

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES / PUBLIC NOTICE ---

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of FirstCo Realty 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 7th day of September, 2026
Dominion Commercial, LLC
September 11, 2026 26-04143N

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 Gabriel Spine and Recovery 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 3rd day of September, 2026
Dr. Matthew Gabriel D.C. PLLC
September 11, 2026 26-04092N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SUNSET GARDENS located at 14600 SUNSET ST in the City of CLEARWATER, Pinellas, FL 33760 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 8th day of September, 2026
DERRI DAVISSON
September 11, 2026 26-04166N

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 JobRamen located at 7901 4th Street North, 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 11th day of September, 2026
Blue Aria Innovations, LLC
September 11, 2026 26-04091N

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 Thunder Consulting located at 8420 Ulmerton Rd Ste 466, in the County of Pinellas, in the City of Largo, Florida 33771 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Largo, Florida, this 02nd day of September, 2026.
WADDLINGTHUNDER LLC
September 11, 2026 26-04089N

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

NOTICE IS HEREBY GIVEN that Neeraj Bhambhani / CLEAR CUT STONE FABRICATORS, LLC will engage in business under the fictitious name CLEAR CUT MARBLE & GRANITE, LLC, with a physical address 4445 126th Ave N, Ste A Clearwater, FL 33762, with a mailing address 4445 126th Ave N, Ste A Clearwater, FL 33762, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
September 11, 2026 26-04149N

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under the Florida Self Storage Act Statutes (Section 83.801-83.809).
The auction date is October 8, 2026 at 11:00 am at Super Storage II. Address—6415 54th Ave. N. St. Petersburg, FL 33709.

Niomi Smith	C447
Boxes	
Randy Wallschleager	A162
Furniture & Household Items	
Maurice Sutton	C463
Household Items	
Garry Lawrence	RV 26
Car	
Oriana Butler	C316
Household Items	
Andresa Welch	C496
Furniture	
Marsha J. Morrison	D615 & D617
Furniture & Household Items	
Lisa Overman	C347
Furniture & Household Items	

September 11, 18, 2026 26-04186N

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 10-9-2026 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.

FLA134679 2024 ASPT
WBXPC93458WJ23409 2008 BMW KL4CJASB0GB682515 2016 BUIC 1GCRCREH9HZ342684 2017 CHEV 1FTRX1W72NA35076 2002 FORD 1M0GS9F75G1282008 2016 FORD 1FMEU31K17UA12314 2007 FORD 1FM5K7FH5JGA39659 2018 FORD 1HD1GY416BC302166 2011 HD 5FNRL5H69CB020905 2012 HOND 1HGCR2F84DA048274 2013 HOND 1HGCM56807A043559 2007 HOND 1HGCR2F84HA241658 2017 HOND 5J6RW1H83KA047505 2019 HOND 5NPD84LF6KH450422 2019 HYUN JN1BY1AP7DM512262 2013 INFI JA4ARUAU4SU015142 2025 MITS 31NCN7AP2CL855716 2012 NISS 4T1BF1FK6FU080018 2015 TOYT 4T1B1HK6KU700405 2019 TOYT 2T3C1RFV8PW261920 2023 TOYT WVW6A7CDXPW142717 2023 VOLK WVWBP7AN4EE503516 2014 VOLK

September 11, 2026 26-04158N

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 Kawayan 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 9th day of September, 2026
Kawayan Agency LLC
September 11, 2026 26-04187N

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 Sheer Veil Romance located at 827 34th Avenue North in the City of Saint Petersburg, Pinellas, FL 33704 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
Scott Johni
September 11, 2026 26-04094N

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 True Story Accounting located at 1314 Reserva Ln 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 4th day of September, 2026
Karma Counts LLC
September 11, 2026 26-04138N

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 Sharp Sight located at 8830 Baywood Park Drive in the City of Seminole, Pinellas, FL 33777 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 8th day of September, 2026
Sharp Sight Property Inspections LLC
September 11, 2026 26-04167N

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 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 3rd day of September, 2026
Oxcart Holdings LLC
Guy Kemp, Managing Member
September 11, 2026 26-04112N

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 Aging Bueno located at 7901 4th Street North, 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
MUFFINS PUMPKIN LLC
September 11, 2026 26-04176N

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 Site Candor located at 30190 US Highway 19N #1151 in the City of Clearwater, Pinellas, FL 33761 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of September, 2026
Bozorgi Technology, LLC
Behnam Bozorgi
September 11, 2026 26-04140N

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 Crown Mortgage located at 7901 4th St N in the City of St. Petersburg, Pinellas, CA 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
Rhodes, Jessica Lynn
September 11, 2026 26-04095N

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 AXZEN.CO located at 7901 4TH ST N #35393 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 4th day of September, 2026
Axzen Co Enterprise LLC
September 11, 2026 26-04115N

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 GIROTI 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 4th day of September, 2026
SG STUDIO ART LLC
September 11, 2026 26-04111N

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 H1 PROPERTY GROUP located at 7901 4TH ST N, STE 300 in the City of St Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 8th day of September, 2026
BATTLEBORN HOLDINGS, LLC
September 11, 2026 26-04159N

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 OHMS 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 4th day of September, 2026
Occupational Health Management Services LLC
September 11, 2026 26-04135N

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

Dated this 1st day of September, 2026
MUFFINS PUMPKIN LLC
September 11, 2026 26-04177N

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 St. Pete Cat Sitting located at 781 42nd Ave South 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 2nd day of September, 2026
Farley Pet Care, LLC
Erica S McChesney
September 11, 2026 26-04090N

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 GOOD NEWS located at 7901 4th St N #25095 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 4th day of September, 2026
PNEUMA, INC.
September 11, 2026 26-04132N

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 Logan & Friends St. Pete located at 530 31st Street South 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 5th day of September, 2026
Trenae Gayle
September 11, 2026 26-04139N

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 Mirror Mint Detailing located at 7816 52nd Way N in the City of Pinellas Park, Pinellas, FL 33781-2343 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of September, 2026
Ladarios Gary
September 11, 2026 26-04137N

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 Spaces2See located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 8th day of September, 2026
AudVision, LLC
September 11, 2026 26-04178N

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 Peak POS located at 1901 Ulmerton Rd, Ste 485 in the City of CLEARWATER, Pinellas, FL 33762 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of September, 2026
Benjamin Grossman
Pinpoint POS Inc
September 11, 2026 26-04134N

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 TIV Compass located at 13013 Seminole Blvs #1132 in the City of Largo, Pinellas, FL 33778 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 8th day of September, 2026
The Inner Vista, LLC
Reginah Musyoki-Howell
September 11, 2026 26-04160N

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

Dated this 8th day of September, 2026
Cosmic Connections Consulting LLC
September 11, 2026 26-04171N

Unit 2028 Donna Recht-Chairs, glass vases, toys, books, stuffed animals

September 11, 18, 2026 26-04116N

NOTICE OF SPECIAL MEETING
BOARD OF TRUSTEES, ST. PETERSBURG COLLEGE

The Board of Trustees of St. Petersburg College will hold a public meeting to which all persons are invited, commencing at 9:00 a.m. on Tuesday, September 15, 2026 at the St. Petersburg College EpiCenter, Room 1-453, 13805 58th Street N., Clearwater, FL The meeting will be held for the purpose of considering routine business of the College; however, there are no rules being presented for adoption or amendment at this meeting.

A copy of the agenda may be obtained within seven (7) days of the meeting on the SPC Board of Trustees website at www.spccollege.edu, or by calling the Board Clerk at (727) 341-3241.

Members of the public are given the opportunity to provide public comment at meetings of the Board of Trustees concerning matters and propositions on the agenda for discussion and Board action. At the Board meeting, in advance of the time for public comment on the agenda, individuals desiring to speak shall submit a registration card to the Board Clerk, Mrs. Rebecca Brown, at the staff table. Policy and procedures regarding public comment can be found on the SPC Board of Trustees website at www.spcollege.edu

If any person wishes to appeal a decision made with respect to any matter considered by the Board, he or she will need a record of the proceedings. It is the obligation of such person to ensure that a verbatim record of the proceedings is made. Section 286.0105, Florida Statutes.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the agency five business days before the meeting by contacting the Board Clerk at 727-341-3241. If you are planning to attend the meeting and are hearing impaired, please contact the agency five business days before the meeting by calling 727-791-2422 (V/TTY) or 727-474-1907 (VP).

September 11, 2026 26-04131N

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
EASTLAKE OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027

The Board of Supervisors of the Eastlake Oaks Community Development District will hold their regular meetings for Fiscal Year 2027 on the second Thursday of every other month, at 6:00 p.m., except as noted below, at City of Oldsmar, Fire Station Meeting Room, located at 225 Pine Avenue North, Oldsmar Florida 34677 on the following dates, with the exception of the December meeting which will be held in TECO, Hall/Facility 400 St. Petersburg Dr. Oldsmar, FL 34677, unless otherwise indicated as follows:

October 8, 2026
December 10, 2026
February 11, 2027
April 8, 2027
June 10, 2027
August 12, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Inframark, or by calling (813) 873-7300.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Christina Newsome
District Manager
Inframark
September 11, 2026 26-04087N

PUBLIC SALES / PUBLIC NOTICE / TAX DEEDS

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	NOTICE UNDER FICTTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	FICTITIOUS NAME NOTICE	NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	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 Million File Editor Corporation located at 1805 Drew Street in the City of Clearwater, Pinellas, FL 33765 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 3rd day of September, 2026 David Greenbaum September 11, 202626-04113N	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Used Bertram 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 3rd day of September, 2026 Bimini Worldwide Enterprises LLC September 11, 202626-04114N	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Pristine Press Laundry located at 7901 4th Street 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 3rd day of September, 2026 Shawn Rodriguez September 11, 202626-04110N	Fictitious Name: North Star Facility Services Business Owner: North Star Keystone Group LLC Business Address: 7901 4th St N Ste 300 City: St. Petersburg State: Florida ZIP Code: 33702 County: Pinellas County September 11, 202626-04148N	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Lavish Sunset 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 4th day of September, 2026 Adriana Jacob Luxury Group LLC September 11, 202626-04133N	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Maspeth Welding located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 8th day of September, 2026 MASPETH WELDING, LLC September 11, 202626-04179N

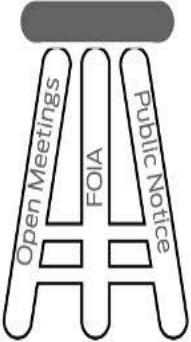
NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	NOTICE UNDER FICTTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09	FIRST INSERTION
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Wicked Hearth Romance located at 827 34th Avenue North in the City of Saint Petersburg, Pinellas, FL 33704 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 Scott Johni September 11, 202626-04093N	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of D'Tour Band 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 9th day of September, 2026 Erick Ortiz September 11, 202626-04191N	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Aervik Labs located at 7901 4th Street North in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 9th day of September, 2026 Chad Williams September 11, 202626-04192N	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PowerPRR located at 7901 4th St N in the City of ST PETERSBURG, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 3rd day of September, 2026 POWER PRR LLC September 11, 202626-04108N	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Fraud Investigators Network located at 7901 4th St N #35804 in the City of St. Petersburg, Pinellas, FL 32937 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 4th day of September, 2026 Vigora Technologies LLC Franklin B. Pinder III, Managing Member September 11, 202626-04136N	Notice Under Fictitious Name Law According to Florida Statute Number 865.09

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF PUBLIC SALE	NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: SEPTEMBER 28 2026: KINGFISH ON MC LLC DBA BERTS BARRACUDA HARLEY DAVIDSON 10525 49TH ST N CLEARWATER FL 33762 PHONE(727)527-9672 MV95946 2020 HD 1HD4LE213LB420421 \$2671.56, DANS DIESEL 2 INC 1880 STARKEY RD LARGO FL 33771 PHONE(727)584-1395 MV109644 2017 MITS JL6AM-H1A6HK003085 \$11,815.85, OLD GOLD SERVICE EXPERTS INCORPORATED DBA:MIDAS SERVICE EXPERTS 290 34TH ST N SAINT PETERSBURG FL 33713 PHONE(727)327-4630 MV62285 2009 TOYT JTEZU14R39K025806 \$1,348.54 September 11, 202626-04194N	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Kigaru located at 519 Wildwood Way 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 7th day of September, 2026 Luis Gonzalez September 11, 202626-04142N	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of BELLE MEADE LOT 20 PARCEL: 33-29-15-07326-000-0200 Name in which assessed: BORIS R ERICKSON Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of October, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2). If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Sept. 11, 18, 25; Oct. 2, 202626-04069N	Certificate Number: 02154 Year of Issuance: 2021 Said certificate embraces the following described property in the County of Pinellas, State of Florida: EAST PASADENA BLK 1, LOT 2 PARCEL: 20-31-16-24048-009-0020 Name in which assessed: LEO F HEITZMAN JR Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of October, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2). If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Sept. 11, 18, 25; Oct. 2, 202626-04085N

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

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 01238 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: WOODLAKE 1 CONDO BLDG 13, APT 135 PARCEL: 01-29-15-98750-013-1350 Name in which assessed: RICHARD C STREATER CHARITY I STREATER Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of October, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2). If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Sept. 11, 18, 25; Oct. 2, 202626-04076N	NOTICE IS HEREBY GIVEN that BLACK CUB SB MUNI CUST FOR, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 04247 Year of Issuance: 2022 Said certificate embraces the following described property in the County of Pinellas, State of Florida: BRIAR CREEK MOBILE HOME COMMUNITY II CONDO BLK S, LOT 7 PARCEL: 21-28-16-11152-019-0070 Name in which assessed: LANI A KIMMEL Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of October, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2). If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Sept. 11, 18, 25; Oct. 2, 202626-04070N	NOTICE IS HEREBY GIVEN that VINMAS HOLDINGS, LLC VINMAS HOLDINGS, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 09466 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: PINEWOOD CO-OP INC (UNREC) LOT 152 PARCEL: 17-30-17-17804-000-1520 Name in which assessed: ROBERT HADAYIA Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of October, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2). If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Sept. 11, 18, 25; Oct. 2, 202626-04071N	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Kigaru located at 519 Wildwood Way 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 7th day of September, 2026 Luis Gonzalez September 11, 202626-04142N

TAX DEEDS

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 02438 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: BELLEVUE PARK LOT 64 PARCEL: 34-29-15-07812-000-0640 Name in which assessed: JOAO VIEIRA DOS SANTOS JUNIOR Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of October, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Sept. 11, 18, 25; Oct. 2, 2026 26-04079N	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 01967 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: MILTON PARK BLK 2, LOT 2 & 1/2 OF VAC ALLEY PARCEL: 21-29-15-58068-002-0020 Name in which assessed: 919 JEFFORDS LLC Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of October, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Sept. 11, 18, 25; Oct. 2, 2026 26-04078N	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that NANCY HUTFLESS, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 01837 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: MCVEIGH SUB 1ST ADD BLK C, LOT 12 PARCEL: 15-29-15-54018-003-0120 Name in which assessed: VIRGINIA MARTIN Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of October, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Sept. 11, 18, 25; Oct. 2, 2026 26-04077N	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that NANCY HUTFLESS, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 02727 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: MARSANDRA ESTATES LOT 53 PARCEL: 04-30-15-55422-000-0530 Name in which assessed: APARTS APART LLC Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of October, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Sept. 11, 18, 25; Oct. 2, 2026 26-04082N	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 02678 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: PALM HILL MOBILE HOME PARK (UNREC) BLK 3, LOT 74 PARCEL: 03-30-15-65684-003-0740 Name in which assessed: CHRISTINE LEE Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of October, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Sept. 11, 18, 25; Oct. 2, 2026 26-04081N	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 00668 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: WESTLAKE VILLAGE SEC-TION II BLK 19, LOT 23 PARCEL: 36-27-15-96586-019-0230 Name in which assessed: FELICIA A JONES Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of October, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Sept. 11, 18, 25; Oct. 2, 2026 26-04073N
FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that CERTMAX LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 00299 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: TARPON SPRINGS OFFICIAL MAP BLK 62, BEG 150FT W & 100 FT N OF SE COR OF LOT 2 BLK 62 TH N 50FT W 50FT S 50FT E 50FT TO POB (SEE S12-27-15) PARCEL: 12-27-15-89982-062-0208 Name in which assessed: CYNTHIA ANN BURGESS CRAIG ELLIS RECKLEY ALMA THOMAS Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of October, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Sept. 11, 18, 25; Oct. 2, 2026 26-04072N	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 00779 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: FUTRELL'S SUB BEG AT SE COR OF BLK 6 OF FUTRELL'S SUB IN NW 1/4 OF NW 1/4 SEC 11-28-15 TH W 300FT TH N 180FT FOR POB TH E 100FT TH N 60FT TH W 100FT TH S 60FT TO POB PARCEL: 11-28-15-29898-006-0024 Name in which assessed: KAYAK ANGLER LLC Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of October, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Sept. 11, 18, 25; Oct. 2, 2026 26-04074N	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that KINGS RIGHT, LLC FIRSTTRUST SAVINGS BANK, AS CUST. FOR KINGS RIGHT LLC F/B/O FIR-STRUST SAVINGS BANK, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 04379 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: LAKE TARPON MOBILE HOME VILLAGE UNIT 4 BLK P, LOT 18 PARCEL: 29-27-16-48824-016-0180 Name in which assessed: THOMAS NEAL EST Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of October, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Sept. 11, 18, 25; Oct. 2, 2026 26-04084N	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that KINGS RIGHT, LLC FIRSTTRUST SAVINGS BANK, AS CUST. FOR KINGS RIGHT LLC F/B/O FIR-STRUST SAVINGS BANK, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 08380 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: ROSE MOUND GROVE SUB LOT 28 PARCEL: 26-31-16-76824-000-0280 Name in which assessed: BOOKER T MARSHALL III Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of October, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Sept. 11, 18, 25; Oct. 2, 2026 26-04086N	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that KINGS RIGHT, LLC FIRSTTRUST SAVINGS BANK, AS CUST. FOR KINGS RIGHT LLC F/B/O FIR-STRUST SAVINGS BANK, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 02648 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: TAMARACIN SUB BLK B, LOT 5 PARCEL: 02-30-15-89046-002-0050 Name in which assessed: PETE LOPEZ INC Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of October, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Sept. 11, 18, 25; Oct. 2, 2026 26-04080N	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that KINGS RIGHT, LLC FIRSTTRUST SAVINGS BANK, AS CUST. FOR KINGS RIGHT LLC F/B/O FIR-STRUST SAVINGS BANK, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 00826 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: TRAILS WEST LOT 22 PARCEL: 13-28-15-91669-000-0220 Name in which assessed: JOHN P GARRETT Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of October, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Sept. 11, 18, 25; Oct. 2, 2026 26-04075N

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 26, 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 # 23431, 4080 Tampa Road East, Oldsmar, FL 34677, (813) 773-6571 Time: 11:00 AM Sale to be held at www.storage treasures.com. 1005 - Frost, Samuel; 2038 - Hadwin, Cambria; C011 - damico, Craig; C034 - Reynolds, Michael; C049 - Mininno, James ; D002 - Smokers Delite Mink, Tammy; D016 - Wasenda, Ashley; D052 - Smith, Craig; D104 - Currence, Jeffrey; D144 - Collins, Athena; D185 - Hatch, Leah; E011 - Storm guard roofing and Restoration Miller, David; G092 - Crainshaw, Aaron; G100 - Federici, Italia PUBLIC STORAGE # 08759, 3657 Tampa Road, Oldsmar, FL 34677, (813) 259-7166 Time: 10:00 AM Sale to be held at www.storage treasures.com. 0116 - Maldonado, Rafael; 0404 - Caron, Kevin; 1051 - Mitchell, Matthew; 2028 - Pastana, Vanessa; 3067 - Glowaski, Barbara 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 11, 18, 2026	NOTICE OF PUBLIC SALE JOE'S TOWING & RECOVERY, INC. *** MAIN OFFICE *** 6670 114TH AVENUE LARGO, FL. 33773 727-541-2695 727-541-1300 <table><tr><td>YR</td><td>MAKE</td><td>ID#</td></tr><tr><td>00</td><td>BICYCLE</td><td>wcc43046</td></tr><tr><td>09</td><td>CHEVY</td><td>1GNLRFFED9AS155967</td></tr><tr><td>21</td><td>CHEVY</td><td>1GNNSCKD2MR174723</td></tr><tr><td>04</td><td>CHRYSLER</td><td>1C3EL75R44N294318</td></tr><tr><td>13</td><td>FIAT</td><td>3C3CFFBR2DT612191</td></tr><tr><td>11</td><td>HYUNDAI</td><td>5NPEC4AC9BH013056</td></tr><tr><td>11</td><td>JEEP</td><td>1J4RS4GG4BC588119</td></tr></table> JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 10-9-2026 AT 11:00AM THE FOLLOWING VEHICLE(S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78. JOE'S TOWING & RECOVERY, INC. 6670 114TH AVENUE LARGO, FL. 33773 PHONE # 727-541-2695 September 11, 2026	YR	MAKE	ID#	00	BICYCLE	wcc43046	09	CHEVY	1GNLRFFED9AS155967	21	CHEVY	1GNNSCKD2MR174723	04	CHRYSLER	1C3EL75R44N294318	13	FIAT	3C3CFFBR2DT612191	11	HYUNDAI	5NPEC4AC9BH013056	11	JEEP	1J4RS4GG4BC588119	NOTICE OF PUBLIC SALE JOE'S TOWING & RECOVERY, INC. *** MAIN OFFICE *** 6670 114TH AVENUE LARGO, FL. 33773 727-541-2695 727-541-1300 <table><tr><td>YR</td><td>MAKE</td><td>ID#</td></tr><tr><td>00</td><td>BICYCLE</td><td>wcc43046</td></tr><tr><td>09</td><td>CHEVY</td><td>1GNLRFFED9AS155967</td></tr><tr><td>21</td><td>CHEVY</td><td>1GNNSCKD2MR174723</td></tr><tr><td>04</td><td>CHRYSLER</td><td>1C3EL75R44N294318</td></tr><tr><td>13</td><td>FIAT</td><td>3C3CFFBR2DT612191</td></tr><tr><td>11</td><td>HYUNDAI</td><td>5NPEC4AC9BH013056</td></tr><tr><td>11</td><td>JEEP</td><td>1J4RS4GG4BC588119</td></tr></table> JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 10-9-2026 AT 11:00AM THE FOLLOWING VEHICLE(S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78. JOE'S TOWING & RECOVERY, INC. 6670 114TH AVENUE LARGO, FL. 33773 PHONE # 727-541-2695 September 11, 2026	YR	MAKE	ID#	00	BICYCLE	wcc43046	09	CHEVY	1GNLRFFED9AS155967	21	CHEVY	1GNNSCKD2MR174723	04	CHRYSLER	1C3EL75R44N294318	13	FIAT	3C3CFFBR2DT612191	11	HYUNDAI	5NPEC4AC9BH013056	11	JEEP	1J4RS4GG4BC588119
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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

LV10161

PROBATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-8333-ES Division 3
IN RE: ESTATE OF
SYLVIA SCHENCK,
Deceased.

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

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is: September 11, 2026.

Signed on this 3rd day of September, 2026.

LESLIE SCHENCK REEVE
Personal Representative
189 Granite Street
Ashland, OR 97520
SCOTT W. VIETH
Attorney for Personal Representative
Florida Bar No. 0059584
MACFARLANE FERGUSON & McMULLEN
Post Office Box 1669
Clearwater, FL 33757
Telephone: (727) 441-8966
Email: svv@macfar.com
Secondary Email: mlh@macfar.com
September 11, 18, 2026 26-04104N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-2730-ES
IN RE: ESTATE OF
KIMBERLY BARONE-BROWN,
Deceased.

The administration of the estate of KIMBERLY BARONE-BROWN, deceased, whose date of death was November 27, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is: September 11, 2026.

GINA BARONE
Personal Representative
1555 Sunset Point Road
Clearwater, FL 33755
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: ntservice@hnh-law.com
September 11, 18, 2026 26-04165N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 26-007857-ES
IN RE: THE ESTATE OF
BRIAN SUTTON

The administration of the estate of Brian Sutton, deceased, whose date of death was July 1, 2026, is pending in the Circuit Court for the Sixth Judicial Circuit of the State of Florida, in and for the County of Pinellas – 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 INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

NOTICE.

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

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 11, 2026.

Personal Representatives:
Andrew Palmer,
2417 Tracy Lane,
Deltona, FL 32738

Dan Palmer,
9 Main Street,
Ladera Ranch, CA 92694

Personal Representative's Attorney
Shane K. Warner - Of the Firm
Attorney for the Personal Representative
FSB # 92131
Warner Legal
3401 W. Cypress St.,
Suite 204
Tampa, FL 33607
Ph: (813) 470-6341
Fax: (888) 900-2630
Notice of Jud. R. Ad. 2.516
designated emails
Email: swarner@swarnerlaw.com
September 11, 18, 2026 26-04193N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 26-008564-ES
IN RE: ESTATE OF
LAWRENCE KEITH SMITH,
Deceased.

The administration of the estate of LAWRENCE KEITH SMITH, 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 Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

NOTWITHSTANDING THE TIME 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 11, 2026.

AXOCHILT DEL CARMEN SMITH A/K/A AXOCHILT DEL CARMEN AGUILAR GUZMAN
Personal Representative
3326 19th Street North
St. Petersburg, FL 33713
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 11, 18, 2026 26-04170N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-008605-ES
IN RE: ESTATE OF
KATALIN A. VERES,
aka KATALIN A. POZNAN VERES
Deceased.

The administration of the estate of KATALIN A. VERES, aka KATALIN A. POZNAN VERES, deceased, whose date of death was August 5, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is: September 11, 2026.

Signed on this 9/2/2026.

Signed by:
Mark Poznan
MARK POZNAN
Personal Representative
921 Harbour House Drive
Indian Rocks Beach, FL 33785
/s/ Kole J. Long
KOLE J. LONG
Attorney for Personal Representative
Florida Bar No. 99851
Special Needs Lawyers, PA
901 Chestnut Street, Suite C
Clearwater, FL 33756
Telephone: (727) 443-7898
Email: KoleJ@specialneedslawyers.com
Email: Liz@specialneedslawyers.com
September 11, 18, 2026 26-04106N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-008377-ES
IN RE: ESTATE OF
EILEEN T. STRICKLAND
Deceased.

The administration of the estate of EILEEN T. STRICKLAND, deceased, whose date of death was May 1, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is September 11, 2026.

Personal Representative:
Joseph Strickland
(Jul 21, 2026 12:19:31 EDT)
JOSEPH STRICKLAND
9665 Blackwood Circle
Apt 206
Fort Myers, Florida 33967
Attorney for Personal Representative:
MICHAEL T. HEIDER, ESQ. Attorney
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
2629 McCormick Drive, Suite 102
Clearwater, FL 33759
Telephone: (727) 235-6005
Fax: (888) 615-3326
E-Mail: michael@heiderlaw.com
Secondary E-Mail:
probate4@heiderlaw.com
September 11, 18, 2026 26-04105N



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.

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

PROBATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF NO: 26-005628-ES
IN RE: ESTATE OF
LOUIS BOUDREAU
DECEASED.

The administration of the Estate of LOUIS BOUDREAU, deceased, whose date of death was January 29, 2006, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida. 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 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 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 11, 2026.

MICHELLE ANN WYMAN
278 Middle Rd.
Waterboro, Maine 04087
BENJAMIN A. WINTER, ESQUIRE
Baynard, McLeod, Lang & Winter, P.A.
146 Second Street North, Suite 102
St. Petersburg, FL 33701
Phone: (727) 894-0676
FBN: 122785
E-Mail: Ben@BenWinterLaw.com
September 11, 18, 2026 26-04123N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522026CP008067XXESPR
REF#: 26-008067-ES
IN RE: ESTATE OF
WILLIAM MCKINLEY WARD, JR.,
Deceased.

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

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

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

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

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

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

The date of first publication of this Notice is: September 11, 2026.

Personal Representative:
WENDI D. CUNNINGHAM
c/o Rooth and Rooth P.A.
7600 Seminole Blvd., Suite 102
Seminole, Florida 33772
Attorney for Personal Representative:
MARIE R. ZORRILLA, Attorney
ROOTH & ROOTH P.A.
7600 Seminole Blvd Suite 102
Seminole, FL 33772
Telephone: (727) 397-4768
Florida Bar No. 0118979
E-Mail: marie@roothlaw.com
E-Mail: ryan@roothlaw.com
September 11, 18, 2026 26-04164N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-008777-ES
Division 03
IN RE: ESTATE OF
STEPHEN J. RHODES, JR.
Deceased.

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

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

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

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

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

The date of first publication of this notice is September 11, 2026.

STEPHEN J. RHODES, III
Personal Representative
38 Post House Rd.
Morristown, NJ 07960

G. Andrew Gracy
Attorney for Personal Representative
Florida Bar No. 570451
Peebles & Gracy, P.A.
826 Broadway
Dunedin, Florida 34698
Telephone: (727) 736-1411
Email: Andrew@peeblesandgracy.com
September 11, 18, 2026 26-04156N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522026CP008712XXES
File No. 26-008712-ES
IN RE: ESTATE OF
JOYCE SELLARS BASKIN,
aka JOYCE S. BASKIN
Deceased.

The administration of the estate of JOYCE SELLARS BASKIN, also known as JOYCE S. BASKIN, deceased, whose date of death was April 29, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 11, 2026.

Signed on this 3rd day of September, 2026.

/s/Danielle McManus Noble
DANIELLE MCMANUS NOBLE
Personal Representative
79 Overbrook Blvd.
Largo, FL 33770
/s/Danielle McManus Noble
Danielle McManus Noble
Attorney for Personal Representative
Florida Bar No. #M19451
MCMANUS & MCMANUS, P.A.
79 Overbrook Blvd.
Largo, Florida 33770-2899
Telephone: (727) 584-2128
Fax: (727) 586-2324
Email: danielle@mcmanusestateplanning.com
Secondary Email: lawoffice@mcmanusestateplanning.com
September 11, 18, 2026 26-04124N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL DISTRICT
IN AND FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No: 26-008609-ES3
IN RE: ESTATE OF:
DAVID POND,
Deceased.

The administration of the estate of DAVID POND, Deceased, whose date of death was August 1, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Case Number 26-008609-ES3, 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 who have claims or demands against Decedent's estate, including unmaturred, 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 who have claims or demands 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 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: September 11, 2026.

Personal Representative:
ETHEL FRITTS
Attorneys for Personal Representative
Alan M. Gross
ALAN M. GROSS, P.A.
4731 Central Ave.
St. Petersburg, FL 33713
Telephone: (727) 327-0100
Facsimile: (727) 327-1797
FBN: 510602 / SPN: 815601
Email: agross@alangrosslaw.com
September 11, 18, 2026 26-04121N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-009373-ES
GEOFFREY CSENGE,
Plaintiff, vs.
JOHN L. CSENGE, JR.,
Individually and as Trustee of the
Margaret L. Cseenge Revocable Trust
dated July 12, 2000,
Defendant.

TO: Johann L. Cseenge, Jr.
YOU ARE HEREBY NOTIFIED that an action for the Verified Complaint has been filed against you, and you are required to serve a copy of your written defenses to it, if any, on the Plaintiff's attorney, whose name and address are: Raleigh W. Greene, IV, Esq., 401 4th St. N. St. Petersburg, FL 33701, (727)-821-2900, and file the original with the clerk of the above-styled court on or before October 21st, 2026; otherwise, a default will be entered against you for the relief demanded in the Verified Complaint.

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

This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER.

Dated: 09/03/2026.

First Publication on: September 11, 2026.

CLERK OF THE CIRCUIT COURT
KEN BURKE
As Clerk of the Court
315 Court Street
Clearwater, FL 33756
By: Lynette Christian
AS DEPUTY CLERK
(SEAL) KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
PINELLAS COUNTY, FLORIDA
ATTORNEY FOR PLAINTIFF
Raleigh W. Greene, IV, Esq.
Florida Bar No. 93584; SPN 03180722
401 Fourth Street North
St. Petersburg, Florida 33701
Telephone (727) 821-2900
eservice@greenelegalfirm.com
BGreene@greenelegalfirm.com
Sept. 11, 18, 25; Oct. 2, 2026
26-04117N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 26-008660-ES
Division: 003
IN RE: ESTATE OF
ELOISE BARRETT,
Deceased.

The administration of the estate of ELOISE BARRETT, deceased, whose date of death was August 4, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 11, 2026.

Personal Representative:
KELLY A. DAVIDSON
P.O. Box 385
Cason, TX 75636-0385
Attorney for Personal Representative:
THEODORE R. SCHOFNER,
ESQUIRE
Attorney for Personal Representative
Florida Bar No. 381357 /
SPN: 01243397
2117 Indian Rocks Road
Largo, Florida 33774
Telephone: (727) 588-0290
Fax: (727) 584-0932
E-Mail: info@elderlawattorney.com
September 11, 18, 2026 26-04118N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL DISTRICT
IN AND FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No: 26-5145-ES3
IN RE: ESTATE OF:
FLORENCE VIOLA
FAULKNER-SHOLIN,
Deceased.

The administration of the estate of FLORENCE VIOLA FAULKNER-SHOLIN, Deceased, whose date of death was June 11, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Case Number 26-5145-ES3, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Co-Personal Representatives and the Co-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 unmaturred, 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 who have claims or demands 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 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: SEPTEMBER 11, 2026.
Co-Personal Representative:
CHERYL FAULKNER
CAROL ANN STOEWE
Attorneys for Co-Personal Representatives
Alan M. Gross
ALAN M. GROSS, P.A.
4731 Central Ave.
St. Petersburg, FL 33713
Telephone: (727) 327-0100
Facsimile: (727) 327-1797
FBN: 510602 / SPN: 815601
Email: agross@alangrosslaw.com
September 11, 18, 2026 26-04157N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6th JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
File Number: 26-CP-2953
Division Probate
IN RE: ESTATE OF
Pamela R. Millsap,

The administration of the Estate of Pamela R. Millsap, deceased, File Number 26-CP-2953, whose date of death is November 12th, 2025 is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas County Clerk of Court, Attention: Probate, 315 Court Street, Clearwater, FL 33756. The estate is testate. The name and address of the personal representative and of the personal representative's attorney are set forth below.

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

Persons having claims against the estate who are not known to the personal representative and whose names or addresses are not reasonably ascertainable, and all other creditors not previously described above, MUST FILE ALL CLAIMS AGAINST THE ESTATE WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000963-ES
Division Probate
IN RE: ESTATE OF
THOMAS C. FOWLER, SR.
Deceased.

The administration of the estate of Thomas C. Fowler, Sr., deceased, whose date of death was November 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St # 300, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under 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 11, 2026.

Personal Representative:
Troy M. Fowler
Attorney for Personal Representative:
/s/ Debra A. Faulkner
Debra A. Faulkner, Esq.
Florida Bar Number: 94212
The Faulkner Firm, P.A.
4056 Tampa Road
Oldsmar, FL 34677
Telephone: (727) 939-4900
E-Mail:
debbie@thefaulknerfirm.com
Secondary E-Mail:
probate@thefaulknerfirm.com
September 11, 18, 2026 26-04122N

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

A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS.732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

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

Date of the first publication of this notice to creditors: September 11, 2026.

Harry R. Richter,
Personal Representative
613 Newcastle Dr., Apt. A,
Schererville IN 46735
/s/ Frank P. Murphy (e-signature)
Frank P. Murphy, Esq.,
Attorney for Petitioner
Florida Bar No. 400386;
Desig't'd email address:
frank@frankmurphyattycpa.com
9220 Bonita Beach Road, Suite 200
Bonita Springs, Florida 34135
Direct cell #: (239) 404-6852;
Office: (239)390-2077;
Fax: (239)947-6791
September 11, 18, 2026 26-04151N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-008236-ES
IN RE: ESTATE OF
LOUISE ANN WEBER,
Deceased.

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 11, 2026.

Personal Representative:
Joanne Elizabeth Crotteau
3721 75th St. N
St. Petersburg, FL 33710
Attorney for Personal Representative:
David A. Peek
david@theseminolelegalcenter.com
info@theseminolelegalcenter.com
Florida Bar No. 0044660
The Legal Center
10700 Johnson Blvd.,
Suite 1
Seminole, FL 33772
Telephone: (727) 393-8822
September 11, 18, 2026 26-04184N

HOW TO
PUBLISH YOUR

LEGAL
NOTICE

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Business
Observer

PROBATE

FIRST INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-008558-ES IN RE: ESTATE OF GEORGE J. GAST, Deceased. The administration of the estate of GEORGE J. GAST, deceased, whose date of death was May 11, 2002, is	pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required	to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-	IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.		Attorney for Personal Representative Florida Bar No. 0056014 SPN #: 01702333 Sarah E. Williams, P.A. 840 Beach Drive N.E. St. Petersburg, Florida 33701 Telephone: (727) 898-6525 Email: swilliams@sarahewilliams.com Secondary Email: legalassistant@sarahewilliams.com September 11, 18, 2026 26-04119N	

FIRST INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case No. 26-006801-ES Division 004 IN RE: ESTATE OF JOANN E. JENKINS, Deceased. The administration of the estate of JoAnn E. Jenkins, deceased, whose date of death was December 26, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave N. 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 September 11, 2026 David L. Jenkins, Personal Representative 9429 Fannin Street, Houston, TX 77045 Jovita Ahava, Esq. Attorney for Personal Representative Florida Bar Number: 0075429 AHAVA LEGACY LAW, P.A. P.O. Box 83 St. Petersburg, FL 33731 Telephone: (727) 362-1234 Fax: (888) 228-2009 E-Mail: service@ahavalegacylaw.com Secondary E-Mail: jovita@ahavalegacylaw.com September 11, 18, 2026 26-04150N	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-006886-ES Division 004 IN RE: ESTATE OF CHRIS A. NAGY, Deceased. The administration of the estate of CHRIS A. NAGY, deceased, whose date of death was December 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street 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.		IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	

FIRST INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 18TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION UCN: 52-2026-CP-004658-XXES-PR IN RE: ESTATE OF ELAINE MARION MCWHIRTER, a/k/a MARION ELAINE MCWHIRTER, a/k/a ELAINE MCWHIRTER, Deceased. The administration of the estate of ELAINE MARION MCWHIRTER a/k/a ELAINE MCWHIRTER, deceased, whose date of death was July 9, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is the Pinellas County Courthouse, 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on	whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 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 §732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under §732.221. The date of first publication of this notice is September 11, 2026. ADRIANNE HAMMOND 69 Cumberland Crescent London, Ontario, N5X 1B7 Canada LEON MCWHIRTER 13 Ewart Street Bolton, Ontario, L7E 2T3 Canada Stephen E. Spira, Esq. Florida Bar No: 492061 Spira Law Group, PA 4865 N. Wickham Rd., Suite 106 Melbourne, Florida 32940-8303 (321) 610-3001 steve@spiralawgroup.com legalassistant@spiralawgroup.com Attorney for Petitioners September 11, 18, 2026 26-04120N	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION UCN: 522026CP008763XXESPR File No. 26-8763-ES-04 IN RE: ESTATE OF CHARLOTTE M. BENNETT, deceased. The administration of the estate of CHARLOTTE M. BENNETT, deceased, whose date of death was July 28, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.		OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	

ACTIONS / SALES

FIRST INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No.: 25-002593-CI DKC LENDING LLC, a Florida limited liability company, Plaintiff, v. ARGOS TPA LLC, a Florida limited liability company; NICHOLAS ARGIRIS; and UNKNOWN TENANT IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Uniform Final Judgment of Foreclosure dated October 20, 2025, and Order Rescheduling Foreclosure Sale dated August 25, 2026, both of which are entered in Case No.: 25-002593-CI of the Circuit Court in and for Pinellas County, Florida, wherein ARGOS TPA LLC is the Defendant, the Clerk of the Circuit Court will sell to the highest and best bidder for cash, on November 4, 2026 at 10:00 a.m., at the Clerk of the Circuit Court, online at www.pinellas.realforeclose.com, the following described real property as set forth in the Final Judgment of	Foreclosure: Unit 804 of Yacht House of Clearwater Point No. 7, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4219, Page(s) 1252, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements Property Address: 851 Bayway Blvd., Unit 804, Clearwater, FL 33767. NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.	“If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.” Dated this 4th day of September 2026. /s/ Torrey C. Taylor Torrey C. Taylor Florida Bar No.: 100053 /s/ Torrey C. Taylor Torrey C. Taylor Florida Bar No.: 100053 torrey@phlfirm.com PHILLIPS, HAYDEN & LABBEE, LLP 150 2nd Avenue North, Suite 1200 St. Petersburg, FL 33701 Telephone: (727) 300-1399 Facsimile: (727) 300-1389 Attorney for Plaintiff September 11, 18, 2026 26-04129N	NOTICE OF ACTION IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 2026-001684-CO ON TOP OF THE WORLD CONDOMINIM ASSOCIATION INC Plaintiff, vs. THOMAS W. SANTORE AND MONICA T. GONZALEZ, Defendants. TO: MONICA T. GONZALEZ YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida: That certain Condominium Parcel composed of Unit No. 57, Building 90, of ON TOP OF THE WORLD, UNIT 87, A CONDOMINIUM, and an undivided interest or share in the common elements appurtenant thereto, in accordance with, and subject to the covenants, conditions, restrictions, easements easements, terms and other provisions of the Declaration of Condominium, as
recorded in O.R. 8416, Pages 651 through 693, and any amendments thereto, and the plat thereof, as recorded in Condominium Plat Book 113, 1, Pages 43 through 45, Public Records of Pinellas County, Florida.		each week for two consecutive weeks in The Business Observer.	

SAVE TIME

E-mail your Legal Notice

legal@businessobserverfl.com

90101

ACTIONS / SALES

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 26-002288-CI NEWREZ LLC, Plaintiff, v. KENNETH P. HITE; UNKNOWN SPOUSE OF KENNETH P. HITE; 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. To the following Defendant(s): KENNETH P. HITE L/K/A 1835 FLORA LN CLEARWATER, FL 33755 UNKNOWN SPOUSE OF KENNETH P. HITE 1835 FLORA LN CLEARWATER, FL 33755 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 4, BRENTWOOD ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 59, PAGE(S) 28, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA a/k/a 1835 FLORA LN CLEARWATER, FL 33755 has been filed against you and you are required to serve a copy of your written

defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before , a date which is within thirty (30) days after the first publication of this Notice 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.

This notice is provided pursuant to Administrative Order No. 2.065.

In accordance with the 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 provisions of certain assistance. Please contact the Court Administrator at (727) 464-4062 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this day of AUG 31 2026.

KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
As Clerk of the Court
By Stevie Ayars,
As Deputy Clerk
(SEAL) KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
PINELLAS COUNTY, FLORIDA
September 11, 18, 2026 26-04102N

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-006493-CI New American Funding, LLC F/K/A Broker Solutions, Inc., D/B/A New American Funding Plaintiff, v. Colin Gustafson, et al. Defendants. TO: COLIN GUSTAFSON RESIDENT: Unknown LAST KNOWN ADDRESS: 13328 87th Avenue, Seminole, FL 33776 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pinellas County, Florida: Lot 21 less the following described portion: commence at the Northeast corner of said Lot 21 for a Point of Beginning; run thence South 0°05'10" East 135.32 feet; thence North 89°15'05" West 2.50 feet; thence North 0°58'23" East 135.31 feet to the Point of Beginning; AND the East 25 feet of Lot 22, BAY RIDGE HEIGHTS NO. 2, according to the plat thereof recorded in Plat Book 35, Page 94, of the Public Records of Pinellas County, Florida. has been filed against you, and you are required to serve a copy to your written defenses, if any, to this action on Orland, PC, attorneys for plaintiff, whose address is 621 S. Federal Highway, Suite

10, Fort Lauderdale, FL 33301, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

Movant counsel certifies that a bona fide effort to resolve this matter on the motion noticed has been made or that, because of time consideration, such effort has not yet been made but will be made prior to the scheduled hearing.

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: 08/25/2026 02:39:41 PM
(SEAL) CIRCUIT COURT
PINELLAS COUNTY, FLORIDA
Clerk of the Circuit Court
By Colleen McNair
Deputy Clerk of the Court
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
Orland Law Group PLLC
621 S. Federal Highway Suite 10
Fort Lauderdale, FL 33301
Orland #25-011060
September 11, 18, 2026 26-04144N

FIRST INSERTION
NOTICE OF ACTION FOR ADOPTION OF ADULT BY STEPPARENT IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA Case No: 26-003114-FD IN RE: THE ADOPTION OF: Evan Jackson Verberg, adult adoptee. TO: Derek Edward-Nikia McCracken LAST KNOWN ADDRESS: 19358 Fallglo Drive, Orlando, Florida 34744 YOU ARE NOTIFIED that a Joint Petition for Adoption of Adult by Stepparent has been filed in the Circuit Court of Pinellas County, Florida, regarding the adult adoptee Evan Jackson Oriot, who seeks to be known after the adoption as Evan Jackson Verberg. Because the Adoptee is an adult, your formal consent to this adoption is not required by Florida law. However, you are receiving this notice pursuant to the requirements of section 63.062(8)(b), Florida Statutes. You are required to serve a copy of your written objections, if any, to the Joint Petition on the Petitioners' counsel, Autumn N. Hancock, Esq., whose address is 4437 Central Avenue, St. Petersburg, Florida 33713, and whose primary e-mail address is service@hancocklawfl.com, on or before October 2, 2026, and file the original with the Clerk of the Circuit Court, Family Law Division, 315 Court Street, Clearwater, FL 33756 either before service on Petitioners' counsel or immediately thereafter. NOTICE OF HEARING: YOU ARE FURTHER NOTIFIED that a Final Hearing on the Joint Petition for Adoption of Adult by Stepparent will be held before Circuit Judge Brian Gnage on October 15, 2026, at 11:30 AM, or as soon thereafter as the parties can be

heard, at the Pinellas County Judicial Building, 545 1st Ave. N., St. Petersburg, Florida 33701. You may object to the petition by filing a written objection with the Court prior to the hearing or by appearing at the designated date and time.

After legally sufficient notice, the Court may conduct the final hearing and enter a Final Judgment of Adoption whether or not you appear or respond.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

NOTICE TO PERSONS WITH DISABILITIES: If you are a person with a disability who needs any accommodation to participate in this proceeding, or if you are hearing impaired, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, 727-464-4880, TDD 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: Sept 2, 2026
Ken Burke, CPA
CLERK OF THE CIRCUIT COURT
By: /s/ Thomas Smith
(Deputy Clerk)
Sept. 11, 18, 25; Oct. 2, 2026
26-04100N

FIRST INSERTION
NOTICE OF ACTION FOR Post by Publication - Temporary Custody by Extended Family IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 26-000612-FD Esperanza Guerrero, Petitioner and Tianna Salas, mother, Respondent. TO: {name of Respondent} Tianna Salas {Respondent's last known address} 4188 S. Dale Ct, Englewood, CO 80110 YOU ARE NOTIFIED that an action for {identify the type of case} Temporary Custody by Extended Family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on {name of Petitioner} Esperanza Guerrero, whose address is 1508 Seagull Dr., Apt. 106, Palm Harbor, FL 34685, on or before {date} 28 Days after 1st publication, and file the original with the clerk of this Court at {clerk's address} 315 Court St. Rm 170 Clearwater FL, 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. {If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} _____ Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.

You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
Dated: 9-3-2026.

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}
Sept. 11, 18, 25; Oct. 2, 2026
26-04172N

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION CASE NO. 26-003084-CI U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. ABIGAYLE M RICHARDSON, et al., Defendant. TO: SOHAIL MAHYAR JOUYA 428 45TH AVENUE NORTH ST. PETERSBURG, FL 33703 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: THE WEST 30 FEET OF LOT 18, AND THE EAST 30 FEET OF LOT 19, BLOCK D, MAINE SUB-DIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 25, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jamie Juster, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before or 30 days from the first

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

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

WITNESS my hand and seal of said Court on the day of AUG 31 2026.

(SEAL) KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
PINELLAS COUNTY, FLORIDA
KEN BURKE, CPA
CLERK OF COURT OF
PINELLAS COUNTY
As Clerk of the Court
BY: Stevie Ayars Deputy Clerk
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email:
Kimberlee.Masters@mccalla.com
26-20130FL
September 11, 18, 2026 26-04101N

FIRST INSERTION
SECOND AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY FAMILY LAW DIVISION CASE NUMBER: 26-001156-FD IN RE: THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD and IN RE: THE MATTER OF THE ADOPTION OF A.L.D.S., DOB: 4/8/16 MINOR CHILD. TO: RION LEVAR SCHOFIELD 2780 GROVE PARK AVE ST. PETERSBURG, FL 33702 YOU ARE HEREBY NOTIFIED that an action for Termination of Parenting Rights for the Proposed Adoption of a Minor Child has been filed against you and you are required to serve a copy of your written defenses, if any, to it on KERYA L. KOEUT, ESQUIRE, Petitioner's attorney, whose address is 5625 Central Avenue, St. Petersburg, FL 33710, on or before 28 DAYS FROM FIRST PUBLICATION, and file the original with the Clerk of this Court at Pinellas County::Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756, before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition. Copies of all Court documents in this case, including Orders, are available at the Clerk of the Circuit Court's Office. You may review these documents upon request. You must keep the Clerk of Circuit Court's Office notified of your current address. (You may file a Designation of

Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the Clerk's office.

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

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT COURT ADMINISTRATION AT 315 COURT STREET, CLEARWATER, FLORIDA 33765, TELEPHONE FOR PINELLAS COUNTY 727-464-4062 (V/TDD), PASCO COUNTY 727-847-8110/TDD 1-800-955-8711 VIA FLORIDA RELAY SERVICE WITHIN TWO (2) WORKING DAYS OF RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

WITNESS my hand and seal of this Court on SEP 03 2026, 2026.

KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
KEN BURKE, CPA
CLERK OF THE CIRCUIT COURT
By: Stevie Ayars
Deputy Clerk
(SEAL) KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
PINELLAS COUNTY, FLORIDA
Sept. 11, 18, 25; Oct. 2, 2026
26-04125N

FIRST INSERTION
NOTICE OF ACTION OF PUBLICATION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA Family Law Division Case No: 26-003590-FD In Re: The Matter Of: DARLENYS GOMEZ AQUINO, Petitioner, And ADELKIS LA FE CORREDEGUA, Respondent. TO: ADELKIS LA FE CORREDEGUA (Whereabouts Unknown) YOU ARE NOTIFIED that an action for Petition for to Domesticate, Register and Modify Foreign Order, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Kevin Fuller, Esquire of The Law Firm of Ayo and Iken, PLC, Respondent's attorney, whose address is 703 W. Bay St., Tampa, FL 33606, on or before 28 Days after 1st publication, 2026, and file the original with the Clerk of this Court located at Clearwater Courthouse, 315 Court Street, Clearwater, FL 33756, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition. If you fail to do so, a default may be entered against you for the relief demanded in the Petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's Office. You may review these documents upon request.

You must keep the Clerk of Circuit Court's Office notified of your current address. You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915. Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the Clerk's Office.

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

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

DATED: Sept 8th, 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
Sept. 11, 18, 25; Oct. 2, 2026
26-04188N

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.: 24-000377-CI U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v. KRISTINA P. BAUMAN, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated August 27, 2026, issued in and for Pinellas County, Florida, in Case No. 24-000377-CI , wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and KRISTINA P. BAUMAN, KRISTINA P BAUMAN, TARA CAY SOUND, SOUTH VILLAGE HOMEOWNER S ASSOCIATION, INC. A/K/A TARA CAY SOUND, SOUTH VILLAGE HOMEOWNERS ASSOCIATION, INC. and BANK OF AMERICA, N.A. 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 20, 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: LOT 80, TARA CAY SOUND SOUTH VILLAGE PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 110, PAGE 80, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 9824 Indian Key Trail, Seminole, FL 33776 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 9th day of September, 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 24-000570-1 September 11, 18, 2026 26-04189N

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

LV4671

ACTIONS / SALES---

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-005541-CI FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-1, Plaintiff, v. LAURA LONG, et al., Defendants. NOTICE is hereby given that Ken Burke, Clerk of the Circuit Court of Pinellas County, Florida, will on October 21, 2026, at 10:00 a.m. ET, via the online website www.pinellas.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to	If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (727) 464-4062 V/TDD, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-003494-CI UNITED WHOLESALE MORTGAGE, LLC Plaintiff(s), vs. EMIL OMANOVIC, IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF EMIL OMANOVIC AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; et al., Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 21, 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 7th day of October, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: UNIT NO. 4, BUILDING 1, OF EASTWOOD PINES - PHASE I, F/K/A PINELLAS PINES - PHASE I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4066, PAGE(S) 1720, AND AMENDMENT ADDING PHASE I RECORDED IN OFFICIAL RECORDS BOOK 4546, PAGE 1550 AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property address: 1825 Bough Avenue, Unit 4, Clearwater, FL 33760

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-004819-CI THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-3, Plaintiff, v. DIANE QUELCH; UNKNOWN SPOUSE OF DIANE QUELCH; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NOVASTAR MORTGAGE, INC.; STATE OF FLORIDA DEPARTMENT OF REVENUE; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s), NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated August 20, 2026 entered in Civil Case No. 25-004819-CI in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-3, Plaintiff and DIANE QUELCH; UNKNOWN SPOUSE OF DIANE QUELCH; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NOVASTAR MORTGAGE, INC.; STATE OF FLORIDA DEPARTMENT OF REVENUE; UNKNOWN TENANT

the highest and best bidder for cash, the following described property situated in Pinellas County, Florida, to wit:

Lot 69, SUNSET LAKE MANOR, according to the map or plat thereof as recorded in Plat Book 57, Pages 4-5, of the Public Records of Pinellas County, Florida.

Property Address: 1786 Murray Avenue, Clearwater, FL 33755

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE HUMAN RIGHTS OFFICE, 400 S. FT. HARRISON AVE., STE. 500 CLEARWATER, FL 33756, (727) 464-4062 V/TDD; OR 711 FOR THE HEARING IMPAIRED.

CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES.

Respectfully submitted,

PADGETT LAW GROUP

STEVEN G. HURLEY, ESQ.

Florida Bar # 99802

6267 Old Water Oak Road, Suite 203

Tallahassee, FL 32312

(850) 422-2520 (telephone)

(850) 422-2567 (facsimile)

attorney@padgettlawgroup.com

Attorney for Plaintiff

TDP File No. 25-006080-1

September 11, 18, 2026 26-04162N

#1 and UNKNOWN TENANT #2, are defendants, Ken Burke, CPA, Clerk of Court, will sell the property at public sale at www.pinellas.realforeclose.com, beginning at 10:00 A.M. on November 17, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 12, BLOCK C OF FAIR-LAWN PARK UNITS NINE AND TEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE(S) 67, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 6781 80th Ter 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

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

Kelley Kronenberg

10360 West State Road 84

Fort Lauderdale, FL 33324

Phone: (954) 370-9970

Fax: (954) 252-4571

Service E-mail: ftrealprop@kelleykronenberg.com

/s/ Vanessa Nieto

Vanessa Nieto, Esq.

FBN: 107084

File No: 2390.000951

September 11, 18, 2026 26-04128N

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 26-004325-CI BANK OF AMERICA, N.A.; Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF PATRICIA A. HARTMAN A/K/A PATRICIA ANN HARTMAN; JAHBARI JORDAN JOSEPH; CROSS RIVER BANK; HUDSON SL POOL SERIES I TRUST; AQUA FINANCE, INC.; UNKNOWN SPOUSE OF PATRICIA A. HARTMAN A/K/A PATRICIA ANN HARTMAN; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s). To the following Defendant(s): UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF PATRICIA A. HARTMAN A/K/A PATRICIA ANN HARTMAN Last Known Address UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 6, BLOCK 4, LAKEVIEW ESTATES FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 8, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. a/k/a 1363 BARRY STREET, CLEARWATER, FL 33756 PINELLAS has been filed against you and you are

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 26-001488-CI PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. STONE'S THROW CONDOMINIUM ASSOCIATION, INC.; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF GERALDINE CORE AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF GERALDINE CORE AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS LAST KNOWN ADDRESS: UNKNOWN CURRENT ADDRESS: UNKNOWN TO: THE UNKNOWN TENANT IN POSSESSION LAST KNOWN ADDRESS: 6817 STONESTHROW CIRCLE NORTH, 17101, ST PETERSBURG, FL 33710 CURRENT ADDRESS: 6817 STONESTHROW CIRCLE NORTH, 17101, ST PETERSBURG, FL 33710 YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pinellas County, Florida, to foreclose certain real property described as follows: UNIT 17101, BUILDING XVII, OF STONE'S THROW XVII, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 5847, PPAGE(S) 855, AMENDMENT ADDING PHASE XVII TO THE DECLARATION RECORDED IN OF-

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 26-001488-CI PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. STONE'S THROW CONDOMINIUM ASSOCIATION, INC.; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF GERALDINE CORE AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF GERALDINE CORE AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS LAST KNOWN ADDRESS: UNKNOWN CURRENT ADDRESS: UNKNOWN TO: THE UNKNOWN TENANT IN POSSESSION LAST KNOWN ADDRESS: 6817 STONESTHROW CIRCLE NORTH, 17101, ST PETERSBURG, FL 33710 CURRENT ADDRESS: 6817 STONESTHROW CIRCLE NORTH, 17101, ST PETERSBURG, FL 33710 YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pinellas County, Florida, to foreclose certain real property described as follows: UNIT 17101, BUILDING XVII, OF STONE'S THROW XVII, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 5847, PPAGE(S) 855, AMENDMENT ADDING PHASE XVII TO THE DECLARATION RECORDED IN OF-

SUBMITTED on this 8th day of September, 2026.

TIFFANY & BOSCO, P.A.

/s/ Kathryn I. Kasper, Esq.

Anthony R. Smith, Esq.

FL Bar #157147

Kathryn I. Kasper, Esq.

FL Bar #621188

Attorneys for Plaintiff

OF COUNSEL:

Tiffany & Bosco, P.A.

1201 S. Orlando Ave, Suite 430

Winter Park, FL 32789

Telephone: (205) 930-5200

Facsimile: (407) 712-9201

September 11, 18, 2026 26-04175N

required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

IN ACCORDANCE WITH THE 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) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. for Electronic ADA Accommodation Request; go to: <http://www.pinellascounty.org/forms/ada-courts.htm>.

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

Ken Burke

As Clerk of the Court by

By: /s/ Thomas Smith

As Deputy Clerk

Submitted by:

Marinosci Law Group, P.C.

100 W. Cypress Creek Road, Suite 1045

Fort Lauderdale, FL 33309

Telephone: (954) 644-8704

Facsimile: (754) 206-1971

September 11, 18, 2026 26-04174N

FICIAL RECORDS BOOK 7579, PAGE(S) 1902, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property address: 6817 Stonesthrow Circle North, 17101, St Petersburg, FL 33710

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

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

DATED this the 3rd 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

As Clerk of the Court

BY: /s/ Thomas Smith

Deputy Clerk

Plaintiff Atty: Padgett Law Group

6267 Old Water Oak Road, Suite 203

Tallahassee, FL 32312

attorney@padgettlawgroup.com

TDP File No. 26-001370-1

Sept. 11, 18, 25; Oct. 2, 2026

26-04127N

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. 2025-CA-004482XXCICI Freedom Mortgage Corporation, Plaintiff, vs. Barbara Ann Mehltretter, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025-CA-004482XXCICI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Barbara Ann Mehltretter; Villas of Lake Arbor Community Association, Inc.; Unknown Spouse of Barbara Ann Mehltretter; Joseph Riley 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 14th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 4, THE VILLAS OF LAKE ARBOR UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE(S) 20 AND 21, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TAX ID: 06-29-16-94151-000-

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No.: 2026-CA-002545 BAY AREA LENDING SERVICES LLC, a Florida limited liability company, Plaintiff, vs. TERRAVEST EQUITY GROUP LLC, a Wyoming limited liability company, GAVIN LITKE, individually, CITY OF ST. PETERSBURG, a political subdivision of the State of Florida and PINELLAS COUNTY, a political subdivision of the State of Florida, Defendants. NOTICE IS HEREBY GIVEN that pursuant to the "Uniform Final Judgment of Foreclosure," entered in Case No. 2026-CA-002545 on September 4, 2026, in the Sixth Judicial Circuit Court, in and for Pinellas County, Florida, wherein Bay Area Lending Services LLC, Plaintiff, and Terravest Equity Group LLC, Defendant, will sell to the highest and best bidder for cash, the real property situated in Pinellas County, Florida, described below at Public Sale, online at www.pinellas.realforeclose.com at 10:00 A.M. on the 30th day of September 2026, the following described property as set forth in said Final Judgment, to wit: Parcel 1: Lot 109, THE BRUNSON-DOWEL SUBDIVISION #1, according to the map or plat thereof as recorded in Plat Book 1, Page 49, Public Records of Pinellas County, Florida. Parcel 2: Lot 9, Block 7, CHILDS PARK, according to the map or plat thereof as recorded in Plat Book 2, Page 93, Public Records of Pinellas County, Florida. Parcel 3: Lot 52, WILDWOOD, according to the map or plat thereof as recorded in Plat Book 3, Page 17, Public Records of Pinellas County, Florida. Parcel 4: Lot 6, TAYLOR'S SUBD., according to the map or plat thereof as recorded in Plat Book 3, Page 84, Public Records of Hillsborough County, Florida, of which Pinellas County, was formerly a part and in Plat Book 3, Page 13, of the Public Records of Pinellas County, Florida; Less the East 5 feet thereof conveyed to the City of St. Petersburg for street purposes in O.R. Book 4873, Page 106, of the Public Records of Pinellas County, Florida. Parcel 5: Lot 5, Block 17, ROOSEVELT PARK ADDITION, according to the map or plat thereof as recorded in Plat Book 5, Page 52, Public Records of Pinellas County, Florida. Parcel 6: Lot 7, Block 2, TANGERINE GARDENS ROE'S REPLAT, according to the map or plat thereof as recorded in Plat Book 11, Page 79, Public Records of Pinellas County, Florida. Parcel 7: Lot 6, Block 9, WEST CENTRAL AVE. SUB., according to the map or plat thereof as recorded in Plat Book 1, Page 35, Public Records of Pinellas County, Florida. Parcel 8: Lot 11, Block 1, BURNSIDE AT LELLMAN, according to the map or plat thereof as recorded in Plat Book 16, Page 72, Public Records of Pinellas County, Florida. Parcel 9: Released Parcel 10: Released Parcel 11: Lot 6, CHECKERBOARD COURT, according to the map or plat thereof as recorded in Plat Book 16, Page 11,

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 2nd day of September, 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. 321106

File # 25-F02097

September 11, 18, 2026 26-04098N

Public Records of Pinellas County, Florida.

Parcel 12: Lot 7, BACK BAY MANOR, according to the map or plat thereof as recorded in Plat Book 6, Page 19, Public Records of Pinellas County, Florida.

Parcel 13: Released.

Parcel 14: Lot 36, GLENWOOD HEIGHTS, according to the map or plat thereof as recorded in Plat Book 4, Page 39, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part and in Plat Book 3, Page 80, of the Pubic Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

Parcel 15: Lot 2, Block 6, BIG OAKS SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 30, Page 29, Public Records of Hillsborough County, Florida.

Parcel 16: Released.

Parcel 17: Released.

Parcel 18: Lots 1, 2, 13 and 14, Block 3, CRILLY'S SUBDIVISION, together with the North 1/2 of vacated alley abutting thereon, according to the map or plat thereof as recorded in Plat Book 1, Page 87, Public Records of Hillsborough County, Florida.

Parcel 19: Released.

Parcel 20: The South 60 feet of Lots 23 and 24, Block 1, BEACON HILL, according to the map or plat thereof as recorded in Plat Book 19, Page 36, Public Records of Hillsborough County, Florida.

Parcel 21: The East 13.5 feet of Lot 11 and the West 35 feet of Lot 12, Block 1, STRATFORD PLACE, according to the map or plat thereof as recorded in Plat Book 4, Page 71, Public Records of Hillsborough County, Florida.

Parcel 22: Lot 10, Block 5, ENGLEWOOD, according to the map or plat thereof as recorded in Plat Book 2, Page 59, Public Records of Hillsborough County, Florida.

Parcel 23: Lot 854 of COLO-NIAL HILLS UNIT ELEVEN, according to the map or plat thereof as recorded in Plat Book 10, Page 91, Public Records of Pasco 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 within 60 days after the sale.

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

/s/ Catherine Paige Andringa

FRANK A. LAFALCE, ESQUIRE

Florida Bar Number: 0980609

flafalce@anthonyandpartners.com

C. PAIGE ANDRINGA

Florida Bar No.: 1028374

cpandringa@anthonyandpartners.com

Anthony & Partners, LLC

100 S. Ashley Drive, Ste 1600

Tampa, Florida 33602

Telephone: 813/273-5616

Telecopier: 813/221-4113

Attorney for the Plaintiff

September 11, 18, 2026 26-04147N

ACTIONS / SALES

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-003401-CI CITIBANK, N.A. AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2006-3, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-3, Plaintiff, vs. JULIA N. COLLARD AND JEFFREY M. SOLOMON, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 28, 2025, and entered in 24-003401-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein CITIBANK, N.A. AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2006-3, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-3 is the Plaintiff and JULIA N. COLLARD; UNKNOWN SPOUSE OF JULIA N. COLLARD; JEFFREY M. SOLOMON; UNKNOWN SPOUSE OF JEFFREY M. SOLOMON; THE ISLAND GRAND 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 October 01, 2026, the following described property as set forth in said Final Judgment, to wit: THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT NO. 501, THE ISLAND GRAND, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM PLAT THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 141, PAGES 69 THROUGH 74, AS THEREAFTER AMENDED, AS FURTHER DESCRIBED IN THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 15061,
FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 26-004302-CI TOBIAS BACANER, Plaintiff, vs. GREY ROOSTERS DEVELOP, LLC, aa Florida limited liability company, RLG@THE BEACH, INC., a foreign for profit corporation; DOUGLAS J. WILKINS, an individual; LT HOLDINGS 1, LLC, a Florida limited Liability company; ADAM ROSS, IN HIS CAPACITY AS TAX COLLECTOR FOR PINELLAS COUNTY, FLORIDA; ANY AND ALL UNKNOWN OCCUPANT(S) IN POSSESSION; Defendants. TO: GREY ROOSTERS DEVELOP, LLC 22 Kendall Clearwater Beach, FL 33767 DOUGLAS J. WILKINS 4504 West Spruce Street – Apt. 363 Tampa, Florida 33607 YOU ARE NOTIFIED of the institution of this action by Plaintiff against you seeking to foreclose a mortgage on the following real property in PINELLAS County, Florida: The South 32 feet of Lot 9, Block 7, REVISED MAP OF CLEARWATER BEACH, according to the plat thereof as recorded in Plat Book 11, Page 5, of the Public Records of Pinellas County, Florida. Parcel Identification: 05-29-15-16362-007-0091 Commonly Known As: 604 Mandalay, Clearwater, FL 33767 and you are required to serve a copy of your written defenses if any, to Chad T. Orsatti, Esq., Plaintiff's attorney, whose address is 2925 Alternate 19 North, Suite B, Palm Harbor, Florida 34683, on or before 30 days from the first date of publication and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated this 8th day of Sept, 2026. KEN BURKE, CLERK OF THE CIRCUIT COURT PINELLAS COUNTY, FLORIDA BY: /s/ Thomas Smith Deputy Clerk 727-464-7000 315 Court Street, Clearwater, FL 33756 September 11, 18, 2026 26-04152N

PAGE 2182, AS THEREAFTER AMENDED, OF THE PUBLIC REOCRDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APURTENANT THERETO.

Property Address: 10324 GULF BLVD APT 400, TREASURE ISLAND, FL 33706

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 8 day of September, 2026.

By: /S/Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email: dsalem@raslg.com

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: flmail@raslg.com

22-013689 - MiM

September 11, 18, 2026 26-04181N

FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 (4245 1st Street NE, St. Petersburg, Florida 33703) IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-006834-CI ONEIM RTL LTD., Plaintiff, v. FUTURE ESTATE INVESTMENTS CORP, EDWIN TORRES, GOODLEAP, LLC, and JOHN / JANE DOE, fictitious names representing tenants in possession, Defendants. Notice is given that pursuant to the Uniform Final Judgment of Foreclosure dated August 28, 2026, entered in Case No. 25-006834-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, in which ONEIM RTL LTD., is the Plaintiff, and FUTURE ESTATE INVESTMENTS CORP, et. al., are the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at http://www.pinellas.realforeclose.com beginning at 10:00 a.m. on 1st day of October 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure: Lot 1, Block F, SNELL GARDENS SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 27, Page 6, of the Public Records of Pinellas County, Florida Together with all rents, issues and profits. Property Address: 4245 1st Street NE, St. Petersburg, FL 33703

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

Dated this 4th day of September 2026.

BURR & FORMAN LLP

201 N. Franklin Street, Suite 3200

Tampa, Florida 33602

Phone: (813) 221-2626

Facsimile: (813) 221-7335

Primary E-Mail Address: rcohn@burr.com

Secondary E-mail Addresses: dmorse@burr.com and mguerra@burr.com

Attorneys for Plaintiff

By: /s/ Ronald B. Cohn

Ronald B. Cohn, FBN 599786

September 11, 18, 2026 26-04130N

FIRST INSERTION
NOTICE IN THE COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY PENNSYLVANIA NO: 2026-0037 IN RE: ADOPTION OF: J.M.L Notice is hereby given that on the 12TH day of June 2026, the Petition to Terminate Parental Rights was filed in the above-named Court, praying for a Decree to terminate the parental rights of Jason Lempfert. The Court has fixed the 20th day of October at 10:00 a.m. in a courtroom to be determined of the Northampton County Courthouse, Easton, Pennsylvania as the time and place for the Hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted. By the Court: September 11, 2026 26-04169N
FIRST INSERTION
NOTICE OF ACTION IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 26-006683-CO EAST LAKE WOODLANDS CONDOMINIUM UNIT FOUR ASSOCIATION, INC., Plaintiff, vs. DANIEL J. OLSON, Defendants. TO: DANIEL J. OLSON, YOU ARE NOTIFIED that an action for foreclosure on the following property in Pinellas County, Florida: That certain Condominium Parcel described as Unit 40, Building 3, EAST LAKE WOODLANDS CONDOMINIUM UNIT FOUR, 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 East Lake Woodlands Condominium Unit Four, as recorded in Official Records Book 4931, pages 1614, and amendments thereto, and the Plat thereof recorded in Condominium Plat Book 37, pages 66-69, Public Records of Pinellas County, Florida. PARCEL ID NO.: 09/28/16/23939/003/0400 ("Property") Property Address: 304 Martha Lane, Oldsmar, FL 34677
A Lawsuit has been filed against you

FIRST INSERTION
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-006261-CI WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2024-3, MORTGAGE-BACKED CERTIFICATES, SERIES 2024-3, Plaintiff, vs. JASON WHITE; CARISSA WHITE; UNITED STATES OF AMERICA; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated April 17, 2026 and an Order Rescheduling Foreclosure Sale dated September 1, 2026, entered in Civil Case No.: 25-006261-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 OF ANGEL OAK MORTGAGE TRUST 2024-3, MORTGAGE-BACKED CERTIFICATES, SERIES 2024-3, Plaintiff, and JASON WHITE; CARISSA WHITE; UNITED STATES OF AMERICA, are Defendants. KEN BURKE, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pinellas.realforeclose.com, at 10:00 AM, on the 1st day of October, 2026, the following described real property as set forth in said Judgment, to wit: LOT 27, BLOCK 1, PASADENA ISLE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 9, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. AND THAT PORTION OF THE SUBMERGED LAND WHICH ABUTS AND IS LOCATED IMMEDIATELY ADJACENT TO LOT 27, BLOCK 1, PASADENA ISLE SUBDIVISION
(THE "UPLAND PARCEL") WHICH LIES WITHIN AND BOUNDED BY AN EXTENSION OF THE PLATTED SIDE LOT LINES OF THE UPLAND PARCEL ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 9 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, EXTENDING FOR A UNIFORM AND CONSISTENT DISTANCE OF FIFTY (50) FEET OUT FROM AND FOLLOWING THE CONTOUR AND CURVATURE OF THE REAR PROPERTY LINE OF THE UPLAND PARCEL WHICH ABUTS THE SUBMERGED LAND. If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: 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. Dated: September 3, 2026 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 24-51743 September 11, 18, 2026 26-04103N

FIRST INSERTION
NOTICE IN THE COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY PENNSYLVANIA NO: 2026-0038 IN RE: ADOPTION OF: M.J.L. Notice is hereby given that on the 12TH day of June 2026, the Petition to Terminate Parental Rights was filed in the above-named Court, praying for a Decree to terminate the parental rights of Jason Lempfert. The Court has fixed the 20th day of October at 10:00 a.m. in a courtroom to be determined of the Northampton County Courthouse, Easton, Pennsylvania as the time and place for the Hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted. By the Court: September 11, 2026 26-04168N
and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. This notice shall be published once each week for two consecutive weeks in The Business Observer. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. WITNESS my hand and the seal of this Court on this 8th day of Sept, 2026. Ken Burke, Clerk of Court BY: /s/ Thomas Smith DEPUTY CLERK RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Counsel for Plaintiff For Electronic Service: Pleadings@RPGLaw.com 10630-006 September 11, 18, 2026 26-04183N

FIRST INSERTION
NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-11146-CO COUNTRYSIDE ESTATES RO ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ESTATE OF PAULINE CLIFT, ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment in this cause, in the County Court of Pinellas County, Florida, I will sell all the property situated in Pinellas County, Florida described as: Unit/Lot No. 2, COUNTRYSIDE ESTATES MOBILE HOME PARK, according to Exhibit "B" (the "Plot Plan"), of the Master Form Occupancy Agreement recorded in O.R. Book 8003, Page 670, of the Public Records of Pinellas County, Florida, legally described in Exhibit "A" of the aforementioned Master Form Occupancy Agreement. Property Address: 27466 US Highway 19 N., #2, Clearwater, Florida, 33761. at public sale, to the highest and best
bidder, for cash, at www.pinellas.realforeclose.com , at 10:00 A.M. on October 8, 2026. Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated this 8th day of September, 2026. KEN BURKE CLERK OF THE CIRCUIT COURT s/ Stephan C. Nikoloff Stephan C. Nikoloff (steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 September 11, 18, 2026 26-04161N

FIRST INSERTION
NOTICE OF ACTION FOR Post by Publication - Temporary Custody by Extended Family IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 26-000612-FD Esperanza Guerrero, Petitioner and Darin Salas, father, Respondent. Tianna L. Salas TO: {name of Respondent} Darin Salas {Respondent's last known address} 5094 S. Osceola St., Littleton, CO 80123 YOU ARE NOTIFIED that an action for {identify the type of case} Temporary Custody by Extended Family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on {name of Petitioner} Esperanza Guerrero, whose address is 1508 Seagull Dr. Apt. 106, Palm Harbor, FL 34685, on or before {date} 28 Days after 1st publication, and file the original with the clerk of this Court at {clerk's address} 315 Court St. Rm 170 Clw. FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. {If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.
You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated: 9-3-2026. 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} Sept. 11, 18, 25; Oct. 2, 2026 26-04173N

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 26-000935-CI CARMEN G. DOMINQUEZ, TRUSTEE OF THE JAMES E. COOPER REVOCABLE TRUST, as to an undivided 31% interest; BERNICE ROSS STONE, TRUSTEE OF THE BERNICE ROSS STONE LIVING TRUST AGREEMENT dated 7/15/15, as to an undivided 19% interest; DANIEL A. BOWEN, as to an undivided 7% interest; DAWN L. BOWEN, as to an undivided 7% interest; and STONE MORTGAGE HOLDINGS, LLC, a Florida limited liability company, as to an undivided 36% interest, Plaintiffs, vs. RIDEMCOWBOY, LLC, a dissolved Florida limited liability company, d/b/a RIDE EM COWBOY; GREGORY MIKURAK, an individual; STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION DIVISION OF ALCOHOLIC BEVERAGES AND TOBACCO; and STATE OF FLORIDA DEPARTMENT OF REVENUE, are the Defendants, KEN BURKE, CPA, CLERK OF THE COURT and COMPTROLLER, will offer for sale and sell at an internet online auction, which may be accessed at http://www.pinellas.realforeclose.com at 10:00 a.m., on October 1, 2026, the following described property situated in Pinellas County, Florida: Florida 4COP Liquor License No. BEV62-00076 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." DATED this 2nd day of September 2026. STEPHEN M. STONE, ESQUIRE Florida Bar No. 113096 Attorney for Plaintiffs 725 North Magnolia Avenue Orlando, Florida 32803 (407) 423-7910 Fax: (407) 423-8083 E-service: stephen@smstonelaw.com Secondary: nancy@smstonelaw.com September 11, 18, 2026 26-04096N

--- ACTIONS / SALES ---

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 26-000388-CI WILMINGTON TRUST, NATIONAL ASSOCIATION AS TRUSTEE FOR TRYON STREET ACQUISITION TRUST I Plaintiff, vs. BIONIC HOLDINGS LLC, et. al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 26-000388-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein, WILMINGTON TRUST, NATIONAL ASSOCIATION AS TRUSTEE FOR TRYON STREET ACQUISITION TRUST I, Plaintiff, and, BIONIC HOLDINGS LLC, et. al., are Defendants, Clerk of Circuit Court, Ken Burke will sell to the highest bidder for cash at www.pinellas.realforeclose.com, on October 1, 2026 at 10:00 AM, the following described property: THE NORTH 60 FEET OF LOTS 18 AND 19, BLOCK 1, LAKEWOOD TERRACE, AC- CORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 78, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Any person claiming an interest in the

surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.
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 2nd day of September 2026.
GREENSPOON MARDER, LLP
100 W. Cypress Creek Road, Suite 700
Fort Lauderdale, FL 33309
Telephone: (954) 491-1120
Hearing Line: (888) 491-1120
Facsimile: (954) 343-6982
Email: [gmforeclosure@gmlaw.com](mailto:gmlaw.com)
Email: Karissa.Chin-Duncan@gmlaw.com
By: [/s/ Karissa Chin-Duncan, Esq.](mailto:Karissa.Chin-Duncan@esq.com)
Florida Bar No. 98472
25-001330-02 / 21844.0981 / Jean Schwartz
BIDDER #10250
September 11, 18, 2026 26-04099N

FIRST INSERTION
NOTICE OF ACTION IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 26-006822-CO RANDOLPH FARMS I CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. LAUREL A. ENGLERT & VERA M. ENGLERT, Defendants. TO: VERA M. ENGLERT, YOU ARE NOTIFIED that an action for foreclosure on the following prop- erty in Pinellas County, Florida: Unit No. 2004, together with an undivided 1.1448% interest in the common elements appur- tenant thereto, of RANDOLPH FARMS 1, a CONDOMINIUM, according to the Plat thereof recorded in Condominium Plat Book 18, Page 108, First Amend- ment recorded in Condominium Plat Book 23, Page 54, Second Amendment recorded in Condo- minium Plat Book 24, Page 85, as amended, and being further described in that certain Decla- ration of Condominium re- corded as Clerk's Instrument No. 74093991, in O.R. Book 4192, Pages 1010 to 1068, inclusive, as amended, all of the Public Re- cords of Pinellas County, Florida. PARCEL ID NO.: 07-30-15- 73567-000-2004 ("Property") Property Address: 13300 Indian Rocks Road Unit 2004, Largo, FL 33774 A Lawsuit has been filed against you

and you are required to serve a copy of
your written defenses, if any, on or be-
fore 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 im-
mediately thereafter; otherwise a default
will be entered against you for the relief
demanded in the Complaint.
This notice shall be published once
each week for two consecutive weeks in
The Business Observer.
If you are a person with a disability
who needs an accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Human Rights Office, 400
South Fort Harrison Avenue, Suite 500,
Clearwater, Florida 33756, (727)464-
4062 V/TDD or 711 for the hearing
impaired. Contact should be initiated
at least seven days before the scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than seven days.
WITNESS my hand and the seal of
this Court on this 8th day of Sept, 2026.
Ken Burke, Clerk of Court
BY: [/s/ Thomas Smith](mailto:Thomas Smith)
DEPUTY CLERK
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10505-008
September 11, 18, 2026 26-04154N

FIRST INSERTION
(AMENDED) NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No.: 26-CA-002710 CITY OF CLEARWATER, A MUNICIPAL CORPORATION, Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, BENEFICIARIES, PERSONAL REPRESENTATIVES, DEWISEES, AND CREDITORS OF BERTHA CRENSHAW A/K/A BERTHA MAXWELL, DECEASED, JACKIE WALKER, DWIGHT WALKER, Defendant(s), TO: THE UNKNOWN HEIRS, GRANTEES, BENEFICIARIES, PER- SONAL REPRESENTATIVES, DEVI- SEES, AND CREDITORS OF BERTHA CRENSHAW A/K/A BERTHA MAXWELL, DECEASED 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 here. You are hereby notified of the insti- tution of this action by the Plaintiff against the Defendants, involving the following described property in Pinellas County, Florida, to-wit: Lot twenty- eight (28) , Block 'F', Greenwood Park Subdivision #2, according to map or plat thereof as recorded with the Clerk of the Circuit Court, Pinellas County, Florida . Address: 1113 La Salle St, Clearwater, FL 33755 Parcel Number: 10-29-15- 33552-006-0280

has been filed against you and you are
required to serve a copy of your written
defenses, if any, on plaintiff's attorney,
to wit: MATTHEW D. WEIDNER,
ESQUIRE, whose address is 856 2nd
Avenue North, St. Petersburg, Florida
33701, on or before 30 days from the
first publication of this Notice, and to
file the original of the defenses with
the Clerk of this Court either before
service on Plaintiffs attorney or im-
mediately thereafter. IF A DEFENDANT
FAILS TO DO SO, A DEFAULT WILL
BE ENTERED AGAINST THAT DE-
FENDANT 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 disabili-
ty 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 Of-
fice, 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 noti-
fication 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 Sept 8th, 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](mailto:Thomas Smith)
As Deputy Clerk
September 11, 18, 2026 26-04163N

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 25-005451-CI MIDFIRST BANK Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEWISEES, LIENORS, TRUSTEES, AND CREDITORS OF CAROL D OSHEA A/K/A CAROL OSHEA, DECEASED, ET AL. Defendants. TO: THE UNKNOWN HEIRS, GRANTEES, DEWISEES, LIENORS, TRUSTEES, AND CREDITORS OF CAROL D OSHEA A/K/A CAROL OS- HEA, DECEASED Current Residence Unknown, but whose last known address was: 3770 50TH AVE N, SAINT PETERS- BURG, FL 33714-2941 YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow- ing property in Pinellas County, Florida, to-wit: LOTS 9 AND 10 IN BLOCK 19 OF SECOND SECTION OF LE- LLMAN HEIGHTS, ACCORD- ING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 68, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORI- DA. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose ad-

dress is 12425 28th Street North, Suite
200, St. Petersburg, FL 33716, on or
before or within thirty (30) days after
the first publication of this Notice of Ac-
tion, and file the original with the Clerk
of this Court at 315 Court Street, Room
170, Clearwater, FL 33756, either before
service on Plaintiff's attorney or im-
mediately thereafter; otherwise, a default
will be entered against you for the relief
demanded in the complaint petition.
If you are a person with a disability
who needs an accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact: Human Rights Office, 400 S.
Ft. Harrison Ave., Ste. 500, Clearwa-
ter, 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 ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
seven days.
WITNESS my hand and seal of the
Court on this 3rd day of Sept, 2026.
Ken Burke
Clerk of the Circuit Court
By: [/s/ Thomas Smith](mailto:Thomas Smith)
Deputy Clerk
eXL Legal, PLLC
Plaintiff's attorney,
12425 28th Street North,
Suite 200,
St. Petersburg, FL 33716
1000009178
September 11, 18, 2026 26-04126N

FIRST INSERTION
NOTICE OF ACTION IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 26-006822-CO RANDOLPH FARMS I CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. LAUREL A. ENGLERT & VERA M. ENGLERT, Defendants. TO: LAUREL A. ENGLERT YOU ARE NOTIFIED that an action for foreclosure on the following prop- erty in Pinellas County, Florida: Unit No. 2004, together with an undivided 1.1448% interest in the common elements appur- tenant thereto, of RANDOLPH FARMS 1, a CONDOMINIUM, according to the Plat thereof recorded in Condominium Plat Book 18, Page 108, First Amend- ment recorded in Condominium Plat Book 23, Page 54, Second Amendment recorded in Condo- minium Plat Book 24, Page 85, as amended, and being further described in that certain Decla- ration of Condominium re- corded as Clerk's Instrument No. 74093991, in O.R. Book 4192, Pages 1010 to 1068, inclusive, as amended, all of the Public Re- cords of Pinellas County, Florida. PARCEL ID NO.: 07-30-15- 73567-000-2004 ("Property") Property Address: 13300 Indian Rocks Road Unit 2004, Largo, FL 33774 A Lawsuit has been filed against you

and you are required to serve a copy of
your written defenses, if any, on or be-
fore 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 im-
mediately thereafter; otherwise a default
will be entered against you for the relief
demanded in the Complaint.
This notice shall be published once
each week for two consecutive weeks in
The Business Observer.
If you are a person with a disability
who needs an accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Human Rights Office, 400
South Fort Harrison Avenue, Suite 500,
Clearwater, Florida 33756, (727)464-
4062 V/TDD or 711 for the hearing
impaired. Contact should be initiated
at least seven days before the scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than seven days.
WITNESS my hand and the seal of
this Court on this 8th day of Sept, 2026.
Ken Burke, Clerk of Court
BY: [/s/ Thomas Smith](mailto:Thomas Smith)
DEPUTY CLERK
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10505-008
September 11, 18, 2026 26-04153N

FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 26-000865-CI PHH ASSET SERVICES LLC, Plaintiff, vs. JOFRAN ALEXANDRO MARTINEZ IZAGUIRRE; UNKNOWN SPOUSE OF JOFRAN ALEXANDRO MARTINEZ IZAGUIRRE; IMPERIAL OAKS CONDOMINIUM ASSOCIATION, INC., Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated September 25, 2026, and entered in Case No. 26-000865-CI of the Circuit Court of the 6TH Judicial Circuit in and for Pinellas County, Florida, wherein PHH Asset Services LLC, is Plaintiff and Jofran Alexandro Martinez Izaguirre; Unknown Spouse of Jofran Alexandro Martinez Izaguirre; Imperial Oaks Condominium Association, Inc., are Defendants, the Office of the Clerk of Ken Burke, CPA, Pinellas County Clerk of the Court will sell via online auction at 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: UNIT C-102, BUILDING C, IMPERIAL OAKS CONDO- MINIUM, A CONDOMINIUM, ACCORDING TO THE DECLA- RATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4980, PAGE 1953, AND ALL AMENDMENTS THERETO, OF

THE PUBLIC RECORDS OF PI-
NELLAS COUNTY, FLORIDA,
TOGETHER WITH AN UN-
DIVIDED INTEREST IN THE
COMMON ELEMENTS APPUR-
TENANT THERETO.
Property Address: 3048 Eastland
Boulevard, Clearwater, Florida
33761
and all fixtures and personal property
located therein or thereon, which are
included as security in Plaintiff's mort-
gage.
Any person claiming an interest in
the surplus funds from the sale, if any,
other than the property owner as of
the date of the lis pendens must file a claim
before the clerk reports the surplus as
unclaimed.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the human rights office, 400 S.
Ft. Harrison Ave., Ste. 300, Clearwater,
FL 33756, (727) 464-4062 (V/TDD)
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
Dated: 9/4/2026
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 25-400646
September 11, 18, 2026 26-04146N

FIRST INSERTION
NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO: 25-2482-CO IMPERIAL COURT CONDOMINIUM APARTMENTS IV ASSOCIATION, INC. a Florida not-for-profit corporation, Plaintiff, vs. MICHAEL FRISOLI and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment in this cause, in the County Court of Pinellas County, Florida, I will sell all the property situated in Pinellas County, Florida described as: Unit 13, Building F, also known as Unit No. 13-F, of IMPERIAL COURT CONDOMINIUM APARTMENTS IV, a Con- dominium, according to the Declaration of Condominium thereof, recorded in Official Re- cords Book 2978, Pages 98-131, inclusive, and all amendments thereto, and as per plat thereof recorded in Condominium Book 3, Pages 54-56, of the Public Re- cords of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements. Property Address: 1433 S. Belcher Rd., #F-13, Clearwater, Florida, 33764. at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on October 8, 2026. Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. "If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. 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 ap- pearance, or immediately upon receiv- ing 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 8th day of September, 2026. KEN BURKE CLERK OF THE CIRCUIT COURT s/ Stephan C. Nikoloff Stephan C. Nikoloff (steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 September 11, 18, 2026 26-04155N

Unit 13, Building F, also known
as Unit No. 13-F, of IMPERIAL
COURT CONDOMINIUM
APARTMENTS IV, a Con-
dominium, according to the
Declaration of Condominium
thereof, recorded in Official Re-
cords Book 2978, Pages 98-131,
inclusive, and all amendments
thereto, and as per plat thereof
recorded in Condominium Book
3, Pages 54-56, of the Public Re-
cords of Pinellas County, Florida,
and any amendments thereto,
together with its undivided share
in the common elements.
Property Address: 1433 S.
Belcher Rd., #F-13, Clearwater,
Florida, 33764.
at public sale, to the highest and best
bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on
October 8, 2026.
Any person claiming an interest in
the surplus from the sale, if any, must
file a claim with the Clerk no later than
the date that the Clerk reports the funds
as unclaimed.
"If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain as-
sistance. 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 ap-
pearance, or immediately upon receiv-
ing 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 8th day of September,
2026.
KEN BURKE
CLERK OF THE CIRCUIT COURT
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard,
Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
September 11, 18, 2026 26-04155N

FIRST INSERTION
NOTICE OF SALE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 24-009638-CO COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. BEN LOPER, and JEFFERY M. LOPER Defendants. Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 24-009638-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as: Unit 2423 of Coachman Creek, a Condominium according to the Plat thereof recorded in Condo- minium Plat Book 36, Pages 88 through 105, inclusive, and being further described in that certain Declaration of Condominium, recorded in Official Records Book 4913, Page(s) 1436, and of the Public Records of Pinellas County, Florida, and any amend- ments thereto, together with its undivided share in the common elements. PARCEL ID NO.: 08-29-16- 16809-024-2423 ("Property") Property Address: 2625 State Road 590, Unit 2423, Clearwa- ter, Florida 33759 at public sale, to the highest and best bidder for cash at 10:00 a.m.

on October 1, 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. Con-
tact should be initiated at least seven
days before the scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
seven days
Dated this 4th day of September
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](mailto:D.JeffersonDavis)
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
10223-179
September 11, 18, 2026 26-04145N

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-006281-CI ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, v. JOHN NIEPORTE; JACK NIEPORTE; KYLE NIEPORTE; THE GLADES HOMEOWNERS ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2. Defendant(s), NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated August 27, 2026 entered in Civil Case No. 25-006281-CI in Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff and KYLE NIEPORTE and THE GLADES HOMEOWNERS ASSOCIATION, INC. are Defendant(s), Ken Burke, Clerk of Court, will sell to the highest and best bidder for cash beginning at 10:00 A.M. at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on October 14, 2026 the following described property as set forth in said Uniform Final Judgment of Foreclosure, to-wit: LOT 9, THE GLADES, PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

PLAT BOOK 102, PAGES 63
AND 64, OF THE PUBLIC RE-
CORDS OF PINELLAS COUN-
TY, FLORIDA
Property Address: 14500 Alejo
Ct, Seminole, FL 33776
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/ Vanessa Nieto](mailto:/s/VanessaNieto)
Vaness Nieto, Esq.
FBN: 107084
File No.: 5299.000279
September 11, 18, 2026 26-04097N

SUBSEQUENT INSERTIONS

PUBLIC SALES / PUBLIC NOTICE

**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

IV10160

**Business
Observer**

SECOND INSERTION
Pinellas County Sheriff’s Office Property & Evidence Unclaimed Abandoned or Lost Property, Unclaimed Evidence Pursuant to State Statute 705, any unclaimed abandoned or lost property, or un- claimed 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 EQUIP- MENT, 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

SECOND INSERTION
Public Sale Notice

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

4319 Duhme Rd, St Petersburg, FL 33708 on 9/23/2026 at 10:30am
Judy Waters
Candice Boggs
Emily Kay Utyro

2 bedroom w/dry fridge freezer
Hshld gds/boxes/desk/comp. Chrs/cooler
Totes, clothing, etc

9999 Gandy Blvd N., St Petersburg, FL 33709 on 9/23/2026 at 11:00am
Michelle Clark
Sekendric Biddines
Brysten Fleming
Emmanuel Mills
Earlene Stokes

Household Goods, Furniture
Bed, Boxes
HH Goods, Mattress, Furniture
Bed, Couch, TV, Household items
7x10 Sectional, Bed, Boxes

10111 Gandy Blvd N., St Petersburg, FL 33702 on 9/23/2026 at 11:30am
Wesley Marable
Jodene Rose

Furniture, Personal Items, Boxes, Totes
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
Trashanti Richardson
Melissa a Daigle Melissa Daigle
Michelle Young

Boxes and Bike
Furniture
Construction equipment
Boxes, clothes, misc. items, suitcases, holiday decor

1159 94TH Ave N., St Petersburg, FL 33702 on 9/23/2026 at 12:30pm
Ishida Hill
Dominique Jones
Sandra Seraphin
Rebecca Wilkes

Personal goods
Boxes
Seasonal items, clothes, shoes
Household furnishings and appliances

4495 49TH St N, St Petersburg, FL 33709 on 9/24/2026 at 10:00am
Julia Galvez
Shawn McNaughton
Raeven Lewis
Wilson Martinez

Household Goods/Furniture
Misc. garage items
Household goods
Materials

1855 32ND St N, St Petersburg, FL 33713 on 9/24/2026 at 10:30am
Kyle Nix
John Jones

Bed and couch set
Furniture and bedroom sets appliances

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

Household Goods/Furniture, Tools/Appliances, Boxes
Household Goods/Furniture

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

Small household items
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
Julianne Dillenburg

jet ski - Not For Sale, tools, general contracting supplies
Furniture, household items

3201 32ND Ave S, St Petersburg, FL 33712 on 9/25/2026 at 10:30am
Ericka Daxon
Ken Goolsby
Mike Lane
Jeanine Campbell
Kwansha Collins

Totes-10
Tubs 6 bedframe bookshelf dresser
Clothing, household goods, furniture, appliances
Furniture
Boxes+ Bags+2 small dressers+ Mattress

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

Household Goods
Furniture & sound equipment

2925 Tyrone Blvd N, St Petersburg, FL 33710 on 9/25/2026 at 11:30am
Johnnie Nicholson
Bryan Powell
Mariano Alvarez

Couches, beds, tables, boxes
Household Goods, Furniture
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
Whitney Brewer-Dick
William Coughlin
Guerda Francois
Jordan Longworth

Bar stools, totes, air pump, ladder
Paint, pipes, construction materials
Air hockey, toys, golf clubs, totes, baseball bats
TV, beds, totes, cart, sound bar, art, desk, fan, boxes
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

SECOND 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

SECOND INSERTION
Notice of Public Sale Multiple Facilities – Multiple Units

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

Extra Space Storage 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 Mayser - 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 Quedar- 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

PUBLISH YOUR LEGAL NOTICE

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

• We offer an online payment portal for easy credit card payment

• Service includes us e-filing your affidavit to the Clerk’s office on your behalf

Call 941-906-9386

and select the appropriate County
name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business
Observer**

IV20878, V29

--- PUBLIC SALES / PUBLIC NOTICE ---

SECOND INSERTION
BARNEY’S MINI STORAGE 10891 OAK STREET N.E. ST. PETERSBURG, FL 33716 Phone: (727) 578-9543
NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below belonging to the individuals listed below which are located at Barney’s Mini Storage, 10891 Oak Street N.E., St. Petersburg, FL 33716 to enforce a lien imposed on said property under The Florida Self Storage Act Statutes (Section 83.801-83.809). The undersigned will sell at a public sale to be held on 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, 202626-03985N

SECOND INSERTION	SECOND INSERTION								
NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on 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.	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								
<table><tr><td>Name</td><td>Unit</td></tr><tr><td>Princess S. Edwards</td><td>054</td></tr><tr><td>Andrew Hernandez</td><td>136</td></tr></table>	Name	Unit	Princess S. Edwards	054	Andrew Hernandez	136	<table><tr><td>September 4, 11, 2026</td><td>26-04041N</td></tr></table>	September 4, 11, 2026	26-04041N
Name	Unit								
Princess S. Edwards	054								
Andrew Hernandez	136								
September 4, 11, 2026	26-04041N								
September 4, 11, 2026	26-04024N								

SECOND INSERTION	Notice								
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.	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.								
<table><tr><td>Name</td><td>Unit</td></tr><tr><td>Debra Coddington</td><td>446</td></tr><tr><td>Robert Steven Watts</td><td>488</td></tr><tr><td>Heather C. Seiter</td><td>021</td></tr></table>	Name	Unit	Debra Coddington	446	Robert Steven Watts	488	Heather C. Seiter	021	
Name	Unit								
Debra Coddington	446								
Robert Steven Watts	488								
Heather C. Seiter	021								
September 4, 11, 2026	26-04020N								

SECOND INSERTION	SECOND 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.	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.																						
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	Staring at 10 am on Wednesday September 16, 2026. U-STOR St. Pete 2160 21st Ave N. St. Petersburg, FL 33713 727-822-8282																						
September 4, 11, 202626-04009N	<table><tr><td>E-9</td><td>Oscar Hadley</td></tr><tr><td>J-5</td><td>Oscar Hadley</td></tr></table> <table><tr><td>U-STOR 62nd</td><td></td></tr><tr><td>3450 62nd Ave N.</td><td></td></tr><tr><td>Pinellas Park, FL 33781</td><td></td></tr><tr><td>727-522-1663</td><td></td></tr></table> <table><tr><td>C-24</td><td>Lorraine Floyd</td></tr><tr><td>F-7</td><td>Stephen McCanna</td></tr><tr><td>K-16</td><td>Shanique Burns</td></tr><tr><td>M-9</td><td>Teresa Shepard</td></tr><tr><td>M-12</td><td>Dominque Smith</td></tr></table>	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	Dominque Smith
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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

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legal@businessobserverfl.com

Business Observer

10241

SECOND 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, Sylvie; 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, Tyerra; 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 - McLendon, Alfreda; D021 - Williams, Kimberly; D030 - FORD, TINA; D039 - Stewart, Jessica; D041 - lucky, cedric; E003 - Schofield, Owen; E004 - Johnson, Charles; E016 - 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, Porschaonna; 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 obrequ, Patricio; 320 - FinchD, Brad; 427 - Rivera, Aleena; 447 - Johnson, Ronnie; 474 - Marley & maleny cleaning services llc obrequ, 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, Efmardin; 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, Iontae; 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 Latrecicia-Louise; 3068 - GIGLIO, CHRISTOPHER; 3083 - Leigh, David; 3109 - Accardi, Wendy; 4041 - Peak, Katrina Lavonne; 5004 - Giglio, Christopher; 5100 - Banks, JhaMhyll Duntrae; 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
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, 202626-03959N

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

PROBATE

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND 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 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

SECOND INSERTION 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 held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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 hms@thehernandezlaw.com September 4, 11, 2026 26-04007N	SECOND INSERTION 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 4, 2026. Personal Representative: Janet Marvin Janet L. Marvin Attorney for Personal Representative: /s/ Debra A. Faulkner Debra A. Faulkner, Esq. Florida Bar Number: 94212 The Faulkner Firm, P.A. 4056 Tampa Road Oldsmar, FL 34677 Telephone: (727) 939-4900 E-Mail: debbie@thefaulknerfirm.com Secondary E-Mail: probate@thefaulknerfirm.com September 4, 11, 2026 26-03997N	SECOND INSERTION 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	SECOND INSERTION 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	SECOND INSERTION 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, 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	SECOND INSERTION 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
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Business Observer

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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		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		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 Winderweeidle, 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	

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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		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: 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		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, 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. The date of the 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		NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-008669-ES IN RE: ESTATE OF JAMES MICHAEL LYONS, Deceased. The administration of the estate of JAMES MICHAEL LYONS, deceased, whose date of death was May 29, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 /S/ Linda Marie Crosley LINDA MARIE CROSLEY Personal Representative 6390 17th Street North St. Petersburg, FL 33702		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@tomtripplaw.com FL Bar No. 0377597 September 4, 11, 2026 26-03952N		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	

Q&A

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FOURTH 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, Beautiful Water, 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

PROBATE

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 26-007718-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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 26-03993N

SECOND 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 SHAAARON 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

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.: 26-008175-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

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO. 25-005735-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

SECOND 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

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@sarahewilliams.com
Secondary Email: legalassistant@sarahewilliams.com
September 4, 11, 2026

26-04043N

FOURTH INSERTION

room C Clearwater, FL 33762, for an ADVISORY HEARING.

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

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

PUBLISH YOUR LEGAL NOTICE

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

We offer an online payment portal for easy credit card payment

Service includes us e-filing your affidavit to the Clerk's office on your behalf

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

11/20/2026 12:59

ACTIONS / SALES

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

SECOND 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: servicecopies@qpwblaw.com E-mail: kchurch@qpwblaw.com Attorney for Plaintiff REF #: 22-000816-CI Bidder # 10250 September 4, 11, 2026 26-03977N		

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. 26-000649-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; Khiriza Jayne Lingao Blyleven; Thomas Aalbert Blyleven, Individually and as Known Spouse of Khiriza 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		

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-007025-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		

SECOND INSERTION		
NOTICE OF SALE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-011301-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		

SECOND INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 26-004206-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		

SECOND 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		

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.: 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		

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.: 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 ---		
SECOND INSERTION	SECOND INSERTION	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. 25-007330-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 RECORDED IN PLAT BOOK 30 PAGE	23, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. /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	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, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated this 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 Sept. 4, 11, 18, 25, 2026 26-04021N

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No.: 23-9219-CI-7 PINELLAS COUNTY, FLORIDA, a political subdivision of the State of Florida, Plaintiff, v. JAMES J. GOLD and JOHN J. SIERRA, Defendant(s). NOTICE 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, according to map or plat thereof as recorded in Plat Book 25, Page 11, of the Public Records of Pinellas County, Florida.	Parcel ID: 08/30/16/93366/000/0140 Address: 13001 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, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." /s/ David A. Barrera DAVID A. BARRERA FBN 1015801 Assistant County Attorney Pinellas County Attorney's Office 315 Court Street, 6th Floor Clearwater, FL 33756 Tel: 727-464-3354 Fax: 727-464-4147 Primary: dbarrera@pinellas.gov Secondary: eservice@pinellas.gov Attorney for Plaintiff, Pinellas County PCAO 585326 September 4, 11, 2026 26-03955N	mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties. AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE HUMAN RIGHTS OFFICE, 400 S. FT. HARRISON AVE., STE. 500 CLEARWATER, FL 33756, (727) 464-4062 V/TDD; OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES. Respectfully submitted, PADGETT LAW GROUP STEVEN G. HURLEY, ESQ. Florida Bar # 99802 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 24-008622-1 September 4, 11, 2026 26-03940N

SECOND INSERTION	SECOND INSERTION	SECOND 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 SUBDIVISION, AS SHOWN IN PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 42, PUBLIC RECORDS OF PINELLAS 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. 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. /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	IUM PLAT BOOK 3, PAGE 27, AMENDED IN CONDOMINIUM 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 written defenses, if any, to it on Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." DATED on 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

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

1V0184

SECOND INSERTION	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. 25-005004-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, according to the plat thereof, as recorded 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 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 24-10461FL September 4, 11, 2026 26-04018N

SECOND INSERTION	SECOND INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-007115-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 foreclosed 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 LAWN SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 43, 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 Avenue, Suite 100, Boca Raton, Florida 33487 on or before /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 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

SECOND INSERTION	SECOND 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 RECORDED IN PLAT BOOK 22, PAGE 120, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 14204 E PARSELEY DR, MADEIRA BEACH , FL 33708 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: fltrealprop@kelleykronenberg.com /s/ Barron A. Becker Barron A Becker FBN: 1031460 File No: 5299.000314 September 4, 11, 2026 26-04006N

SECOND INSERTION

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.

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.

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

PINELLAS COUNTY

--- PROBATE ---

SECOND 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

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.

LORIA 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

THIRD 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 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 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:
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@flprobatetrustlaw.com
Secondary E-Mail:
stacey@flprobatetrustlaw.com
September 4, 11, 2026 26-04058N

SECOND 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 AGREE-	
MENT 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	
SKYLAR STAVREVSKI	
2911 Los Gatos Drive	
Belleair Bluffs, FL 33770	
SPENCER STAVREVSKI	
2911 Los Gatos Drive	
Belleair Bluffs, FL 33770	
SIENNA STAVREVSKI	

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

SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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