online at www.pinellas.realforeclose. com (Public computer terminals will be available for use during sales in the Clerk's Offices located in the back of the Official Records Department of the Clearwater Courthouse at 315 Court St, Room 163, and the Judicial Building in St. Petersburg at 545 1st Ave. North) in accordance with chapter 45 Florida Statutes, Pinellas County, Florida on October 20 2026, at 10:00 am, the following described property as set forth in said Final Judgment of Foreclosure: LOT 7, AND THE WEST 1/2 OF LOT 8, BLOCK 2, WEST SEMINOLE TERRANCE SUB- DIVISION, AS SHOWN IN PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 42, PUBLIC RECORDS OF PINEL- LAS COUNTY, FLORIDA		
PARCEL IDENTIFICATION NUMBER: 27-30-15-96696- 002-0070 PROPERTY ADDRESS: 10915 71ST AVE., SEMINOLE, FL 33772 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. **See Americans with Disabilities Act** If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Con- tact should be initiated at least seven days before the scheduled court appear- ance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. /s/ Damian G. Waldman [x] Damian G. Waldman, Esq. Florida Bar No. 0090502 [] David John Miller, Esq. Florida Bar No. 69995 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com Email 2: dmiller@dwaldmanlaw.com E- Service: service@dwaldmanlaw.com Attorneys for Plaintiff September 4, 11, 2026	26-04011N	

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2026-CA-004701 GULF STATES CAPITAL, a Texas general partnership, Plaintiff, v. CARTEZ B. RENTZ; TIA-CHERISE RENTZ; LULA DELIFORD; ERICA DELIFORD; UNKNOWN HEIRS OF CHARLES DELIFORD; UNKNOWN TENANT #1; and UNKNOWN TENANT #2; the names being fictitious to account for parties in possession, Defendants. TO: Unknown Heirs of Charles Deliford, Last KNOWN ADDRESS: Unknown You are notified that an action for foreclosure and imposition and foreclo- sure of an equitable lien has been filed against you with regard to the following property in Pinellas County, Florida: Lot 9, Block 17, HALL'S CEN- TRAL AVENUE SUBDIVISION 3, according to the plat thereof, as recorded in Plat Book 3, Page 39, of the Public Records of Pinellas County, Florida. Parcel ID#: 21-31-16-35244-017- 0090 and you are required to serve a copy of		
your written defenses, if any to it on Jessica E. Loshin, Esq., the Plaintiff's attorney, whose address is 7650 S. Courtney Campbell Causeway, Suite 1150, Tampa, Florida, 33607, within 30 days after the first publication of this Notice and file the original with the Clerk of this court either before service upon 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, Clearwa- ter, 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 1st day of Sept, 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 As Deputy Clerk September 4, 11, 2026	26-04021N	

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 August 14, 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 29th day of September, 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, BROOKH- ILL UNIT 5, ACCORDING TO THE PLAT THEREOF AS RE- CORDED IN PLAT BOOK 57, PAGE 23, OF THE PUBLIC RE- CORDS OF PINELLAS COUN- TY, 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. Ad- min. 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 docu- ments required to be served on the parties. AMERICANS WITH DISABILI- TIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO- CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI- SION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE HUMAN RIGHTS OFFICE, 400 S. FT. HARRI- SON 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 APPEAR- ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED- ULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSP- ORTATION 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 September 4, 11, 2026	26-03940N	

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. 26-004518-CI TD Bank, N.A. Plaintiff, vs. William J. Nowotny; Unknown Spouse of William J. Nowotny; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Robert Keough, Deceased; Kelly L. Riedel a/k/a Kelly Riedel f/k/a Kelly Lynn Keough; Thomas J. Keough; Richard J. Keough; Kalmia Condominium No. 1, Inc. 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 Robert Keough, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida: UNIT NO. 304, BUILDING 1 KALMIA CONDOMINIUM NO. 1, A CONDOMINIUM, TOGETHER WITH AN UN- DIVIDED INTEREST IN THE COMMON ELEMENTS AP- PURTENANT THERETO, AC- CORDING TO THE DECLA- RATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2928, PAGES 124 THROUGH 150, INCLU- SIVE, ALL ATTACHMENTS AND AMENDMENTS THERE- TO AND ACCORDING TO THE CONDOMINIUM PLAT AS RECORDED IN CONDOMIN-		
IUM PLAT BOOK 3, PAGE 27, AMENDED IN CONDOMINI- UM PLAT BOOK 3, PAGES 46 AND 47, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your writ- ten 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 de- manded in the complaint or petition. THIS NOTICE SHALL BE PUB- LISHED 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, Clearwa- ter, 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 08/26/2026 10:41:15 AM. Ken Burke As Clerk of the Court By Colleen McNair As Deputy Clerk Orlando F. Amador, Esquire Brock & Scott, PLLC., 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 26-F01983 September 4, 11, 2026	26-03989N	

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. 25-005004-CI LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. RACHEL MARIE RIVERA, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 29, 2026 in Civil Case No. 25-005004-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 Rachel Marie Rivera, 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 29th day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 3, Block 5, Broadacres, ac- cording to the plat thereof, as re- corded in Plat Book 9, Page 101, 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 pro- vision 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 ser- vice. Persons with disabilities needing transportation to court should contact their local public transportation provid- ers for information regarding disabled transportation services. /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 24-10461FL September 4, 11, 2026	26-04018N	

FIRST INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-007115-CI WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUDITH A. RASMUSSEN, DECEASED. et. al. Defendant(s), TO: JOSEPHINE MCKINNEY, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being fore- closed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 4, AND THE SOUTH 10 FEET OF LOTS 2 AND 3, BLOCK 2, BARTLETT LAWNS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RE- CORDED IN PLAT BOOK 5, PAGE 43, OF THE PUBLIC RE- CORDS OF PINELLAS COUN- TY, FLORIDA. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on counsel for		
Plaintiff, whose address is 6409 Con- gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded 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, Clearwa- ter, 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 PUB- LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 1st day of Sept, 2026. KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT BY: /s/ Thomas Smith DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-1309061 September 4, 11, 2026	26-04037N	

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 an Order dated August 7, 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; 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 are defendants, Ken Burke, Clerk of Court, will sell the property at public sale at www.pinellas.realforeclose.com beginning at 10:00 A.M. on October 8, 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 RE- CORDED 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 IN- TEREST 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 PUB- LISHED 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, Clearwa- ter, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Barron A. Becker Barron A Becker FBN: 1031460 File No: 5299.000314 September 4, 11, 2026	26-04006N	

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FIRST INSERTION

Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
September 4, 11, 2026 26-03938N

or email **legal@businessobserverfl.com**

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878_V29

SUBSEQUENT INSERTIONS

--- PROBATE ---

SECOND INSERTION		SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-007314-ES Division 003 IN RE: ESTATE OF ANDREW A. KOGUT Deceased. The administration of the estate of Andrew A. Kogut, deceased, whose date of death was May 6, 2026, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY		OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY	
CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 28, 2026. Personal Representative: Ann Skonecki, Co-Personal Representative 5939 East Horizons Drive Ann Arbor, MI 48108 Christine Jaworski, Co-Personal Representative 4630 Christian Drive Clarence, NY 14031 Attorney for Personal Representative: Lisa A. Hoppe, Esq. Florida Bar Number: 902111 LISA A. HOPPE, P.A. P.O. Box 17224 Clearwater, FL 33762 Telephone: (727) 327-7800 Fax: (727) 498-6534 E-Mail: lhoppe@hoppelawgroup.com 2nd E-Mail: legalassistant@hoppelawgroup.com Aug. 28; Sept. 4, 2026 26-03921N		NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-006827-ES Division: Probate IN RE: ESTATE OF CATO S. JACKSON, JR. (A/K/A JACK JACKSON A/K/A CATO SELLS JACKSON, JR.) Deceased. The administration of the estate of Cato S. Jackson, Jr. (a/k/a Jack Jackson a/k/a Cato Sells Jackson, Jr.), deceased, whose date of death was June 11, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Room 106, 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	

SECOND INSERTION		SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION FILE NO. 26-007947-ES IN RE: ESTATE OF SHIRLEY WELLS HAYES DECEASED. The administration of the estate of SHIRLEY WELLS HAYES deceased, whose date of death was October 21, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The 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. 732.221. 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 August 28, 2026. Personal Representative: BRYAN HAYES 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 Aug. 28; Sept. 4, 2026 26-03841N	
SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-008173-ES IN RE: ESTATE OF JOSEPH M. GALEA, a/k/a JOSEPH GALEA Deceased. The administration of the estate of JOSEPH M. GALEA, a/k/a JOSEPH GALEA, deceased, whose date of death was August 3, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no		demand is made by a creditor as specified under s. 732.221. 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 August 28, 2026. Personal Representative: JAMES ALSTON 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 Aug. 28; Sept. 4, 2026 26-03912N	

SECOND INSERTION		SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-008173-ES IN RE: ESTATE OF JOSEPH M. GALEA, a/k/a JOSEPH GALEA Deceased. The administration of the estate of JOSEPH M. GALEA, a/k/a JOSEPH GALEA, deceased, whose date of death was August 3, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no		duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 28, 2026. Personal Representative: KATRIN E. GALEA 132 River Street Seagrave, Ontario L0C 1G0 Canada Attorney for Personal Representative: MICHAEL D. CAVONIS Florida Bar Number: 1038725 DeLoach, Hofstra & Cavonis, P.A. 8640 Seminole Blvd, Seminole, FL 33772 Tele: (727) 397-5571 Fax: (727) 393-5418 E-Mail: mcavonis@dhclaw.com Secondary E-Mail: bkling@dhclaw.com Aug. 28; Sept. 4, 2026 26-03913N	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No.: 26-003184-ES Division: PROBATE IN RE: ESTATE OF MARSHA FRANCES REESE aka MARSHA F. REESE Deceased. The administration of the estate of MARSHA FRANCES REESE aka MARSHA F. REESE, deceased, whose date of death was April 12, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS		against the Decedent's Estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The date of the first publication of this Notice is August 28, 2026. CARR LAW GROUP, P.A. Lee R. Carr, II, Esquire 200 Central Avenue, Suite 400 St. Petersburg, FL 33701 Voice: 727-894-7000; Fax: 727-821-4042 Primary email address: lcarr@carrlawgroup.com Secondary email address: pcardinal@carrlawgroup.com Aug. 28; Sept. 4, 2026 26-03871N	



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--- PROBATE ---					
SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case Number: 26-008068-ES IN RE: ESTATE OF JUDITH H. BAKER, Deceased The administration of the estate of JUDITH H. BAKER, deceased, whose date of death was February 3, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors if the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 28, 2026. Tracy Nolf 2188 Springrain Dr. Clearwater, FL 33763 /s/ Richard D. Green Richard D Green, Esquire FLA BAR 205877 Attorney for Personal Representative 1010 Drew Street Clearwater, Florida 33755 (727) 441-8813 Email: richglaw@aol.com Email: kdlleone@greenlawoffices.net Aug. 28; Sept. 4, 2026 26-03887N	SECOND INSERTION NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY STATE OF FLORIDA CASE NO.: 26-007595-ES Division: Probate IN RE: ESTATE OF JAMES D. DIEHL, Deceased. The administration of the Estate of JAMES D. DIEHL, deceased, Case No.: 26-007595-ES, is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims or demands WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of this notice is August 28, 2026. TRAVIS DIEHL Personal Representative Sean W. Scott, Esq. Scott Law Offices, WLAW, P.A. Attorney for Petitioner 3233 East Bay Dr., Ste. 104 Largo, FL 33771-1900 Telephone: (727) 539-0181 Florida Bar No. 870900 Primary Email: swscott@virtuallawoffice.com Secondary Email: wlawprobate2@gmail.com Aug. 28; Sept. 4, 2026 26-03898N	SECOND INSERTION NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY STATE OF FLORIDA CASE NO.: 26-006961-ES Division: Probate IN RE: ESTATE OF TAMMY SUE ADAMS, Deceased. The administration of the Estate of TAMMY SUE ADAMS, deceased, Case No.:26- 006961-ES, is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims or demands WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of this notice is August 28, 2026. JAN M. COLE Personal Representative Sean W. Scott, Esq. Scott Law Offices, WLAW, P.A. Attorney for Petitioner 3233 East Bay Dr., Ste. 104 Largo, FL 33771-1900 Telephone: (727) 539-0181 Florida Bar No. 870900 Primary Email: swscott@virtuallawoffice.com Secondary Email: wlawprobate2@gmail.com Aug. 28; Sept. 4, 2026 26-03885N	SECOND INSERTION NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY STATE OF FLORIDA CASE NO.: 26-06959-ES Division: Probate IN RE: ESTATE OF JOHN A. HANCIN, Deceased. The administration of the Estate of JOHN A. HANCIN, deceased, Case No.: 26-006959-ES is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims or demands WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of this notice is August 28, 2026. SHARON K. HANCIN Personal Representative Sean W. Scott, Esq. Scott Law Offices, WLAW, P.A. Attorney for Petitioner 3233 East Bay Dr., Ste. 104 Largo, FL 33771-1900 Telephone: (727) 539-0181 Florida Bar No. 870900 Primary Email: swscott@virtuallawoffice.com Secondary Email: wlawprobate2@gmail.com Aug. 28; Sept. 4, 2026 26-03877N	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-007893-ES Division PROBATE IN RE: ESTATE OF LONG Q. LE Deceased. The administration of the estate of LONG Q. LE, deceased, whose date of death was July 12, 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 August 28, 2026. Personal Representative: THUY LINH T. LE 682 Green Valley Rd. Apt. C1 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 Aug. 28; Sept. 4, 2026 26-03840N	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-008298-ES Division ES IN RE: ESTATE OF JAMES WALTER DUGGAN, Deceased. The administration of the estate of James Walter Duggan, deceased, whose date of death was April 1, 2026; File Number 26-008298-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal 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. 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: August 28, 2026. Signed on 06 / 25 / 2026. Ann Duggan Potvin Personal Representative 53 Skipping Stone Plymouth, Massachusetts 02360 Michael Duggan Personal Representative 708 St. Croix Cove Niceville, Florida 32578 Kathleen M. Good Attorney for Personal Representatives Florida Bar No. 0635847 HKH Elder Law 5235 16th Street N., Ste. 200 St. Petersburg, FL 33703 Telephone: (727) 343-8959 Email: Kathleen@HKHelderlaw.com Secondary Email: staff2@HKHelderlaw.com Aug. 28; Sept. 4, 2026 26-03888N

--- PUBLIC SALES / PUBLIC NOTICE ---

SECOND INSERTION NOTICE OF PUBLIC SALE Ideal Boat & RV Storage, LLC gives notice and intent to sell, for nonpayment of storage fees per FL Statute 83.805-83.806 by Elaine Gladys Graszl the following vehicle on 9/14/2026 at 10:00 AM at 3102 Alt 19 N, Palm Harbor, FL 34683. Said Company reserves the right to accept or reject any and all bids. 1953 CHEV VIN# LBMI68691 Aug. 28; Sept. 4, 2026 26-03864N	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.storage-treasures.com on 9/17/26 at 2:30 p.m. Contents include personal property along with the described belongings to those individuals listed below. 3056 Rosamond, Maiya 3109 McKay, Kurt 3145 Kittles, Phyllis 3157 Bell, Twanazjah 3173 Kittles, Phyllis 3217 Oliver, Strickland 3225 Reinaker, Charles 1025 Ellis, Emily 1029 Coleman, Kendra 3325 Walker, Khambrel 3407 Combs, Willie 3514 Eid, Hatem 2214 Isley, Brenda Kaye 2216 Leto, Amber 2332 Maxwell, Yamoniya 2433 Devard, Adrionna 2438 Cholewa, Peter 2520 Lawton, Laurie 3000 Haynes, Jahtia 3024 Hanley, Antoine 2126 Benjamin Jr, Bobby Brenard 2169 Mack, Ivy 1217 Rogoz, Jada 1301 Mullen, Kay 1315 Wheeler, Terrance 1316 Rayner, Michele Boxes, Bags, Totes, Furniture, Electronics, Lamps Guitar, Steamer, Furniture, Boxes Bags, Boxes Electronics, Boxes, Clothing, Furniture Furniture, Appliances, Electronics Totes, Furniture, Electronics, Lamps Furniture, Electronics, Instruments Books, Boxes, Bags, Furniture, Lamps, Toys Artwork, Books, Boxes, Bags, Furniture, Sports Bags, Sports, Outdoor Items Mattresses Appliances, Artwork, Mattresses, Boxes, Furniture Boxes and Clothing Baby Items, Boxes, Toys Electronics, Appliances, Shelving Bedding, Boxes, Furniture, Electronics, Clothing Furniture, Tools, Boxes Artwork, Clothing Clothing, Boxes, Bags, Totes, Furniture Appliances, Clothing, Electronics, Furniture, Boxes Boxes, Totes, Clothing, Electronics Boxes Mirror, Shelving Furniture, Electronics, Boxes, Clothing Boxes Photos, Boxes, Totes 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 Aug. 28; Sept. 4, 2026 26-03810N	SECOND INSERTION NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Notice is hereby given that US Storage Centers - Clearwater, located at 1000 South Myrtle Avenue , Clearwater, FL, 33756 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on or after Thursday September 17, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold: 1198 - Chantel Alondra Jelks 1185 - Zahived Cancel Alvarez 3170 - MARKIA A AUGUST 3228 - Cinnemon Solomon 2191 - Demetrius Garland 3132 - Phillip Walker Aug. 28; Sept. 4, 2026 26-03811N
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HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

CHECK OUT YOUR LEGAL NOTICES

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Q&A

Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)

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

WB237 V20

PROBATE

THIRD INSERTION

NOTICE OF ACTION OF PETITION FOR DISCHARGE AND FINAL ACCOUNTING IN PROBATE PROCEEDING IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

REF #25-010187-ES

IN RE: ESTATE OF FERNANDO GUIDO GALLENO, a/k/a GUIDO GALLENO

Deceased.

TO: GIOVANNA-REGGINA GALLENO MALAGA, AND ANY UNKNOWN OR UNASCERTAINED BENEFICIARIES, CLAIMANTS OR HEIRS OF THE ESTATE OF FERNANDO GUIDO GALLENO a/k/a GUIDO GALLENO, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST THEM

YOU ARE NOTIFIED that a Petition for Discharge has been commenced in the above proceeding, and filed with together with a Final Accounting. You are required to serve a copy of your written objections to the accounting, the compensation paid or proposed to be paid, or the proposed distribution of assets, to the Personal Representative's counsel, NICOLAS S. ROBINSON, ESQ., whose address is 6677 - 13th Ave N, Suite 3A, St. Petersburg, FL 33710, on or before September 18th, 2026, and file the original with the Clerk of this Court either before service on the Personal Representative's attorney or immediately thereafter; otherwise the relief in the Petition for Discharge will be granted. Within 90 days after filing the objection, a notice of hearing thereon must be served, or the objection is abandoned. Objections, if any, shall be in writing and shall state with particularity the item or items to which the objection is directed and the grounds on which the objection is based.

Dated August 17th, 2026

Signature: Sema T.

By: Pinellas County Deputy Clerk SEAL: CIRCUIT COURT PINELLAS COUNTY, FLORIDA

First Publication with Business Observer Periodical on: August 21st, 2026

Aug. 21, 28; Sept. 4, 11, 2026

26-03778N

SECOND INSERTION

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

PROBATE DIVISION

CASE NO.

522026CP007307XXESPR

PROBATE DIVISION

REFERENCE NO. 26-007307-ES

IN RE: THE ESTATE OF: DAVID BENJAMIN BEWLEY, SR. aka DAVID B. BEWLEY, Deceased.

The administration of the Estate of DAVID BENJAMIN BEWLEY, SR. aka DAVID B. BEWLEY, deceased, whose date of death was June, 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this Notice is August 28, 2026.

DAVID B. BEWLEY, JR.
Personal Representative
123 Ives Way
Piedmont, SC 29673

DAVID A. LUCZAK
3233 East Bay Drive, Suite 103
Largo, FL 33771-1900
Telephone: (727) 531-8989
Florida Bar No. 0174670
Attorney for Personal Representative
Aug. 28; Sept. 4, 2026 26-03837N

SECOND INSERTION

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

PROBATE DIVISION

Case No: 26-007775-ES

In re: the Estate of NOUANSAVANH THORNTON, Deceased.

The administration of the estate of NOUANSAVANH THORNTON, deceased, whose date of death was MAY 17, 2026 is pending in the Circuit Court for PINELLAS County, Florida, Probate Division; File Number 26-007775-ES; the address of which is 545 1st Avenue North, St. Petersburg, FL 33701.

The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: August 28, 2026

Personal Representative:
ANOUSONE EICHER
Attorney for Personal Representative: WILLIAM D. SLICKER, Esq.
5505 38th Avenue North
St. Petersburg, FL 33710
Telephone: (727) 322-2795
Stpetelaw@hotmail.com
Slickerlaw@hotmail.com
FBN:0224871
Aug. 28; Sept. 4, 2026 26-03835N

SECOND INSERTION

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

PROBATE DIVISION

File No.: 26-005336-ES

In Re: The Estate of DANIEL PENNISI, JR., Deceased.

The administration of the estate of DANIEL PENNISI, JR., deceased, whose date of death was 12/14/2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is Clerk of Court, 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this notice is August 28, 2026.

SUSAN J. SEED - PR
4018 Van Ness Rd.
Mariposa, CA 95338
209-347-7108

SPIEGEL LAW, PLLC
Attorney for Personal Representative
2674 W. Lake Rd.
Palm Harbor, FL 34684
(727) 221-0991; Fax (727) 221-7066
email:
SSpiegel@SpiegelLawOffice.com
SHONTANE SPIEGEL, Esq.
FBN: 1000376
Aug. 28; Sept. 4, 2026 26-03870N

SECOND INSERTION

AMENDED

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

PROBATE DIVISION

File No. 26-001860-ES

Division 03

IN RE: ESTATE OF DONALD P. SANTO

Deceased.

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

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

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

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

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

The date of first publication of this notice is August 28, 2026.

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

G. Andrew Gracy
Attorney for Personal Representative
Florida Bar No. 570451
Peebles & Gracy, P.A.
826 Broadway
Dunedin, Florida 34698
Telephone: (727) 736-1411
Fax: (727) 734-0701
Email: Andrew@peeblesandgracy.com
Aug. 28; Sept. 4, 2026 26-03897N

SECOND INSERTION

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

PROBATE DIVISION

File No. 2026-CP-008386

IN RE: ESTATE OF NIGEL KYLE DIGGS, Deceased.

TO: DAVID JAMES JOHNSON, Father of Decedent.

Unknown

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 September 25th, 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 21st day of August, 2026.

First Publication on: August 28th, 2026.

(SEAL) CIRCUIT COURT
PINELLAS COUNTY, FLORIDA
KEN BURKE,
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
As Clerk of the Court
By: Sema T.
As Deputy Clerk

Aug. 28; Sept. 4, 11, 18, 2026

26-03869N

SECOND INSERTION

NOTICE OF ADMINISTRATION IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

CASE NO.

522026CP007307XXESPR

PROBATE DIVISION

REFERENCE NO. 26-007307-ES

IN RE: THE ESTATE OF: DAVID BENJAMIN BEWLEY, SR. aka DAVID B. BEWLEY, Deceased.

The administration of the Estate of DAVID BENJAMIN BEWLEY, SR. aka DAVID B. BEWLEY, deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The Estate is testate and the date of the decedent's Will is June, 19, 2018.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in Florida Statutes 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

Any interested person as defined in Florida Statutes 731.201 (23) on whom a copy of the Notice of Administration is served must object to the qualifications of the Personal Representative, venue, or jurisdiction of the Court must file any objection with the Court in the manner provided in the Florida Probate Rules and Florida Statutes 733.212, WITHIN THREE (3) MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THE NOTICE ON THE OBJECTING PERSON, OR THOSE OBJECTIONS ARE FOREVER BARRED.

Any person entitled to exempt property must file a Petition for Determination of Exempt Property WITHIN THE TIME PRESCRIBED BY FLORIDA STATUTES 733.212 OR THE RIGHT TO EXEMPT PROPERTY IS DEEMED WAIVED.

Any person entitled to an elective share must file an election to take elective share WITHIN THE TIME PRESCRIBED BY FLORIDA STATUTES 733.212.

The date of the first publication of this Notice is August 28, 2026.
DATED: August 20, 2026

DAVID B. BEWLEY, JR.
Personal Representative
123 Ives Way
Piedmont, SC 29673

DAVID A. LUCZAK
3233 East Bay Drive,
Suite 103
Largo, FL 33771-1900
Telephone: (727) 531-8989
Florida Bar No. 0174670
Attorney for Personal Representative
Aug. 28; Sept. 4, 2026 26-03836N

PUBLISH YOUR LEGAL NOTICE

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

NOVEMBER 1982

ACTIONS / SALES

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE NOTICE IS HEREBY GIVEN That Pursuant to an Execution issued in the County Court of Pinellas County, Florida, on the 1st day of July A.D., 2026 in the cause wherein ROBIN HILL, was plaintiff(s), and ANTHONY CARL SHEELY was defendant(s), being Case No. 21-8045-CO-39, in the said Court, I, Bob Gualtieri as Sheriff of Pinellas County, Florida have levied upon all right, title and interest of the

above named defendant, ANTHONY CARL SHEELY, aka, CARL SHEELY, aka TONY SHEELY, in and to the following described property to wit:

2018 CHEVROLET SILVERADO, BLACK
VIN #3GCPCREC6JG273633
TAG: CV72LL

and on the 18th day of September A.D., 2026 at 125 19th Street South, in the

city of St Petersburg, Pinellas County, Florida, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer for sale "AS IS" "WHERE IS" all of the said defendant's right, title and interest in the aforesaid property at public outcry and will sell the same subject to all prior liens, encumbrances and judgments, if any, as provided by law, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and

FOURTH INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA

CIVIL DIVISION

Case No.: 26-004640-CI

In re: JONES & SONS PLUMBING AND AIR, INC., Assignor, to PHILIP BIRKHOOLD, Assignee.

TO: CREDITORS AND OTHER INTERESTED PARTIES:

PLEASE TAKE NOTICE that on August 4, 2026, a petition was filed commencing Assignment for the Benefit of Creditors proceedings pursuant to Chapter 727, Florida Statutes, made by Jones & Sons Plumbing and Air, Inc. (the "Assignor") to Philip Birkhold (the "Assignee"), whose address is 1885 Marina Mile Blvd., Suite 103, Fort Lauderdale, Florida 33315. The Assignor maintains its principal place of busi-

FOURTH INSERTION

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

Case No.: 26-003274-CI

CATHERINE PORTENIER, Plaintiff, v. JEFFREY C. HOLLE, Defendant.

TO: JEFFREY C. HOLLE

YOU ARE HEREBY NOTIFIED that an action as a Civil Complaint for Partition has been filed against you and are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is

ness in Pinellas County, Florida at 1201 Cedar Street, Suite C, Safety Harbor, Florida 34695.

Pursuant to Section 727.105 of the Florida Statutes, no proceeding may be commenced against the Assignee except as provided in Chapter 727 of the Florida Statutes. Except in the case of a consensual lienholder enforcing its rights in personal property or real property collateral, there shall be no levy, execution, attachment, or the like, in connection with any judgment

FOURTH INSERTION

Coats Schmidt, P.A., 4055 Central Avenue, St. Petersburg, Florida 33713 on or before August __, 2026(30 days from the Date of First Publication of this Notice) and file the original with the Clerk of this Court either before service of 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.

The real property that is the subject of this action is situated in Pinellas County, Florida, and is more particularly described as follows:

Lot 17, IMPERIAL GROVES, according to map or plat thereof as

recorded in plat Book 66, Pages 77, Public Records of Pinellas County, Florida.

Parcel Identification Number: 17-30-15-41950-000-0170

The above-described real property's address is known as 13582 Imperial Grove Drive South, Largo, FL 33774 (hereinafter the "Property").

IMPORTANT

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clear-

FOURTH INSERTION

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

WITNESS MY HAND AND SEAL OF THIS COURT ON : 8-7, 2026

KEN BURKE, CPA
CLERK OF THE COURT
315 Court Street
Clearwater, FL 33756
By: /s/ Thomas Smith (Deputy Clerk)
Aug. 14, 21, 28; Sept. 4, 2026 26-03576N

against assets of the estate in the possession, custody, or control of the Assignee.

YOU ARE HEREBY further notified that in order to receive any dividend in this proceeding, you must file a proof of claim with the Assignee, Philip Birkhold, at Michael Moecker & Associates, Inc. 1885 Marina Mile Blvd., Suite 103, Fort Lauderdale, FL 33315 on or before December 2, 2026.

Aug. 14, 21, 28; Sept. 4, 2026 26-03551N

FOURTH INSERTION

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

Case No.: 26-003274-CI

CATHERINE PORTENIER, Plaintiff, v. JEFFREY C. HOLLE, Defendant.

TO: JEFFREY C. HOLLE

YOU ARE HEREBY NOTIFIED that an action as a Civil Complaint for Partition has been filed against you and are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is

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

Q&A

Who benefits from legal notices?

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

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

Q&A

Who benefits from legal notices?

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

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

LV 8/237_V25

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION

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

CASE NO.: 26-003499-CI

ROCKET MORTGAGE, LLC, Plaintiff, VS.

TOMAS RIGL; et al., Defendant(s).

TO: Tomas Rigl

Last Known Residence: 14606 Wildwood Dr Largo, FL 33774

TO: Unknown Spouse of Tomas Rigl

Last Known Residence: 14606 Wildwood Dr Largo, FL 33774

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

LOT 7 AND THE NORTH 10 FEET OF LOT 8, BLOCK H, BAY VIEW ESTATES OF INDIAN ROCKS 2ND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 49, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

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

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

Dated on 08/20/2026 03:48:59 PM.

KEN BURKE, CLERK CIRCUIT COURT

315 Court Street Clearwater, Pinellas County, FL 33756-5165

As Clerk of the Court

By: Colleen McNair

As Deputy Clerk

1271-106B

Ref# 22808

Aug. 28; Sept. 4, 2026

26-03850N

SECOND INSERTION

NOTICE OF SALE

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

CASE NO. 25-002737-CI

BANK OF AMERICA, N.A.; Plaintiff, v.

CYNTHIA KARCZMARCZYK A/K/A CYNTHIA ANDRES, , ET.AL; Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated July 31, 2026, the Clerk of the Circuit Court for Pinellas County will sell to the highest and best bidder for cash beginning on September 15, 2026 at 10:00 AM via www.pinellas.realforeclose.com, the following described property:

Lot 22, Block "H", of Highland Terrace Manor, according to the Plat thereof, as recorded in Plat Book 36, Page 48, of the public records of Pinellas County, Florida.

Property Address: 1507 CARLOS AVE, CLEARWATER, FL33755

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 TEH

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

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

Andrew Arias, FBN: 89501

Attorneys for Plaintiff

Marinosci Law Group, P.C.

100 West Cypress Creek Road, Suite 1045

Fort Lauderdale, FL 33309

Phone: (954) 644-8704;

Fax: (401) 262-2110

ServiceFL@mlg-defaultlaw.com

ServiceFL2@mlg-defaultlaw.com

BIDDER #10250

MLG No.: 25-01725

Aug. 28; Sept. 4, 2026

26-03901N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

CIVIL DIVISION

CASE NO.: 25-011434-CO

LIFETIME QUALITY ROOFING-TAMPA, LLC, Plaintiff, v.

GILBERT TORRES and ANA TORRES PABON, Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated August 17, 2026, and entered in Case No. 25-011434-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Lifetime Quality Roofing-Tampa, LLC, is Plaintiff and Gilbert Torres and Ana Torres Pabon are Defendants. The Clerk of Court for Pinellas County, Florida will sell to the highest and best bidder for cash via the Internet at https://www.pinellas.realforeclose.com at 10:00 a.m., on the 1st day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 13 and 14, Block D, BOULEVARD HEIGHTS, as per plat thereof recorded in Plat Book 7, Page 54 of the Public Records of Pinellas County, Florida.

Parcel ID Number: 14-29-15-10476-004-0130.

Property address: 2039 Ronald

Circle, Seffner, Florida, 33584

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

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

DATED: August 22, 2026.

Respectfully submitted,

/s/ Jeremy D. Bailie

Jeremy D. Bailie (FBN 118558)

WEBER, CRABB & WEIN, P.A.

5453 Central Avenue

St. Petersburg, FL 33710

Telephone: (727) 828-9919

Facsimile: (727) 828-9924

Jeremy.Bailie@webcrrabb.com

Secondary:

kelly.sheehan@webcrrabb.com

Attorney for Plaintiff

Aug. 28; Sept. 4, 2026

26-03920N

SECOND INSERTION

NOTICE OF SALE

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

CASE NO. 25-006959-CI

BIDDER #10250

LAKEVIEW LOAN SERVICING, LLC; Plaintiff, v.

KENNETH W. SCHLEPP, UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY, UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, ET.AL; Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the Final Judgment of Foreclosure entered on or about August 14, 2026, the Clerk of the Circuit Court for Pinellas County will sell the following described property to the highest and best bidder for cash via www.pinellas.realforeclose.com on September 17, 2026, at 10:00 AM:

Northeasterly 51 feet of Lot 20, Block 4, SHORE ACRES EDGEWATER SEC, according to the plat thereof, as recorded in Plat Book 7, Page(s) 4, of the Public Records of Pinellas County, Florida.

Property Address: 1975 MONTANA AVE NE, ST 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 TEH CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Andrew Arias, FBN: 89501

Attorneys for Plaintiff

Marinosci Law Group, P.C.

100 West Cypress Creek Road, Suite 1045

Fort Lauderdale, FL 33309

Phone: (954) 644-8704;

Fax: (401) 262-2110

ServiceFL@mlg-defaultlaw.com

ServiceFL2@mlg-defaultlaw.com

MLG No.: 25-05994

Aug. 28; Sept. 4, 2026

26-03916N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

GENERAL JURISDICTION DIVISION

CASE NO. 25-006440-CI

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

DAWN E. POWELL COTE, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 16, 2026 in Civil Case No. 25-006440-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 Dawn E. Powell Cote, 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 Article 45, Florida Statutes on the 16th day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The Southerly 4 feet of Lot 3 and all of Lot 4, Block A, Dunedin Manor, according to the plat thereof, recorded in Plat Book 37, Page(s) 3, of the Public Re-

cords 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.

/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

25-13441FL

Aug. 28; Sept. 4, 2026

26-03843N

THIRD INSERTION

NOTICE OF ACTION

TERMINATION OF PARENTAL RIGHTS

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

CASE NO. 26-00096DP2

IN THE INTEREST OF:

S.E. DOB: 8/24/2022,

MINOR CHILD

TO: Carl Lawson, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: S.E. born on 8/24/2022. You are hereby commanded to personally appear on October 1, 2026, at 9:00 AM before the Honorable Kimberly Campbell, Circuit Court Judge at the Pinellas Courthouse, 14250 49th Street North Annex Courtroom C Clearwater, FL 33762, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN

THIS NOTICE.

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

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 14 day of August, 2026.

(SEAL) KEN BURKE, CPA

IN GOD WE TRUST

CLERK OF THE CIRCUIT COURT

& COMPTROLLER

PINELLAS COUNTY, FLORIDA

Ken Burke, Clerk of Court

By: /s/

As Deputy Clerk

BRUCE BARTLETT,
State Attorney Sixth Judicial Circuit
of Florida
P.O. Box 17500
Clearwater, FL 33762-0500
(727) 464-6221
Aug. 21, 28; Sept. 4, 11, 2026
26-03711N

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.: 26-002055-CI

ROCKET MORTGAGE, LLC, Plaintiff, vs.

MEGAN S. SMITH A/K/A MEGAN SMITH; HEATHER RIDGE CONDOMINIUMS MASTER ASSOCIATION, INC.; HEATHER RIDGE WEST IV ASSOCIATION, INC.; UNKNOWN SPOUSE OF MEGAN S. SMITH A/K/A MEGAN SMITH; UNKNOWN SPOUSE OF PATRICIA VANCE SMITH

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court for PINELLAS County shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com at, 10:00 AM on the 17 day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 310, OF HEATHER RIDGE WEST IV, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 5158, PAGE(S) 948, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

PROPERTY ADDRESS: 1370 HEATHER RIDGE BLVD UNIT 310, DUNEDIN, FL 34698

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

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

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

Dated this 25 day of August 2026.

By: /s/ Lindsay Maisonet

Lindsay Maisonet, Esq.

Bar Number: 93156

Submitted by:

De Cubas & Lewis, P.A.

PO Box 5026

Fort Lauderdale, FL 33310

Telephone: (954) 453-0365

Facsimile: (954) 771-6052

Toll Free: 1-800-441-2438

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516

eservice@decubaslewis.com

26-01053 - NOS -Provide Bidder

Number: 11951

26-01053

Aug. 28; Sept. 4, 2026

26-03902N

SECOND INSERTION

NOTICE OF ACTION

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

CASE NO.: 26-003555-CI

NEWREZ LLC, Plaintiff, vs.

ESTATE OF ELIZABETH L. GONZALEZ, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF ELIZABETH L. GONZALEZ, DECEASED; JOHN DAVID ANTZ; MARC ANTHONY GONZALEZ; IDALIA GONZALEZ HIDALGO; JOSHUA KRISTIAN GONZALEZ; MIGUEL ANTONIO GONZALEZ; STATE OF FLORIDA DEPARTMENT OF REVENUE,, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.

Defendant(s).

TO: JOHN DAVID ANTZ (Current Residence Unknown) (Last Known Address(es))

572 60TH STREET SOUTH ST. PETERSBURG, FL 33707

519 PLAZA SEVILLE CT, APT 37 TREASURE ISLAND, FL 33706-1237

ESTATE OF ELIZABETH L. GONZALEZ, DECEASED (Last Known Address)

572 60TH STREET SOUTH ST. PETERSBURG, FL 33707

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF ELIZABETH L. GONZALEZ, DECEASED (Last Known Address)

572 60TH STREET SOUTH ST. PETERSBURG, FL 33707

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

LOT 2, BLOCK 3, BEAR CREEK ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT

BOOK 58, PAGE 61, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

A/K/A: 572 60TH STREET SOUTH, ST. PETERSBURG, FL 33707.

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:

ADA Coordinator

400 S. Ft. Harrison Ave., Ste. 500

Clearwater, FL 33756

Phone: 727.464.4062 V/TDD

Or 711 for the hearing impaired

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

WITNESS my hand and the seal of this Court this day of 08/19/2026.

KEN BURKE

As Clerk of the Court and/or Comptroller

Colleen McNair

Signature

Print Name if Deputy Clerk

26-53023

Aug. 28; Sept. 4, 2026

26-03827N

THIRD INSERTION

NOTICE OF ACTION

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

STATE OF FLORIDA

CIVIL DIVISION

CASE NO.: 26-003013-CI

STEVE SHI a/k/a STEVEN SHI, Plaintiff, vs.

CHRISTINE JUTRAS; ROOTING, LLC, a Delaware limited liability company; JASON AMIR; BEAUTIFUL WATER, LLC; a Delaware limited liability company; and JOHN DOE, as the unknown people or entities claiming an interest by, through and under defendants Christine Jutras, Rooting, LLC, Beautiful Water, LLC, or Jason Amir, Defendants.

TO: JOHN DOE, as the unknown people or entities claiming an interest by, through and under defendants Christine Jutras, Rooting, LLC, or Jason Amir; CHRISTINE JUTRAS; and JASON AMIR.

Plaintiff, Steve Shi a/k/a Steven Shi, has filed an action against you in the Circuit Court for Pinellas County, Case No.: 26-003013-CI. This is an action to quiet title to real property located in Pinellas County, Florida, commonly known as 811 Bay Point Drive, Madeira Beach, FL 33708, and more particularly described as Lot 21, Block 1, Second Addition to Bay Point Estates, according to the map or plat thereof, as recorded in Plat Book 27, Page(s) 72 and 73, of

the Public Records of Pinellas County, Florida.

You are required to serve a copy of your written defenses, if any, to it on Kathryn J. Copeland, Esq., Plaintiff's attorney, whose address is Shumaker, Loop & Kendrick, LLP, 100 2nd Avenue S, Suite 902-S, St. Petersburg, FL 33701, on or before thirty (30) days after the date of first publication of this Notice of Action, which will be published by the Business Observer, 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.

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: 8/13/2026

KEN BURKE, CPA

Clerk of the Court

By: /s/ Thomas Smith

As Deputy Clerk

Aug. 21, 28; Sept. 4, 11, 2026

26-03695N

SAVE
TIME



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon

Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

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

11/20/2026, 15:56

**PUBLISH
YOUR
LEGAL NOTICE**

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

or email
legal@businessobserverfl.com



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SECOND INSERTION

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

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-423012
Aug. 28; Sept. 4, 2026 26-03915N

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

ACTIONS / SALES

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION Case No. 26-003681-CI Division WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2023-1, MORTGAGE-BACKED CERTIFICATES, SERIES 2023-1 Plaintiff, vs. 16 GATOR LLC, et al. Defendants. TO: CASEY WOODS CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 11681 68TH AVE SEMINOLE, FL 33772 You are notified that an action to foreclose a mortgage on the following property in Pinellas County, Florida: LOT 77, CANTERBURY CHASE UNIT 1, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK	OF THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA RECORDED IN PLAT BOOK 66, PAGE 47; SAID LANDS SITUATE LYING AND BEING IN PINELLAS COUNTY, FLORIDA. AND FROM THE POINT OF BEGINNING AT THE NORTH-EAST CORNER OF LOT 77, CANTERBURY CHASE UNIT 1, AS RECORDED IN PLAT BOOK 66, PAGE 47, PINELLAS COUNTY, FLORIDA RECORDS RUN NORTH 88°50'33" WEST 76 FEET; THENCE NORTH 01°09'28" EAST, 65 FEET; THENCE SOUTH 88°50'33" EAST, 76 FEET; THENCE SOUTH. 01°09'27" WEST., 65 FEET TO THE POINT BEGINNING. commonly known as 11681 68TH AVE, SEMINOLE, FL 33772 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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

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.: 25-005825-CI SELECT PORTFOLIO SERVICING, INC., Plaintiff, VS. JORGE E. BORGES CASTRO; UNKNOWN SPOUSE OF JORGE E. BORGES CASTRO; 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 July 8, 2026 in Civil Case No. 25-005825-CI, of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein, SELECT PORTFOLIO SERVICING, INC. is the Plaintiff, and JORGE E. BORGES CASTRO; UNKNOWN SPOUSE OF JORGE E. BORGES CASTRO; UNKNOWN TENANT #1 N/K/A STAFFON ROSEBUD; UNKNOWN TENANT #2 N/K/A AMY ROSEBUD are Defendants. The Clerk of the Court, Ken Burke, CPA will sell to the highest bidder for cash at www.pinellas.realforeclose.com on October 27, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 37, SUNSHINE HEIGHTS MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE(S) 39, 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 21st day of August, 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: Zachary Ullman Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1012-4260B Refs# 23690 Aug. 28; Sept. 4, 2026 26-03883N

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO. 26-002375-CI CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. GREER TAMBS; UNKNOWN SPOUSE OF GREER TAMBS; MORTGAGE ELETRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CMG MORTGAGE INC., ITS SUCCESSORS AND ASSIGNS; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) To the following Defendant(s): GREER TAMBS (LAST KNOWN ADDRESS) 3947 28TH STREET N, ST. PETERSBURG, FLORIDA 33714 UNKNOWN SPOUSE OF GREER TAMBS ((LAST KNOWN ADDRESS) 3947 28TH STREET N, ST. PETERSBURG, FLORIDA 33714 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 1, BLOCK 5, OF CLEAR VISTA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. a/k/a 3947 28TH STREET N., ST. PETERSBURG, FLORIDA 33714 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 day of 08/20/2026, 2026. (SEAL) CIRCUIT COURT PINELLAS COUNTY, FLORIDA KEN BURKE As Clerk of the Court By Colleen McNair As Deputy Clerk Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 26-00654 CMS V1.20140101 Aug. 28; Sept. 4, 2026 26-03847N

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: 08/25/2026 02:02:47 PM
CLERK OF THE COURT
Honorable Ken Burke
315 Court Street
Clearwater, Florida 33756
(COURT SEAL) By: Colleen McNair
Deputy Clerk

246300/2532653/MTS
Aug. 28; Sept. 4, 2026 26-03914N

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: 08/25/2026 02:02:47 PM
CLERK OF THE COURT
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315 Court Street
Clearwater, Florida 33756
(COURT SEAL) By: Colleen McNair
Deputy Clerk

246300/2532653/MTS
Aug. 28; Sept. 4, 2026 26-03914N

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 24-001321-CI Ally Bank, Plaintiff, vs. David Marrero, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-001321-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein Ally Bank is the Plaintiff and David Marrero; Discover Bank; Countryside Key Homeowners Association, Inc. are the Defendants, that Ken Burke, Pinellas County Clerk of Court will sell to the highest and best bidder for cash at, www.pinellas.realforeclose.com, beginning at 10:00 AM on the 1st day of December, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 3, BLOCK 6, COUNTRY-SIDE KEY, UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGE 81, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TAX ID: 16-28-16-18664-006-	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. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 20th day of August, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley, Esq. Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F00111 Aug. 28; Sept. 4, 2026 26-03844N

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 26-001623-CI WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST, Plaintiff, vs. MIRA KELLY, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 03, 2026, and entered in 26-001623-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 TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST is the Plaintiff and MIRA KELLY; UNKNOWN SPOUSE OF MIRA KELLY; DAVID SCARSELLA; ISLAND CLUB OF TARPON SPRINGS CONDOMINIUM ASSOCIATION, INC are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on September 16, 2026, the following described property as set forth in said Final Judgment, to wit: UNIT 7, BUILDING G, OF ISLAND CLUB OF TARPON SPRINGS, PHASE I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 5768, PAGE(S) 955 AND AS AMENDED IN OFFICIAL RECORDS BOOK 5808, PAGE 694 (TO ADD PHASE I), AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON	ELEMENTS, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 1500 SUNSET ROAD G7, TARPON SPRINGS, FL 34689 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 20 day of August, 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/ Michael DeVincent Michael DeVincent, Esquire Florida Bar No. 1070938 Communication Email: mdevincent@raslg.com 25-357694 - NaP Aug. 28; Sept. 4, 2026 26-03903N

a/k/ Linda Arcadi, are defendants, the Pinellas County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pinellas.realforeclose.com, Pinellas County, Florida at 10:00 am on the September 17, 2026 the following described property as set forth in said Final Judgment of Foreclosure:
THE WEST 35 FEET OF THE NORTH 7 FEET OF LOT 11 AND THE WEST 35 FEET OF LOT 12, BLOCK 6, ROUSLYNN, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
A/K/A 266 20TH AVE SE ST PETERSBURG FL 33705
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.
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

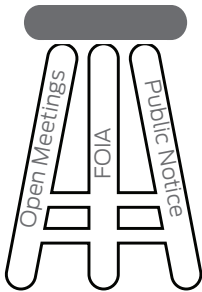
a/k/ Linda Arcadi, are defendants, the Pinellas County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pinellas.realforeclose.com, Pinellas County, Florida at 10:00 am on the September 17, 2026 the following described property as set forth in said Final Judgment of Foreclosure:
THE WEST 35 FEET OF THE NORTH 7 FEET OF LOT 11 AND THE WEST 35 FEET OF LOT 12, BLOCK 6, ROUSLYNN, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
A/K/A 266 20TH AVE SE ST PETERSBURG FL 33705
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.
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

SECOND INSERTION	
NOTICE OF FORFEITURE PROCEEDINGS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 26-004632-CI IN RE: FORFEITURE OF 2015 FORD MUSTANG, VIN: 1FATP8UH4F5402760 BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, Petitioner, vs. Quintin Dipina and Sams Wholesale Cars, Inc., Claimants. TO: QUINTIN DIPINA, and all others who may claim an interest in the above-described 2015 FORD MUSTANG, VIN: 1FATP8UH4F5402760 (hereinafter the "Property"). Petitioner, BOB GUALTIERI, in his Official Capacity	as Sheriff of Pinellas County, Florida, seized the Property on or about July 31, 2026, at or near the area of near 11th Avenue South, St. Petersburg, FL in 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). Emily K. VanOosting, Associate General Counsel, FBN: 100063. Pinellas County Sheriff's Office, 10750 Ulmerton Road, Largo, FL 33778; Phone: (727) 582-6274 evanooisting@pcsonet.com; slockheart@pcsonet.com; Attorneys for Petitioner Aug. 28; Sept. 4, 2026 26-03904N

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Civil Section 7 CASE NO.: 26-001726-CI ROCKET MORTGAGE, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBIN SPRANKLE A/K/A ROBIN RENEE SPRANKLE; MISSION HILLS CONDOMINIUM ASSOCIATION, INC.; ROBERT T. SPRANKLE Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court for PINELLAS County shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com at 10:00 AM on the 15 day of September, 2026, the following described property as set forth in said Final Judgment, to wit: A LEASEHOLD ESTATE INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY: THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT A-26 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 MISSION HILLS CONDOMINIUM, AND EXHIBITS ATTACHED THERETO, ALL AS RECORDED IN O.R. BOOK 3665, PAGES 870 THROUGH 931, INCLUSIVE, AND, THAT PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 9, PAGES 45 TO 57, INCLUSIVE, 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. PROPERTY ADDRESS: 1455 MISSION DR W, UNIT 26-A, CLEARWATER, FL 33759 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 20 day of August 2026. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 26-00487 - NOS -Provide Bidder Number: 11951 26-00487 Aug. 28; Sept. 4, 2026 26-03834N

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



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



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



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

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

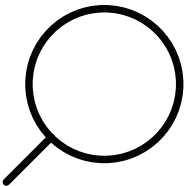


Citizens continue to learn about vital civic matters from newspaper notices.

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

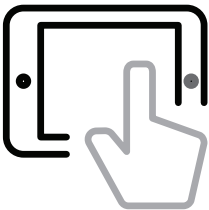
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



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