Public Notices

Business Observer

PAGES 17-36

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com* SEPTEMBER 18 - SEPTEMBER 24, 2026

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES / PUBLIC NOTICE ---

PUBLIC NOTICE OF COLLECTIVE BARGAINING

ST. PETERSBURG COLLEGE (SPC)
AND
UNITED FACULTY OF FLORIDA (UFF)

A public meeting of representatives of SPC and UFF to conduct collective bargaining negotiations pursuant to Article 22 of SPC-UFF's 2024-2027 Collective Bargaining Agreement will be held on September 24, 2026 from 4:00-5:30 p.m. at the Epi Center, St. Petersburg College, 13805 58th Street North, Clearwater, Florida in room EPI BD2-304.

Pursuant to the provisions of the Americans with Disabilities Act, any persons with disabilities requiring reasonable accommodations or assistance to participate should contact the Board Clerk at 727-341-3241 five (5) business days before the meeting date.
September 18, 2026 26-04312N

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 10/11/2026 at 08:30 AM the following vehicles(s) may be sold at public sale at 4949 72ND AVE N, PINELLAS PARK, FL 33781 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.
1C6JJTEG5ML615597 2021 JEEP 15475.07
The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is:
Lienor Name: MID FLORIDA CUSTOMS LLC
Lienor Address: 4949 72ND AVE N, PINELLAS PARK, FL 33781
Lienor Telephone #: 727-600-6139
MV License #: MV-113300
Location of Vehicles: 4949 72ND AVE N, PINELLAS PARK, FL 33781
The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the PINELLAS County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.
September 18, 2026 26-04216N

FIRST INSERTION

Public Sale Notice

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

4319 Duhme Rd, St Petersburg, FL 33708 on 10/07/2026 at 10:30am
Jamal Richard Appleton — Household Items
Renee Chase Johnson — Household Goods
Emily Kay Utyro — Totes, clothing, etc.

10111 Gandy Blvd N., St Petersburg, FL 33702 on 10/07/2026 at 11:30am
Michael Mcfadden — Mattress, Bed Frame, Dresser, Clothes
Carrie Joseph — Clothes

6901 Park Blvd, Pinellas Park, FL 33781 on 10/07/2026 at 12:00pm
Scott MacCleod — Furniture Guitar, House Hold Items Bikes Boxes of House Hold Items 2 kayaks

1159 94TH Ave N., St Petersburg, FL 33702 on 10/07/2026 at 12:30pm
Justin Barta — Household and bedroom items

4495 49TH St N, St Petersburg, FL 33709 on 10/08/2026 at 10:00am
Cheyenne Waters — Household items
Leisa Meadows — Household Goods/Furniture
Carlos Pacheco — Totes clothes
Celeste Chouinard — Clothes, family photos and plates
Gary Cease — 12 storage bins, boxes

1855 32ND St N, St Petersburg, FL 33713 on 10/08/2026 at 10:30am
Tiffany Shoemaker — Household Goods
David West — Household items, furniture, clothes
Andres Cardenas — Tools for painting, bed frame, dining table, bouquets
Jyoti Harrison — Full house

10700 US Highway 19 N, Pinellas Park, FL 33782 on 10/08/2026 at 11:00am
Jeremy Miller — Household goods and collectables

1650 7TH Ave N, St Petersburg, FL 33713 on 10/08/2026 at 11:00am
Alex Folley — Speakers, boxes
Camellia Atibel — Household Items

930 Pasadena Ave S, St Petersburg, FL 33707 on 10/08/2026 at 11:15am
Barbara Nuytten — Household items, totes
Debbie Webb — Couch, kitchen items
Tyler Martin — Household items

950 Pasadena Ave S, St Petersburg, FL 33707 on 10/08/2026 at 11:15am
Adriana Castrillo — Christmas stuff and miscellaneous items

4100 Gateway Centre Blvd, Pinellas Park, FL 33782 on 10/08/2026 at 12:30pm
Kimberly Ann Taylor — Furniture, household items

3201 32ND Ave S, St Petersburg, FL 33712 on 10/09/2026 at 10:30am
Betheny Buster — bunkBed, 4 twin mattresses

4750 62ND Ave N, Pinellas Park, FL 33781 on 10/09/2026 at 11:00am
Paul Timothy Gilmore — Silver 1969 Reco Dune Buggy
Carol Pellegrino — Household items and clothes

2925 Tyrone Blvd N, St Petersburg, FL 33710 on 10/09/2026 at 11:30am
Charles Watson — Furniture, household goods

6780 Seminole Blvd, Seminole, FL 33772 on 10/09/2026 at 12:00pm
Jhonjhonny Sanchez Carrasquel — Household items
Benjamin Boraas — Home Goods
Michelle Marie Dunfey — Furniture, boxes and bins of household items

8610 66TH St N, Pinellas Park, FL 33782 on 10/09/2026 at 12:30pm
Doreen Marie Garza — Holiday Decorations / Extra Clothes
Ikeem Flournoy — Furniture, TVs
Diane Ramos-Beaudoin — Furniture and clothes
Emilio Ruscito — Boxes, Chair

7220 4TH St N, St Petersburg, FL 33702 on 10/09/2026 at 1:00pm
Keven Carter — Fan, bags
Brandon Midyett — Vacuum

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 18, 25, 2026 26-04234N

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 Local Health Recruiting located at 2040 Tanglewood Way NE in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of September, 2026
Local Health Recruiting LLC
September 18, 2026 26-04280N

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of KATHLEEN POTTER and NICOLE POTTER will, on September 30, 2026, at 10:00 a.m., at 12100 Seminole Blvd., Lot #97, Largo, Pinellas County, Florida 33778; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1981 TWIN MOBILE HOME,
VIN: T23910505A,
TITLE NO.: 0019887263, and
VIN: T23910505B,
TITLE NO.: 0019887262
and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#11096-3712)
September 18, 25, 2026 26-04304N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Big Star Warranty located at 7901 4th St N, Suite 300 in the City of St Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of September, 2026
Headstart Warranty Group LLC
September 18, 2026 26-04308N

NOTICE OF PUBLIC SALE

JOE'S TOWING & RECOVERY, INC.
*** MAIN OFFICE ***
6670 114TH AVENUE
LARGO, FL. 33773
727-541-2695
727-541-1300

YR	MAKE	ID#
15	AUDI	WAU6CLFF5F1029556
00	BICYCLE	NONE
00	CLUB CAR	AQ0232179250
13	HYUNDAI	5NPEB4AC4DH740563
17	HYUNDAI	5NPD74LF1HH101812
22	HYUNDAI	KMHLM4AG8NU350248
19	HYUNDAI	5NPD74LF1KH487140
20	KIA	5XXGT4L38LG382560
25	TESLA	5YJ3E1EA6SF938319
19	TOYOTA	5YFBURHE2KP888048
13	VOLK	WVWBW8AH4DV008041

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 10-16-26 AT 11:00AM THE FOLLOWING VEHICLE(S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.
JOE'S TOWING & RECOVERY, INC.
6670 114TH AVENUE
LARGO, FL. 33773
PHONE # 727-541-2695
September 18, 2026 26-04265N

FIRST INSERTION

Notice of Public Sale
Multiple Facilities – Multiple Units

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

Extra Space Storage 1225 Missouri Ave N, Largo, FL 33770 on 10/7/2026 @ 1:00PM
Brandon Beville - Furniture, TV's, Boxes
Raymond Bohannon - Furniture
Maria Pitelis - Household Goods, Furniture
Brittain Koball - Office Furniture, Machines, Equipment
Dominique Belvin - Business Equipment, Household Goods
Catherine Mitchell - Heirlooms, Furniture, Overstock
Michael Conti - Furninture, Tools, Boxes, Suitcases

Extra Space Storage 1660 Gulf to Bay Blvd, Clearwater, FL 33755 on 10/9/26 @ 2:00PM
Steven Watson - Electronics, Sports Equipment, Tools\Supplies and Boxes
Peter Morales - Clothes, Bedding, Electronics, Sports, Tools and Boxes

Extra Space Storage14433 62nd St N, Clearwater, FL 33760 on 10/7/2026 @ 12:00PM
Rebecca Lipert - Boat & utility trailer

Extra Space Storage 13100 66th St, Largo, FL 33773 on 10/8/2026 @ 12:00PM
Stacey Rokita - Household Goods
Mindy L Schaefer - Household Goods

Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 10/9/2026 @ 11:00AM
Lora Stone - Bicycle, Boxes

Extra Space Storage 10833 Seminole Blvd, Seminole, FL 33778 on 10/8/2026 @ 12:30PM
Jennifer Marie Thomas - Household goods, Toys, Totes, Boxes, Bags

Extra Space Storage 111 N. Myrtle Ave, Clearwater, FL 33755 on 10/9/2026 @ 12:00PM
Adam Harvey- Dishes/kitchenware, wall art, clothing/shoes, mattress/bedding, tools/supplies
Michael Willas-bags, books
Essance Hayes- cabinets, books, sports/outdoors, bicycle, cleaning supplies

Extra Space Storage 1675 Starkey Rd, Largo, FL 33771 on 10/9/2026 @ 1:00PM
Robert Tempe Jr. - Household Goods, Furniture
Michelle Connors - Totes, Clothing, Blankets, Kitchen items

Extra Space Storage 10501 Belcher Rd S, Largo, FL 33777 on 10/7/2026 @ 10:30AM
Shane Deuschle - Household
Shaquille Taylor - Household

Extra Space Storage 1016 N. Belcher Rd, FL 33765 on 10/9/2026 @ 1:30PM
Yamirka Mercado - Furniture, clothes, shoes, kitchen appliances, gaming systems, painting supplies, electronics
Cameron Davis - Boxes

Extra Space Storage 1844 N Belcher Rd Clearwater, FL 33765 on 10/8/2026 @ 11:30AM
Gregory Tennin - Hanging clothes

Extra Space Storage 1945 Sunset Point Rd, Clearwater, FL 33756 on 10/9/2026 @ 12:30PM
brittany taylor - house hold goods
Ellio Luna - full mattress 2 love seat tv stand boxes
Jerry Mills - car parts

Extra Space Storage 18524 US Hwy 19 N, Clearwater FL 33764 on 10/7/2026 @ 11:00AM
Daniel Espinal - E bikes, Luggage, TV

Extra Space Storage 1850 N. Hercules Ave, Clearwater, FL 33765 on 10/7/2026 @ 1:00PM
Cory Jursik - Household goods, clothes, toys
Theresa Caraba - Furniture home goods
Robert Nikic - pallets of soft lines
Robert Nikic - pallettes of soft lines
Robert Nikic - pallettes of soft lines
Jerome Budde - Furniture

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 18, 25, 2026 26-04233N

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 BLACKLETTER located at 433 CENTRAL AVE, 4TH FLOOR in the City of ST PETERSBURG, Pinellas, FL 33701 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of September, 2026
INTENT LOCAL, LLC
September 18, 2026 26-04309N

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 JUNIPERBERRY SPARKLE located at 7901 4TH ST N. SUITE 300 in the City of ST. PETERSBURG, Pinellas, CO 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of September, 2026
THISTLEBERRY SPARKLE LLC
September 18, 2026 26-04314N

PUBLIC NOTICE

The Board of Directors of Family Support Services of SunCoast, Inc. ("FSSSC") will hold its next Board of Directors Finance and Executive Committee Meeting via Zoom at 11:30 a.m. on September 25, 2026, to discuss agency business. The web address for the meeting is https://bit.ly/3C1yYV8. For more information or to RSVP, contact Carlos Cruz at (904) 421-5800 or Carlos.Cruz@fssnf.org. The meeting is open to the general public, and public comments are welcome. Any person requiring special accommodations to participate should advise FSSSC at least 48 hours in advance by contacting: Kitty Loor at (904) 265-8110 or Kitty.Loor@fssnf.org. For speech-impaired accommodations, please contact the Florida Relay Service, at 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSSSC will provide auxiliary aids and services to deaf and hard-of-hearing clients and their companions to allow for effective communication and participation in programs offered by FSSSC. These aids and services will be made available at no cost to the client or companion with advanced notification.
September 18, 2026 26-04222N

--- PUBLIC SALES / PUBLIC NOTICE / TAX DEEDS ---

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 p30.ai located at 7901 4TH ST N #30303 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
Thirty Holdings LLC
September 18, 2026 26-04238N

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 Your Choice located at 1327 Gulfview Woods Ln in the City of Tarpon Springs, Pinellas, FL 34689 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 12th day of September, 2026
Guided by Light Holdings LLC
September 18, 2026 26-04239N

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 Nautilus Media located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of September, 2026
Inexemplum LLC
September 18, 2026 26-04259N

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 WHOLE MASTERY located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of September, 2026
SEVENTH DESTINY LLC
September 18, 2026 26-04278N

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 Simera Business Works located at 1521 Massachusetts Ave NE in the City of St Petersburg, Pinellas, FL 33703 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of September, 2026
Christopher Papataros
September 18, 2026 26-04267N

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 Solar By Mavin located at 10750 NW 6th Ct in the City of Miami, Pinellas, FL 33168 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of September, 2026
Mavinpower LLC
September 18, 2026 26-04328N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Cedarville University Florida located at 3000 Gulf to Bay Boulevard in the City of Clearwater, Pinellas, FL 33759 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of September, 2026
The Cedarville University
Bryan C Schroll, Esq.
September 18, 2026 26-04231N

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 Amble Salon located at 6920 22nd Avenue North in the City of St. Petersburg, Pinellas, FL 33710 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of September, 2026
Cathryn Miller
September 18, 2026 26-04298N

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 Raign 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 12th day of September, 2026
Adaeze M Acosta
September 18, 2026 26-04242N

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 TideTropic located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of September, 2026
WENDT SERVICES LLC
September 18, 2026 26-04258N

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 Only One Safaris located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of September, 2026
Only One LLC
September 18, 2026 26-04221N

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 HJ Mortgage 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 14th day of September, 2026
MOTTO MORTGAGE FLEX LLC
September 18, 2026 26-04268N

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 Perspire Sauna Studio Palm Harbor located at 33675 US Hwy 19 N in the City of Palm Harbor, Pinellas, FL 34684 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of September, 2026
Moorer Impact LLC
September 18, 2026 26-04315N

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 Motion Empowered Physical Therapy & Wellness located at 2931 1st Avenue South in the City of Saint Petersburg, Pinellas, FL 33712 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
Katie Carpenter Physical Therapy LLC
September 18, 2026 26-04199N

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 A-STEM 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 9th day of September, 2026
A-STEM, LLC
September 18, 2026 26-04196N

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 MyOwnerOS located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of September, 2026
FioQuest LLC
September 18, 2026 26-04257N

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 Riley Salon Resources located at 469 20TH AVE in the City of INDIAN ROCKS BEACH, Pinellas, FL 33785 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of September, 2026
Kelly Huether
September 18, 2026 26-04313N

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 Arise Primary Care located at 1579 Magnolia Drive 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 12th day of September, 2026
Jamie Carson
September 18, 2026 26-04241N

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 Club Fleet Air located at 7901 4TH ST N STE 300 in the City of ST. PETERSBURG, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of September, 2026
CLUB FLEET AIR LLC
September 18, 2026 26-04306N

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 11th day of September, 2026
PNEUMA, INC.
September 18, 2026 26-04220N

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 Grail Coast located at 700 Karlyn Drive in the City of Clearwater, Pinellas, FL 33755 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 12th day of September, 2026
Accurate Billing and Coding, Inc
Cary Greenberg
September 18, 2026 26-04244N

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 A-STEM 3D 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 9th day of September, 2026
A-STEM, LLC
September 18, 2026 26-04197N

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 Guided by Light Publishing located at 1327 Gulfview Woods Ln in the City of Tarpon Springs, Pinellas, FL 34689 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 12th day of September, 2026
Guided by Light Holdings LLC
September 18, 2026 26-04240N

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 TRX Targets located at 4250 118th Ave N 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 11th day of September, 2026
Nate Blair
September 18, 2026 26-04230N

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 HomeTech Steward located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of September, 2026
Entercue IT Services LLC
September 18, 2026 26-04219N

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 Green Lizard Guitars located at 1082 WITHLACOOCHEE STREET, SAFETY HARBOR, FL 34695 in the City of Safety Harbor, Pinellas, FL 34695 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of September, 2026
JON ROWE
September 18, 2026 26-04279N

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 Puddle Pools Services located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of September, 2026
Serenity Signature Pool Services LLC
September 18, 2026 26-04307N

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 Solas located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of September, 2026
Solas Rituals LLC
September 18, 2026 26-04210N

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 Wade Carter Consulting located at 542 64th St S in the City of St Petersburg, Pinellas, FL 33707 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of September, 2026
Lonnie Wade Carter
September 18, 2026 26-04212N

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 Tinamisu located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of September, 2026
A Kind of Majik LLC
September 18, 2026 26-04324N

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 SignalOps 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
Daniel Munoz
September 18, 2026 26-04198N

FIRST INSERTION

NOTICE OF PUBLIC SALE

TROPICANA MINI STORAGE – LARGO, located at **220 Belcher Rd., Largo, FL 33771,** gives notice that the following units will be advertised and sold by competitive bidding on www.storagetreasures.com to satisfy the owner's lien.
D284 – Martin Sierra, F040 – Daniel Garcia, G024 – Alvaro Pereira Da Cruz, G066 – Kevin Soto, J001 – Shamika Floyd
The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on **Monday, October 5th, 2026 at 11 AM**. Purchases must be made with cash only and paid at the above referenced facility to finalize the transaction. Tropicana Mini Storage - Largo may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
September 18, 25, 2026 26-04305N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KINGS RIGHT, LLC FIRSTRUST SAVINGS BANK, AS CUST. FOR KINGS RIGHT LLC F/B/O FIRSTRUST 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 assessed are as follows:

Certificate Number: 04739
Year of Issuance: 2024

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

BROOKFIELD UNIT ONE W 24FT OF E 63.4FT OF LOT 7
PARCEL: 19-28-16-11872-000-0072

Name in which assessed:

TESAC 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. 18, 25; Oct. 2, 9, 2026
26-04277N

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 10-16-2026 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.

WT4820C0314C 1900 BICYCLE
WBAKE3C55CE770220 2012 BMW
1GCEK29099Z166279 2009 CHEV
1FMHK8F85BGA01157 2011 FORD
1FALP13P0VW275238 1997 FORD
1FTEW1CB1KFA08311 2019 FORD
1GKS1AKC0JR226379 2018 GMC
1HGEJ2129SL008230 1995 HOND
1HGCP2F39AA047725 2010 HOND
1HGCG564X1A036260 2001 HOND
1HGCR3F00HA037407 2017 HOND
KMHCT4AE9FU921524 2015 HYUN
KM8SN4HF5JU260152 2018 HYUN
KMHEC4A4XFA131652 2015 HYUN
JM1BL1UG4C1588559 2012 MAZD
W1KAF4GB7PR104031 2023 MERZ
LWGPCGLC1LA120960
2000 MINI BIKE
JN8AZ1MW6EW518573 2014 NISS
3N1AB7AP6HY300004 2017 NISS
1N4AL2AP5AC110230 2010 NISS
1GHDX03EXXD151753 1999 OLDS
PNYU8803A787 1987 PNY
JS1GN7FA1J2100665 2018 SUZI
1NXBR12E6WZ136952 1998 TOYT
12DBC222XH1105988 1987 TRAILER
YAMA2447B323 2023 YAM

September 18, 2026 26-04303N

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
LV10249

--- 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 Not Your Average Joe's Workshop located at 12456 Cumberland Drive in the City of Largo, Pinellas, FL 33773 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of September, 2026
Not Your Average Joe Enterprises LLC
Joseph E Nichols III
September 18, 2026 26-04246N

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 Not Your Average Joe's Trading Post located at 12456 Cumberland Drive in the City of Largo, Pinellas, FL 33773 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of September, 2026
Not Your Average Joe Enterprises LLC
Joseph E Nichols III
September 18, 2026 26-04245N

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 ClaimCarePro located at 700 Karlyn Drive in the City of Clearwater, Pinellas, FL 33755 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 12th day of September, 2026
Accurate Billing and Coding, Inc
Cary Greenberg
September 18, 2026 26-04243N

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 Brighter Home Services - A/C & Plumbing located at 7901 4TH ST N STE 300 in the City of ST PETERSBURG, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of September, 2026
Rosensteel's A/C Enterprise LLC
September 18, 2026 26-04208N

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 Highest Flow located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of September, 2026
Molana Holdings LLC
Nikolett Gados, MGRM
September 18, 2026 26-04329N

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 Shore Web Designs located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of September, 2026
SimpleSites Digital Services LLC
Jacob Candiotti
September 18, 2026 26-04260N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/02/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1990 PALM mobile home bearing vehicle identification numbers PH066551A and PH066551B and all personal items located inside the mobile home. Last Tenant: Susan Margaret Ceurvels, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Susan Margaret Ceurvels and Unknown Party or Parties in Possession. Sale to be held at: Island in the Sun, 100 Hampton Road, Clearwater, Florida 33759, 727-796-0500.
September 18, 25, 2026 26-04232N

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

NOTICE IS HEREBY GIVEN that MARIAH CIMONE MARSHALL will engage in business under the fictitious name MARIAH MARSHALL HYPNOTHERAPY, with a physical address 3110 1ST AVE N, STE 2M #181 ST PETERSBURG, FL 33713, with a mailing address 3110 1ST AVE N, STE 2M #181 ST PETERSBURG, FL 33713, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
September 18, 2026 26-04284N

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 The Tree Pros located at 6811 32nd St N, in the County of Pinellas, in the City of Saint Petersburg, Florida 33702 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Saint Petersburg, Florida, this 12th day of September, 2026.
Ryan Smithson
September 18, 2026 26-04236N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

On: 10/08/2026, U-Stow-N-Go, located at 1351 Heather Ridge Blvd., Dunedin, Florida, 34698, (727-735-0047), at 2:00pm will conduct a public sale to the highest bidder for cash, of miscellaneous items.

Julia Hopwood Unit # 157 and #163

Owner reserves the right to bid, and to refuse or reject any and all bids. The sale is being held to satisfy cost of storage, which has not been paid.
U-STOW-N-GO
1351 HEATHER RIDGE BLVD.
DUNEDIN, FL. 34698
727-735-0047
FAX:727-735-0790
September 18, 25, 2026 26-04247N

FICTITIOUS NAME NOTICE

Notice is hereby given that Timothy Hutchinson, desiring to engage in business under the fictitious name TrailWorks Supply Co located at 3523 Hampshire Court #106 Palm Harbor, FL 34685 intends to register said name in Pinellas County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
September 18, 2026 26-04195N

FICTITIOUS NAME NOTICE

Notice is hereby given that BLAKE COURTNEY, OWNER, desiring to engage in business under the fictitious name of 7SHINGLE located at 7901 4TH ST N STE 300, ST. PETERSBURG, FLORIDA 33702 intends to register the said name in PINELLAS county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
September 18, 2026 26-04235N

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Bevvie-Del G Ende, desiring to engage in business under the fictitious name, Nucre8ion Bookkeeping, located at 13042 125th AVE Largo, FL 33774, intends to register said name in Pinellas County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
September 18, 2026 26-04237N

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

Dated at St Petersburg, Florida, this 15th day of September, 2026.
COASTAL AMUSEMENTS OF FLORDIA LLC
September 18, 2026 26-04316N

--- PROBATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009031-ES
Division PROBATE
IN RE: ESTATE OF CAROL A. HAREN
Deceased.

The administration of the estate of CAROL A. HAREN, deceased, whose date of death was June 26, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St Rm. 106, Clearwater 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 18, 2026.

Personal Representative:
CHARLES S. RUSH
2253 Norwegian Dr. #23
Clearwater FL 33763
Attorney for Personal Representative:
THOMAS O. MICHAELS, ESQ.
tomlaw@tampabay.rr.com
Florida Bar No. 270830
1370 Pinehurst Rd.
Dunedin FL 34698
Telephone: 727-733-8030
September 18, 25, 2026 26-04290N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 26-003677-ES
IN RE: ESTATE OF GEORGIANNE SPEIR
Deceased.

The administration of the Estate of Georgianne Speir, deceased, who died on February 16, 2026, is pending in the Circuit Court for Pinellas County, FL, the address of which is Probate Division, 545 First Avenue N., Room 300, St. Petersburg, FL, 33701. The name and address of the Personal Representative and of the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 09/18/2026.

Personal Representative:
David Alan Kingston
DAVID ALAN KINGSTON
14799 Sugar Cane Way
Clearwater, FL 33760
Attorney for Personal Representative:
Jennie G. Farshchian
JENNIE G. FARSHICHIAN, ESQ.
Florida Bar No. 89793
12955 Biscayne Blvd.,
Suite 300
North Miami, Florida, 33181
Telephone: (855) 513-5880
Email: jennie@JFRealEstateLaw.com
September 18, 25, 2026 26-04300N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
File No: 26-008992-ES
Division: Probate
IN RE: ESTATE OF BARBARA E. ROEDER,
Deceased.

The administration of the estate of BARBARA E. ROEDER, deceased, whose date of death was March 26, 2026, is pending in the Circuit Court for Pasco 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 18, 2026.
Attorney for Personal Representative
PAUL KNUDSEN
KNUDSEN LAW, P.A.
Florida Bar No: 91770
10863 Seminole Blvd.,
Suite 5
Seminole. FL 33772
Telephone: 727-398-3600
Email: paul@klawtb.com
Attorney for Petitioner
September 18, 25, 2026 26-04224N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 26-007948-ES
IN RE: ESTATE OF EMMA JEAN HAMMOND,
Deceased.

The administration of the estate of EMMA JEAN HAMMOND, deceased, whose date of death was July 20, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 18, 2026

Leroy Titus
4059 Burlington Ave. N.
St. Petersburg, Fl 33713
/s/ Richard D. Green
Richard D Green, Esquire
FLA BAR 205877
Attorney for Personal Representative
1010 Drew Street
Clearwater, Florida 33755
(727) 441-8813
Email: richglaw@aol.com
Email: kdileone@greenlawoffices.net
September 18, 25, 2026 26-04204N

--- PROBATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No. 26-008019-ES Section 3
IN RE: ESTATE OF FRANCES P. KUREK
Deceased.

The administration of the estate of FRANCES P. KUREK, deceased, whose date of death was May 20, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Rm 106, Clearwater, FL 33756 Attn: Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 18, 2026.

Paul Kurek
Personal Representative
809 Village Way
Palm Harbor, Florida 34683
/s/ Spiro J. Verras
Spiro J. Verras, Esq. Attorney
Florida Bar Number: 479240
Verras Law, P.A.
31640 US Highway 19 N, Suite 4
Palm Harbor, Florida 34684
Telephone: (727) 493-2900
Fax: (888) 908-5750
Email: spiro@verras-law.com
Secondary Email:
nicole@verras-law.com
September 18, 25, 2026 26-04286N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-008990-ES
IN RE: ESTATE OF ROBERT HARTKOPF, a/k/a ROBERT L. HARTKOPF, a/k/a ROBERT LEONARD HARTKOPF
Deceased.

The administration of the estate of ROBERT HARTKOPF, a/k/a ROBERT L. HARTKOPF, a/k/a ROBERT LEONARD HARTKOPF, 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 315 Court St, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 18, 2026.

Personal Representative:
DENNIS H. COOK
7364 Rosetree Pl E
Seminole, Florida 33772
Attorney for Personal Representative:
MICHAEL D. CAVONIS
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavonis, P.A.
8640 Seminole Blvd,
Seminole, FL 33772
Tele: (727) 397-5571
Fax: (727) 393-5418
E-Mail: mcavonis@dhclaw.com
Secondary E-Mail: bking@dhclaw.com
September 18, 25, 2026 26-04293N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, fFLORIDA
PROBATE DIVISION
File No. 26-006089-ES
IN RE: ESTATE OF LILLIAN LUCY MODULA
Deceased.

The administration of the estate of LILLIAN LUCY MODULA, deceased, whose date of death was May 19, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 18, 2026.

Personal Representative:
Lorilee Scott
(Aug 27, 2026 16:32:45 EDT)
LORILEE SCOTT
205 Washington Drive
Safety Harbor, Florida 34695
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 18, 25, 2026 26-04289N

--- PROBATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522026CP009181XXESPR
File No. 26-9181-ES-04
IN RE: ESTATE OF
CHRISTINA J. BURNS
a/k/a
CHRISTINA J. HIRE,
deceased.

The administration of the estate of CHRISTINA J. BURNS, also known as CHRISTINA J. HIRE, deceased, whose date of death was June 22, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room #106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: September 18, 2026.

Signed on this 14th day of Sept., 2026.

GAIL HOLLENBECK
Personal Representative
5920 66th Lane North
St. Petersburg, FL 33709
Paul A. Nelson, Esquire
Attorney for Personal Representative
Florida Bar No. 0508284;
SPN: 00516940
PAUL A. NELSON, P.A.
1700 66th Street North,
Suite #502
Saint Petersburg, FL 33710
Telephone: 727-821-5811
Email: paulnelson@paulnelsonpa.com
Secondary Email:
kathleenthornton@paulnelsonpa.com
September 18, 25, 2026 26-04302N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-008952-ES
Division PROBATE
IN RE: ESTATE OF
GORAN MILETIC
Deceased.

The administration of the estate of GORAN MILETIC, deceased, whose date of death was July 13, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Probate Court Records, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 18, 2026.

Personal Representative:
/s/Adam T. Rauman
Adam T. Rauman
1920 East Bay Drive
Largo, Florida 33771
Attorney for Personal Representative:
PRESERVATION LAW FIRM
/s/Adam T. Rauman
Adam T. Rauman Attorney
Florida Bar Number: 85296
1920 East Bay Dr
Largo, FL 33771
Telephone: (727) 250-0432
Fax: (727) 250-0006
E-Mail:
eservice@preservationlawfirm.com
September 18, 25, 2026 26-04327N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-008845-ES
IN RE: ESTATE OF
AUDREY MAE BRYANT,
DECEASED.

The administration of the estate of AUDREY MAE BRYANT, deceased, whose date of death was April 27, 2026, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 18, 2026.

Personal Representative:
LEOLA CARROL FOWLER
Personal Representative
c/o BATTAGLIA, ROSS, DICUS, MCQUAID, P.A.
5858 Central Avenue
St. Petersburg, Florida 33707
Attorney for Personal Representative:
C. HUNTER RAWLS, ESQ.
BATTAGLIA, ROSS, DICUS & McQUAID, P.A.
5858 Central Ave.,
St. Petersburg, FL 33707
(727) 381-2300
FBN: 59432
Primary Email: hrawl@brdwlaw.com
Secondary
Email: mflah@brdwlaw.com
September 18, 25, 2026 26-04207N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File Number: 52-2026-CP-006803
Division: Section 14
IN RE: THE ESTATE OF
ALLISON GRACE RISOLDI,
Deceased.

The administration of the estate of Allison Grace Risoldi, deceased, whose date of death was September 1, 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 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.

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 first publication of this notice is September 18, 2026.

Personal Representative
Sandra L. Risoldi
2111 Harbour Watch Dr.
Tarpon Springs, FL 34689
THE HINSON LAW FIRM, P.A.
/s/ Kathryn E. Stanfill
Matthew H. Hinson, Esq.
Florida Bar No. 94017
Kathryn E. Stanfill, Esq.
Florida Bar No. 1002636
300 West Adams St.,
Suite 500
Jacksonville, FL 32202
Phone: 904-527-1700
Fax: 904-355-8088
Matt@HinsonLawPA.com
Kathryn@HinsonLawPA.com
Attorney for Personal Representative
September 18, 25, 2026 26-04287N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UNC: 522026CP008876XXESPR
REF #: 26-008876-ES
IN RE: ESTATE OF
CHARLES A. GILBREATH,
Deceased.

The administration of the estate of CHARLES A. GILBREATH, deceased, whose date of death was August 16, 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 decedents 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 DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this Notice is: September 18, 2026

Personal Representative:
TANA THOMAS
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 18, 25, 2026 26-04213N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-007587-ES
IN RE: ESTATE OF
LOUISE M. SCOTT,
Deceased.

The administration of the estate of Louise M. Scott, 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 Pinellas. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 18, 2026.

Personal Representative:
Laurie M. Fiorillo
8458 Radcliffe Terrace, #103
Naples, FL 34120
Attorney for Personal Representative:
Victoria Jones Waller
E-Mail Addresses:
vwaller@generationsoftrust.com
eservice@generationsoftrust.com
Florida Bar No. 0052252
Generations of Trust
433 76th Avenue
St. Pete Beach, FL 33706
Telephone: 727-367-1976
September 18, 25, 2026 26-04320N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-08948-ES
IN RE: ESTATE OF
CLIFFORD R. MOHR
Deceased.

The administration of the estate of Clifford R. Mohr, deceased, whose date of death was August 2, 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 18, 2026.

Personal Representative:
Lucretia Burress
Lucretia S. Burress
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 18, 25, 2026 26-04319N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-8292-ES
IN RE: ESTATE OF
RICHARD MICHAEL DOWNS, JR.
Deceased.

The administration of the estate of Richard Michael Downs, Jr., deceased, whose date of death was May 7, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 18, 2026.

Personal Representative:
Randall S. Downs
7601 Glenharden Drive
Raleigh, NC 27613
Attorney for Personal Representative:
Denyse D. Kruse, Esq.
Florida Bar Number: 127152
Kruse Law, P.A.
600 1st Avenue North
St. Petersburg, FL 33701
Telephone: (727) 256-4860
E-Mail: denyse@kruselawgroup.com
Secondary E-Mail:
denysekruse@gmail.com
September 18, 25, 2026 26-04294N

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 26-001960-ES
IN RE: THE ESTATE OF
JULIA PETRILLO,
Deceased.

The administration of the estate of Julia Petrillo, deceased, whose date of death was October 10, 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 18, 2026.

Attorney for Personal Representative:
Personal Representative:
Email Addresses:
Kathryn Kelso
1853 Hunsucker Drive
Claremont, NC 28610
Mark Hanks
FBN: 0727342
9600 Koger Blvd North, Suite 104
St. Petersburg, FL 33702
Telephone:(727) 578-8529
Primary: mhanks@attorneyhanks.com
Secondary:
kschupp@attorneyhanks.com
September 18, 25, 2026 26-04288N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-008844
IN RE: ESTATE OF
KARLA JEAN MULLINS,
Deceased.

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 18, 2026

RICHARD MULLINS
Personal Representative
12208 106th Street
Largo, FL 33773
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 18, 25, 2026 26-04262N

--- PROBATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009125-ES
IN RE: ESTATE OF WAYNE MICHAEL AIKEN Deceased.

The administration of the estate of Wayne Michael Aiken, deceased, whose date of death was July 23, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 09/18/2026.

Personal Representative:
Kim Logwood
5340 72nd Ave north
Pinellas Park, Florida 33781
Attorney for Personal Representative:
Michael J. Heath, Esquire
Attorney
Florida Bar Number: 0010419
167 108th Ave
Treasure Island, FL 33706
Telephone: (727) 360-2771
Fax: (727) 475-5323
E-Mail:
mike@attorneymichaelheath.com
Secondary E-Mail:
jennifer@attorneymichaelheath.com
September 18, 25, 2026 26-04318N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009101-ES
IN RE: ESTATE OF GREGORY E. DE JONG Deceased.

The administration of the estate of Gregory E. De Jong, deceased, whose date of death was May 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, 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 09/18/2026.

Personal Representative:
Divinia Ramos De Jong
6265 Sun Blvd Apt 903
St. Petersburg, Florida 33715
Attorney for Personal Representative:
Michael J. Heath, Esquire
Attorney
Florida Bar Number: 0010419
167 108th Ave
Treasure Island, FL 33706
Telephone: (727) 360-2771
Fax: (727) 475-5323
E-Mail:
mike@attorneymichaelheath.com
Secondary E-Mail:
Jennifer@attorneymichaelheath.com
September 18, 25, 2026 26-04317N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-008566-ES
Division Probate
IN RE: ESTATE OF KATHLEEN CASHMAN LUGRIS, Deceased.

The administration of the estate of Kathleen Cashman Lugris, deceased, whose date of death was September 3, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 14450 49th Street N., Clearwater, Florida 33762. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 18, 2026.

Personal Representative:
Kathleen Ann Phelan
241 Lander Ave
Staten Island, New York 10314
Attorney for Personal Representative:
/s/ James K. Purdy
James K. Purdy
E-Mail Addresses:
jim@thepurdyfirm.com
Florida Bar No. 143510
The Purdy Firm PLLC
P.O. Box 87
Seffner, FL 33583
Telephone: 813-934-2270
September 18, 25, 2026 26-04261N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-008787-ES
IN RE: ESTATE OF MARY T. MCCULLOUGH, a/k/a MARY MCCULLOUGH Deceased.

The administration of the estate of MARY T. MCCULLOUGH, a/k/a MARY MCCULLOUGH, deceased, whose date of death was July 23, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 18, 2026.

Personal Representative:
MICHAEL D. CAVONIS
8640 Seminole Blvd
Seminole, FL 33772
Attorney for Personal Representative:
MICHAEL D. CAVONIS
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavonis, P.A.
8640 Seminole Blvd,
Seminole, FL 33772
Tele: (727) 397-5571
Fax: (727) 393-5418
E-Mail: mcavonis@dhclaw.com
Secondary E-Mail: bking@dhclaw.com
September 18, 25, 2026 26-04225N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-008842
IN RE: ESTATE OF BEATRICE MARIE BOLAND, Deceased.

The administration of the estate of BEATRICE MARIE BOLAND, deceased, whose date of death was May 2, 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 18, 2026

JULIETTE RUSSELL
Personal Representative
1654 Arabian Lane
Palm Harbor, FL 34685
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 18, 25, 2026 26-04251N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 522026CP007040XXESPR
Division Probate
IN RE: ESTATE OF ANASTASIA GRIBBLE, Deceased.

The administration of the estate of Anastasia Gribble, deceased, whose date of death was August 3, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Clearwater Courthouse, 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 18 2026.

Personal Representative:
Francesca Damalos
2581 Keystone Springs Road
Tarpon Springs, FL 34688
Attorney for Personal Representative:
John W. Hudzietz II
E-Mail Addresses:
emancinilaw@gmail.com
Florida Bar No. 0844039
Hudzietz & Mancini, P.A.
10028 State Road 52
Hudson, FL 34669
Telephone: (727) 857-9400
September 18, 25, 2026 26-04326N

Q&A

Are there different types of legal notices?

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

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

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

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

LV18237_V37

--- PROBATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-004936-ES
Section:003
IN RE: ESTATE OF JENNIFER M. MATILLANO, Deceased.

The administration of the estate of JENNIFER M. MATILLANO, deceased, whose date of death was February 18, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The name and address of the Personal Representative and the Personal Representative's attorney is set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court 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 18, 2026.

Personal Representative:
ROSE ANGELIE JIMENEZ,
Personal Representative
1955 Searay Shore Dr.
Clearwater, FL 33763
Attorney for Personal Representative:
/s/ Daniel C. Parri
DANIEL C. PARRI, ESQUIRE
Attorney for Personal Representative
Florida Bar No.: 036325
1217 Ponce de Leon Blvd.
Clearwater, FL 33756
Telephone: (727) 586-4224
Fax: (727) 585-4452
E-Mail: dan@parrilaw.com
Secondary E-Mail:
jill@parrilaw.com
September 18, 25, 2026 26-04206N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA
PROBATE DIVISION
File Number: 26-008915-ES
UCN: 522026CP008915XXESPR
In Re The Estate Of: DOROTHY JENKINS Deceased.

The administration of the estate of DOROTHY JENKINS, deceased, whose date of death was June 11, 2026 is pending in the Circuit Court for Pinellas County, Florida Probate Division, the address of which is 315 Court Street, 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 the decedent's estate, on whom a copy of this notice is served, within three months after the date of the first publication of this notice, must file their 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 persons having claims or demands against decedent's estate, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of this notice is September 18, 2026.

Personal Representative:
ARTHUR S. VARNADO
11910 Farside Road
Ellicott City, MD 21042
/s/ Carl G. Roberts, Esq.
Carl G. Roberts, Esq.
10764 70th Avenue
Unit 8107
Seminole, FL 33772
(727) 381-9602
SPN:01099559/FBN:844675
carlroberts9999@gmail.com
September 18, 25, 2026 26-04201N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522026CP008290XXESPR
REF NO: 26-008290-ES
IN RE: ESTATE OF JOHN TIMOTHY FAGAN, Deceased.

The administration of the Estate of JOHN TIMOTHY FAGAN, deceased, whose date of death was January 26, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is September 18, 2026.

Personal Representative:
Dennis Fagan
11670 6th St. E.
Treasure Island, Florida 33706
Attorney for Personal Representative:
Katie Jackson, Esq.
GROWNEY, MCKEOWN & BARBER, P.A.
3116 66th Street North
St. Petersburg, Florida 33710
Telephone: (727) 384-3800
Fax: (727) 343-1685
Service E-Mail:
kjackson@barber-law.com
Florida Bar No.: 0100158
September 18, 25, 2026 26-04250N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-001255-ES
Division 003
IN RE: ESTATE OF NELSA CABRERA Deceased.

The administration of the estate of NELSA CABRERA, deceased, whose date of death was May 19, 2023, 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.

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 18, 2026.

Personal Representative:
/s/ Kennan G. Dandar
Kennan G. Dandar
P.O. Box 24597
Tampa, FL 33623-4597
Attorney for Personal Representative:
/s/ Thomas Dandar
THOMAS J. DANDAR, Esq.
Attorney for Personal Representative
Florida Bar Number: 434825
DANDAR LAW GROUP, P.A.
3611 West Azeele Street
Tampa, FL 33609
Telephone: (813) 793-6658
Fax: (813) 793-6659
Tom.Dandar@DandarLawGroup.com
September 18, 25, 2026 26-04264N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-008874-ES
Division ES
IN RE: ESTATE OF CATHERINE WINFRED HEWITT a/k/a CATHERINE W. HEWITT a/k/a KATHLEEN W. HEWITT, Deceased.

The administration of the estate of Catherine Winfred Hewitt, also known as Catherine W. Hewitt, also known as Kathleen W. Hewitt, deceased, whose date of death was July 16, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33703. 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 18, 2026.

Signed on 08 / 25 / 2026.

Madeleine Edwards
Madeleine M. Edwards
Personal Representative
6046 E. Rush Street
Inverness, Florida 34452
Alana D. Horner
Attorney for Personal Representative
Florida Bar No. 1011342
HKH Elder Law
5235 16th Street North, Ste. 200
St. Petersburg, Florida 33703
Telephone: (727) 343-8959
Email: Alana@HKHelderlaw.com
Secondary Email:
staff2@HKHelderlaw.com
September 18, 25, 2026 26-04299N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, IN AND FOR PINELLAS COUNTY, FLORIDA,
PROBATE DIVISION
CASE NO.: 26-007669-ES
IN RE: ESTATE OF: BRYON TAVENNER A/K/A BYRON TAVENNER, Deceased.

The administration of BRYON TAVENNER A/K/A BYRON TAVENNER ("Decedent") deceased, whose date of death was March 5, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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 STATUTE 732.216-732.228, APPLIES, OR MAY APPLY UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER SECTION 732.2211.

MEGAN E. TAVENNER,
Petitioner
905 16th Street
Argyle, TX 76226
LAW OFFICES OF AL NICOLETTI
/s/ M. Jesse Stern, Esq.
ALFRED V. NICOLETTI, ESQ.
Florida Bar No.: 125446
RILEY A. KENDALL, ESQ.
Florida Bar No.: 1048726
M. JESSE STERN, ESQ.
Florida Bar No.: 118440
MELANIE M. PENAGOS, ESQ.
Florida Bar No.: 1031833
LAW OFFICES OF AL NICOLETTI
7512 Dr. Phillips Blvd., Ste. 50-647
Orlando, Florida 32819
Telephone: (904) 999-0053
Emails for service:
al@alnicoletti.com
riley@alnicoletti.com
jesse@alnicoletti.com
melanie@alnicoletti.com
christina@alnicoletti.com
erika@alnicoletti.com
Attorney for Petitioner
September 18, 25, 2026 26-04203N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-007703-ES
IN RE: ESTATE OF LEO J. KILCOYNE Deceased.

The administration of the Estate of LEO J. KILCOYNE, deceased, whose date of death was on April 14, 2025, and the last four digits of his social security number are 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756.

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

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

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

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

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

The date of first publication of this notice is September 18, 2026.

Personal Representative:
/s/ Andrew Wieczorkowski
Andrew Wieczorkowski
2474 Sunset Point Road
Clearwater, FL 33765

Attorney for the Estate:
/s/ Andrew Wieczorkowski
Andrew Wieczorkowski, Esq.
Florida Bar Number: 0829994
2474 Sunset Point Road
Clearwater, FL 33765
Telephone: (727) 726-1200
Fax: (727) 726-7088
E-Mail: awlawyeradvice@gmail.com
September 18, 25, 2026 26-04200N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL DISTRICT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No: 26-008567-ES3
IN RE: ESTATE OF: WILLIAM F. SUDDITH, Deceased.

The administration of the estate of WILLIAM F. SUDDITH, Deceased, whose date of death was JUNE 30, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Case Number 26-8567-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 unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: September 18, 2026.

Personal Representative:
HOLLY SUDDITH

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 18, 25, 2026 26-04223N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-008945-ES
IN RE: ESTATE OF PATRICIA I. TARA, Deceased.

The administration of the estate of PATRICIA I. TARA, deceased, whose date of death was February 8, 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 dates of publication of this notice are: September 18 and September 25, 2026.

ANTHONY M. TARA
Personal Representative
4703 NW 27th Place
Gainesville, FL 32606

SARAH E. WILLIAMS, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 0056014
SPN#01702333
Sarah E. Williams, P.A.
840 Beach Drive N.E.
St. Petersburg, Florida 33701
Telephone: (727) 898-6525
Email:
swilliams@sarahewilliamspa.com
Secondary Email:
legalassistant@sarahewilliamspa.com
September 18, 25, 2026 26-04248N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-008950-ES
Division: 003
IN RE: ESTATE OF FRANCIS EDWARD ROGERS, JR., Deceased.

The administration of the estate of FRANCIS EDWARD ROGERS, JR., deceased, whose date of death was August 17, 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 18, 2026.

Personal Representative:
CORINNE R. FARREN
21 Outpost Lane
Hilton Head Island, SC 29928

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 18, 25, 2026 26-04301N

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN:522026CP008322XXESXX
File No. 26-008322-ES
IN RE: ESTATE OF DOROTHY M. DENNIS, aka DOROTHY MAE DENNIS 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 DOROTHY M. DENNIS, also known as DOROTHY MAE DENNIS, deceased, File Number UCN:522026CP008322XXESXX; 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 June 24, 2026; that the total value of the estate is Non-exempt tangible personal property $0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Beneficiaries:
JOSEPH C. DENNIS
3940 Harbor Heights Drive
Largo, FL 33774
ROBERT S. DENNIS
2643 Appaloosa Trail
Palm Harbor, FL 34685
DEBRA B. DENNIS
8360 144th Lane North
Seminole, FL 33776
JOSHUA J. DENNIS
11184 69th Avenue N.
Seminole, FL 33772
ERIN M. (DENNIS) LEMLER
11421 Murray Avenue
Largo, FL 33778
LOGAN S. FLACK
8360 144th Lane North
Seminole, FL 33776
CHELSEY D. CRUZADO
NKA CHELSEY D. FLACK
1796 Barker Street NE
Palm Bay, FL 32907
ANDREW R. DENNIS
1017 Michigan Drive West, Apt. A
Dunedin, FL 34689

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 18, 2026.

Person Giving Notice:
/s/Joseph C. Dennis
JOSEPH C. DENNIS
3940 Harbor Heights Drive
Largo, FL 33774
Attorney for Person Giving Notice:
/s/Danielle McManus Noble
Danielle McManus Noble
Attorney for Petitioner
Florida Bar No. #119451
McMANUS & McMANUS, P.A.
79 Overbrook Blvd.
Largo, Florida 33770-2899
Telephone: (727) 584-2128
Fax: (727) 586-2324
Email: LawOffice@McManusEstatePlanning.com
September 18, 25, 2026 26-04263N

--- PROBATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE FILE NO. 26-8957-ES
IN RE: ESTATE OF EMMA JEAN MULLINS, Deceased.

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

The administration of the estate of EMMA JEAN MULLINS, deceased, File Number 26-8957-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

The date of the first publication of this Notice is September 18, 2026.

PERSONAL REPRESENTATIVE:
GLENNIS MULLINS JR.
2005 SOUTH MILLER AVENUE
MARION, INDIANA 46953

ATTORNEYS FOR PERSONAL REPRESENTATIVE:
ASHLEY DREW GRAHAM, ESQUIRE
ZACUR & GRAHAM, P.A.
5200 CENTRAL AVENUE
ST. PETERSBURG, FL 33707
(727) 328-1000 X 213
FBN 41100
EMAIL: ADGLAW@GMAIL.COM
September 18, 25, 2026 26-04285N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-008991-ES
Division ES
IN RE: ESTATE OF AUDREY JEANETTE CALLAHAN, Deceased.

The administration of the estate of Audrey Jeanette Callahan, deceased, whose date of death was June 30, 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 18, 2026.

Signed on 08/10/2026.

Lenor Ann Beitenman
Personal Representative
10 W. Patterson Ave.
Randolph, MA 02368

Kathleen M. Good
Attorney for Personal Representative
Florida Bar No. 635847
HKH Elder Law
5235 16th Street North,
Ste. 200
St. Petersburg, Florida 33703
Telephone: (727) 343-8959
Email: Kathleen@HKHelderlaw.com
Secondary Email:
staff2@HKHelderlaw.com
September 18, 25, 2026 26-04291N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-008946-ES
Division: 003
IN RE: ESTATE OF EDWARD FRANK HARDING, Deceased.

The administration of the estate of Edward Frank Harding, deceased, whose date of death was July 17, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 18, 2026.

Personal Representative:
Matthew Harding
2262 Chrysler Court, NE
Atlanta, GA 30345

Attorney for Personal Representative:
Orlando L. Manfredi, Esquire
Florida Bar Number: 1040201
581 South Duncan Avenue
Clearwater, FL 33756
Tel. 727-461-7474;
Fax: 727-461-7476
E-Mail: orlando@colemanlaw.com
Secondary E-Mail:
emily@colemanlaw.com;
joanne@colemanlaw.com
September 18, 25, 2026 26-04292N

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF NO. 26-008837-ES
In re: Estate of STEVEN HAROLD VAN VLIET, 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 unmatured, contingent or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

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

ALL CLAIMS NOT 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 June 2, 2026. The date of first publication of this notice is September 18, 2026.

Personal Representative:
KELLY ANNE WOODS
807 Edgehill Dr.
Palm Harbor, FL 34684

Attorney for Personal Representative:
TERRY J. DEEB
DEEB ELDER LAW, P.A.
6699 - 13th Avenue North,
Suite 4B
St. Petersburg, FL 33710
Ph: #727/381-9800; Fx: #727/381-1155
E-Mail: servicekat@deebelderlaw.com
E-Mail: servicedck@deebelderlaw.com
E-Mail: servicejcj@deebelderlaw.com
Florida Bar Number: #997791
September 18, 25, 2026 26-04205N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE: 26-008164-ES
Section 3
IN RE: ESTATE OF CHARLES WILLIAM WHITE, a/k/a CHARLES W. WHITE, Deceased.

The administration of the Estate of CHARLES WILLIAM WHITE, a/k/a CHARLES W. WHITE, deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Petitioner and her attorney are set forth below.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is September 18, 2026.

CAROL CARR
5812 Olde Gate Court
Huber Heights, Ohio 45424
Petitioner
MICHAEL K. MCFADDEN
261 Indian Rocks Road North
Belleair Bluffs, Florida 33770
Telephone (727) 584-8161
Facsimile (727) 754-2544
FBN 193568 SPN 175343
MichaelK.McFadden@gmail.com
Attorney for Petitioner
September 18, 25, 2026 26-04249N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-008332
IN RE: ESTATE OF ANITA D. COLLINS, Deceased.

The administration of the estate of ANITA D. COLLINS, deceased, whose date of death was March 3, 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 18, 2026.

BUFORD COLLINS
Personal Representative
2110 29th Street South
St. Petersburg, FL 33712

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 18, 25, 2026 26-04226N

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-002480-CI
ONSLOW BAY FINANCIAL, LLC., Plaintiff, VS.
COURTNEY M. GOOLSBY A/K/A COURTNEY GOOLSBY; JAMES HAFKE PLUMBING; PINELLAS COUNTY, FLORIDA, Defendant(s).

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

The Clerk of the Court, Ken Burke, CPA will sell to the highest bidder for cash at www.pinellas.realforeclose.com on October 15, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

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

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 11th day of September, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Mola R. Bosland
FBN: 030330
2026.09.11
16:22:14-04'00'
Mola Bosland, Esq.
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-2570B
Ref# 25078
September 18, 25, 2026 26-04322N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-000673-CI
Freedom Mortgage Corporation, Plaintiff, vs.
Brian Albores Hernandez, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-000673-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Brian Albores Hernandez; Selena Perez; Unknown Spouse of Selena Perez 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 20th day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 24, TERESA GARDENS SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE 52, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THAT PART OF VACATED 34TH AVENUE NORTH ADJOINING SAID LOT 24 AND LYING BETWEEN THE EAST AND WEST BOUNDARY LINES OF SAID LOT 24 PROJECTED NORTHERLY TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 31 SOUTH, RANGE 16 EAST.

TAX ID: 07-31-16-90162-000-0240

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 14th 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. 32106
File # 25-F03168
September 18, 25, 2026 26-04270N

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26-000501-CI
CHASE HOME LENDING MORTGAGE TRUST 2024-RPL3 MORTGAGE CERTIFICATES, SERIES 2024-RPL3, Plaintiff, vs.
CHERIE L. COOK. 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 CHERIE L. COOK, 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:

THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF PINELLAS AND THE STATE OF FLORIDA IN DEED BOOK 4406 AT PAGE 1828 AND DESCRIBED AS FOLLOWS:

LOT 20, BLOCK 30, SKYVIEW TERRACE SECOND ADDITION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 2-4, 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 14 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, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-349980
September 18, 25, 2026 26-04282N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 26-000271-CI
LAKEVIEW LOAN SERVICING, LLC
Plaintiff, vs.
KENNETH EDWARD KAPPEN A/K/A KENNETH E KAPPEN; ANN MARIE KAPPEN A/K/A ANN M KAPPEN; CAPITAL ONE BANK (USA); BAY PINES CONDOMINIUM UNIT THREE ASSOCIATION, INC., A FLORIDA CORPORATION; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to the Uniform Consent Final Judgment of Foreclosure entered on the 1st of September 2026, in Case No. 26-000271-CI, of the Circuit Court of the 6TH Judicial Circuit in and for Pinellas County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC, is the Plaintiff. Final Judgment is hereby entered in favor of the Plaintiff, against Defendants, KENNETH EDWARD KAPPEN A/K/A KENNETH E KAPPEN, ANN MARIE KAPPEN A/K/A ANN M KAPPEN, CAPITAL ONE BANK (USA), BAY PINES CONDOMINIUM UNIT THREE ASSOCIATION, INC., A FLORIDA CORPORATION. Ken Burke Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com, the Clerk's website for on-line auctions, at 10:00 AM on the 3rd day of November 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 120 OF BAY PINES CONDOMINIUM, UNIT 3, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3328, PAGE(S) 334, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Property Address: 9940 47TH AVE N, APT 120, SAINT PETERSBURG, 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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. 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 14th day of September, 2026.

By: /s/ Tephaine Whitmore
Tephaine Whitmore, Esq.
Bar Number: 57938
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 333095
service@delucalawgroup.com
25-06911
September 18, 25, 2026 26-04283N

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 25-8391-CO
THE INTERCOASTAL CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
THOMAS BURGOS 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 D-1 of THE INTERCOASTAL, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 5122, Page 2105, of the Public Records of Pinellas County, Florida, and all amendments thereto, and as described in Condominium Plat Book 46, Page 50, and any amendments thereto, together with its undivided share in the common elements.

Property Address: 19727 Gulf Blvd., #D-1, Indian Shores, Florida, 33785.

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on October 15, 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 14th 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 18, 25, 2026 26-04276N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-001462-CI
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
GRANT MILLER, et al.,
Defendants.

NOTICE is hereby given that Ken Burke, Clerk of the Circuit Court of Pinellas County, Florida, will on October 1, 2026, at 10:00 a.m. ET, via the online website www.pinellas.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pinellas County, Florida, to wit:

Lot 1, Block 7, FIRST UNIT OF MONTICELLO PARK SUBDIVISION, according to the plat thereof as recorded in Plat Book 7, Page 57, Public Records of Pinellas County, Florida.

Property Address: 900 46th Avenue N., St. Petersburg, FL 33703

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

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

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

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

SUBMITTED on this 9th day of 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 18, 25, 2026 26-04256N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-006065-CI
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
DANIAH M ALMAHBOOBI A/K/A DANIAH ALMAHBOOBI, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 28, 2026 in Civil Case No. 25-006065-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Daniah M Almahboobi a/k/a Daniah Almahboobi, 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 1st day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 2, Block E, Fox Chase Townhomes Unit B, according to plat thereof as recorded in Plat Book 102, Page 16, of the Public Records of Pinellas County, Florida.

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

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
25-14555FL
September 18, 25, 2026 26-04274N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6th JUDICAL CIRCUIT, IN AND FOR PINELLAS, FLORIDA.
CASE No. 26-002715-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR IBIS HOLDINGS A TRUST,
Plaintiff vs.
SANCORE GROUP LLC AKA THE SANCORE GROUP, LLC, et al.,
Defendants

TO:
SANDRA KLETNIEKS
3107 BLUE HERON STREET,
SAFETY HARBOR, FL 34695
1625 DALE CIR S, DUNEDIN, FL 34698
230 VELMA DR, LARGO, FL 33770
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 18, BLOCK 7, SECOND ADDITION TO LAKE CITRUS ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 11, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before , 2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 31st day of Aug 2026.

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

Prepared by:
Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(26-000472-01)
September 18, 25, 2026 26-04321N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26003658CI
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
BETTYE WILBOURN, et al.,
Defendants.

TO:
BETTYE WILBOURN
4902 46TH AVE N,
ST. PETERSBURG, FL 33709
UNKNOWN SPOUSE OF
BETTYE WILBOURN
4902 46TH AVE N,
ST. PETERSBURG, FL 33709

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

LOT 25, CALEDONIA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE(S) 52, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before , a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
26-02510
September 18, 25, 2026 26-04253N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26-000068-CI
AD INVESTMENTS I, LLC,
A Florida limited liability company,
Plaintiff, v.
ARMSTRONG CHESNER, LLC; CODIE CHESNER; CHESNER HOLDINGS, LLC; F & S HOMES, LLC; JOHN M. CREAMER; and UNKNOWN TENANT(S)/ OWNER(S),
Defendants.

NOTICE IF HEREBY GIVEN that, pursuant to a Final Judgment, dated, September 4, 2026, in this cause, in the Circuit Court of Pinellas County, Florida, the office of Ken Burke, Pinellas County Clerk and Comptroller, shall sell the property situated in Pinellas County, Florida, described as:

Lot 32, RIDGEWOOD RIVIERA, according to the map or plat thereof as recorded in Plat Book 60 page 36, as amended by Resolution Correcting Clerical Error in Plat recorded in O.R. Book 3356, Page 285, Public Records of Pinellas County, Florida.

Property Address: 11456 47th Avenue North, St. Petersburg, FL 33708

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 in accordance with Section 45.031 Florida Statutes.

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

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

Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756.Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

YESNER LAW, P.L.
Shawn M. Yesner, Esq.
FBN: 0155225
Lauryn V. Fabrizio, Esq.
FBN: 1015838
Countryside Colonial Center
2753 S.R. 580, Suite 106
Clearwater, FL 33761-3351
Telephone: (813) 774-5737
Facsimile: (813) 344-0950
Email: Shawn@YesnerLaw.com
Email: Eservice@YesnerLaw.com
September 18, 25, 2026 26-04297N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25-001494-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PARK FUNDING II TRUST,
Plaintiff, vs.
WHITE ACQ, LLC, a Delaware Limited Liability Company; JASON WHITE; CDW HOMES LLC; STORM SHIELD ROOFING LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 8th of September 2026, in Case No. 25-001494-CI, of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PARK FUNDING II TRUST, is the Plaintiff. Final Judgment entered in favor of the Plaintiff, against Defendants, WHITE ACQ, LLC, a Delaware Limited Liability Company; JASON WHITE; CDW HOMES LLC; STORM SHIELD ROOFING LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2. Ken Burke, Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com, the Clerk's website for on-line auctions, 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 3, BLOCK E, LARGO HEIGHTS HARRISON & KIRKPATRICK'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 72, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 368 6TH STREET NORTHWEST LARGO, FL 33770

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

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

Bidder Number: 27815

Dated this 10th day of September, 2026.

By: /s/ Orlando DeLuca
Orlando DeLuca Esq
Bar Number: 719501
Copies sent to:
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 333095
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
25-06519-1
September 18, 25, 2026 26-04215N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 26-001930-CO
POINTE WINDWARD CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
MARC ALLEN,
Defendant.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 26-001930-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

That certain condominium parcel consisting of Unit 102, together with an undivided share in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, easements, restrictions, and other provisions of that certain Declaration of Condominium of WINDWARD POINTE, A CONDOMINIUM, recorded in O.R. Book 5726, page 299; as amended in O.R. Book 5744, page 2151 and O.R. Book 5791, page 1282, as amended and restated in O.R. Book 7452, pages 2097-2129, and any amendments thereto, and according to the plat thereof, as recorded in Condominium Plat Book 75, page 26, and as amended in Condominium Plat Book 107, pages 41 and 42, and any amendments thereto, Public Records of Pinellas County, Florida.

All Right to use and interest in that Boat Slip space designated as 16 of Windward Pointe, a Condominium in accordance with the provisions of the Declaration of Condominium.

PARCEL ID NO.: 07-30-15-98326-000-1020 ("Property")
Property Address: 326 Windrush Boulevard, Unit 102, Indian Rocks Beach, FL 33785

at public sale, to the highest and best bidder for cash at 10:00 a.m. on October 22, 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 15th 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
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
10463-008
September 18, 25, 2026 26-04323N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-005158-CI
U.S BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF AND FOR THE BENEFIT OF BP-JR 1 LOAN TRUST
Plaintiff(s), vs.
275 HYW HOLDINGS LLC; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Amended Uniform Final Judgment of Foreclosure entered on July 28, 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 14th 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 103, WINDWARD POINTE, A CONDOMINIUM TOGETHER WITH AN UNDIVIDED SHARE TO THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN O.R. BOOK 5726, PAGE(S) 299, AND ALL ITS ATTACHMENTS AND AMENDMENTS, AND AS RECORDED IN CONDOMINIUM PLAT BOOK 75, PAGE 26, AND AS AMENDED IN CONDOMINIUM PLAT BOOK 107 PAGES 41 AND 42, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property address: 326 Windrush Boulevard, 3B, Indian Rocks Beach, FL 33785

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. 25-001082-1
September 18, 25, 2026 26-04272N

--- 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. 25-007264-CI
SELENE FINANCE, LP,
Plaintiff, vs.
BILBIL BAHO, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 02, 2026, and entered in 25-007264-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein SELENE FINANCE, LP is the Plaintiff and BILBIL BAHO; MIRSAD TOPALOVIC; DANIJELA TOPALOVIC ; GEORGIA'S OWN CREDIT UNION 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 06, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 6, SECOND ADDITION TO LAKE CITRUS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE(S) 11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 2149 CAPRI DR, CLEARWATER, FL 33763

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 11 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: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-328464 - NaP
September 18, 25, 2026 26-04310N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-003708-CI
NEWREZ LLC,
Plaintiff, v.
ROBERT D. HOBBS; AMY L. HOBBS; UNKNOWN SPOUSE OF ROBERT D. HOBBS; UNKNOWN SPOUSE OF AMY L. HOBBS; THE CLERK OF THE SIXTH JUDICIAL CIRCUIT FOR PINELLAS COUNTY, FLORIDA; 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):
ROBERT D. HOBBS
l/k/a 2627 SURREY DR
PALM HARBOR, FL 34684
and
UNKNOWN SPOUSE OF ROBERT D. HOBBS
l/k/a 2627 SURREY DR
PALM HARBOR, FL 34684

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

LOT 52, COUNTY GROVE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S), 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

a/k/a 2627 SURREY DRIVE, PALM HARBOR, FL 34684

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 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 727-464-7000. 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 14 day of Sept, 2026.

Ken Burke, CPA
As Clerk of the Court
By Thomas Smith
Print Name: /s/ Thomas Smith,
As Deputy Clerk
September 18, 25, 2026 26-04281N

FIRST INSERTION

NOTICE OF ACTION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-002870-FD
IN RE: THE INTEREST OF:
A.L.H.,
minor child.
WILLIAM ROY HASTINGS and SUSAN HASTINGS,
Petitioners, vs.
OSCAR ORLANDO RODRIGUEZ HERNANDEZ, and SAMANTHA LEAGH HASTINGS,
Respondents.

TO: Samantha Leagh Hastings, a/k/a Samantha Leagh Hernandez
Last Known Street Address:
93 Dune Lakes Cir., Unit L106, Santa Rosa Beach, FL 32459-8395
Last Known Location:
Kelowna, British Columbia, Candada

YOU ARE NOTIFIED that a Petition for Temporary Custody by Extended Family pursuant to Chapter 751, Florida Statutes, has been filed in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida, concerning the temporary custody of the minor child, A.L.H.

You are required to file your written defenses, if any, with the Clerk of the Circuit Court, Family Law Division, 315 Court Street, Clearwater, Florida 33756, and serve a copy on Autumn N. Hancock, Esquire, counsel for Petitioners, whose address is 4437 Central Avenue, St. Petersburg, Florida 33713, and whose primary e-mail address is service@hancocklawfl.com, on or before 28 Days after 1st Publication, October 16, 2026.

If you fail to file and serve written defenses by the date stated above, a default may be entered against you for the relief demanded in the Petition for Temporary Custody by Extended Family.

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 mailing and e-mail addresses. You may use Florida Supreme Court Approved Family Law Form 12.915, Designation of Current Mailing and E-Mail Address, for this purpose. Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the Clerk's office.

"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: 9-14-2026

KEN BURKE
CLERK OF THE CIRCUIT COURT
By: /s/ Thomas Smith
Deputy Clerk
Sept. 18, 25; Oct. 2, 9, 2026
26-04295N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-005107-CI
CITIMORTGAGE, INC
Plaintiff(s), vs.
PINELLAS COUNTY, FLORIDA; DANIEL AVEZOV; LSG COMMUNITY ASSOCIATION, INC.; ELENA BRAZHNIKOVA; THE UNKNOWN SPOUSE OF DANIEL AVEZOV; THE UNKNOWN SPOUSE OF ELENA BRAZHNIKOVA; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

TO: ELENA BRAZHNIKOVA
LAST KNOWN ADDRESS: 3839 BERKSHIRE COURT PALM HARBOR, FL 34684
CURRENT ADDRESS: UNKNOWN

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

LOT 89, BLOCK E, LAKE ST. GEORGE - UNIT V-A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE(S) 87 AND 88, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property address: 3839 Berkshire Court, Palm Harbor, FL 34684

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 15th 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. 25-010602-1
Sept. 18, 25; Oct. 2, 9, 2026
26-04296N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 26-000101-CO
HEATHER LAKE APARTMENTS CONDOMINIUM ASSOCIATION INC.
Plaintiff, vs.
KAREN DANIELS,
Defendant.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 26-000101-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

That certain parcel consisting of Apartment No. 108, Building F, as shown on Condominium Plat of HEATHER LAKE APARTMENTS NO, III, A CONDOMINIUM, according to the Condominium Plat Book 16, Page 75, Public Records of Pinellas County, Florida, and being further described in that certain Declaration of Condominium in O.R. Book 4117, Pages 670 through 699, together with such additions and amendments to said Declaration and Condominium Plat as from time to time may be made, all as recorded in the Public Records of Pinellas County, Florida, together with the exhibits attached thereto an made a part thereof; and together with an undivided share in the common elements appurtenant thereto.

PARCEL ID NO.: 26-28-15-38018-006-1080 ("Property")

Property Address: 936 Virginia Street, Unit 108, Dunedin, FL 34698

at public sale, to the highest and best bidder for cash at 10:00 a.m. on October 15, 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 15th 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
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
10015-103
September 18, 25, 2026 26-04311N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-003495-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2024-7
Plaintiff(s), vs.
JOSEPH GENOESE; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 12, 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 14th 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:

LOT 18, BLOCK K, HARBOR HILLS FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 65 AND 66, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

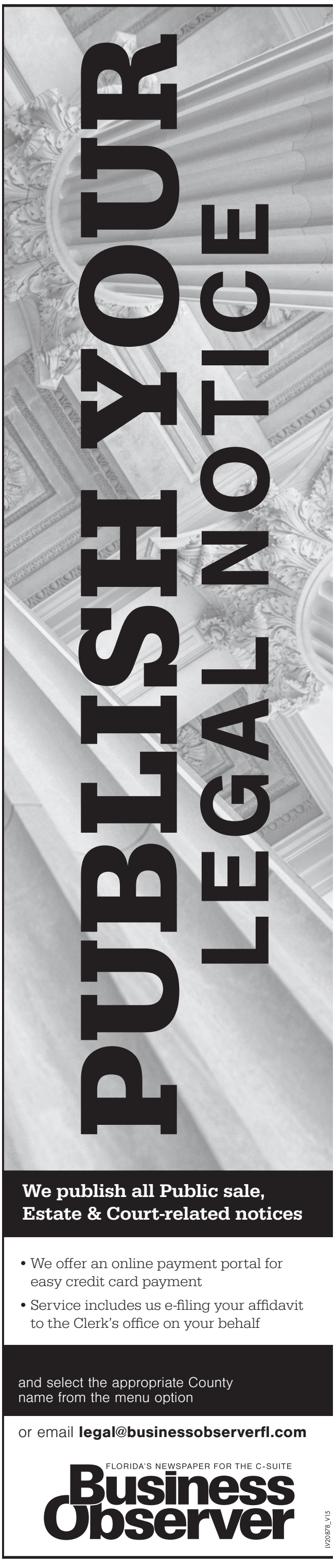
Property address: 1772 Indian Rocks Road South, Largo, FL 33774

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. 25-005223-2
September 18, 25, 2026 26-04271N



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-006827
REGIONS BANK,
Plaintiff, vs.
STUART E. FREDRIKSON, UNKNOWN SPOUSE OF STUART E. FREDRIKSON, SUSAN D. FREDRIKSON, UNKNOWN SPOUSE OF SUSAN D. FREDRIKSON, PALMA DEL MAR CONDOMINIUM ASSOCIATION NO. 2 OF ST. PETERSBURG, INC., UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated September 3, 2026, entered in Case No.: 25-006827 of the Circuit Court in and for Pinellas County, Florida, wherein, STUART E. FREDRIKSON, UNKNOWN SPOUSE OF STUART E. FREDRIKSON, SUSAN D. FREDRIKSON, UNKNOWN SPOUSE OF SUSAN D. FREDRIKSON, PALMA DEL MAR CONDOMINIUM ASSOCIATION NO. 2 OF ST PETERSBURG, INC., UNKNOWN TENANT NO. 1 AND UNKNOWN TENANT NO.2 , are the Defendants, that the Clerk of the Court shall sell the subject property at public sale on October 8, 2026 to the highest bidder for cash, except as prescribed in Paragraph 8, conducted electronically online at www.pinellas.realforeclose.com. All electronic sales will begin at 10:00 a.m. and continue until all scheduled sales have been completed.

The following described real property as set forth in the Final Judgment will be sold:

THE FOLLOWING DESCRIBED LAND SITUATED IN PINELLAS COUNTY, FLORIDA: CONDOMINIUM UNIT NO. 109, BUILDING D, PALMA DEL MAR I, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING. TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN O.R. BOOK 4961, PAGE 366, AND ALL ITS ATTACHMENTS AND AMENDMENTS, AND AS RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGES 106 THROUGH 121, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TOGETHER WITH THE RIGHT TO USE PARKING SPACE NO. 01 LC.

ALSO KNOWN AS 6219 PALMA DEL MAR BLVD. S. 109, ST. PETERSBURG, FL 33715.

"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."

NOTICE: THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

Dated: September 14, 2026.
Wayne E. Klinkbeil
Florida Bar #0040037
E-mail: wayne@mkpalegal.com
P.O. Box 3108
Orlando, FL 32802
(407) 422-1966 (Phone)
(407) 932-4750 (Fax)
Carlos J. Melendez
Florida Bar #0047752
E-mail: melendez@mkpalegal.com
Alberto J. Melendez
Florida Bar #1002511
E-mail: alberto@mkpalegal.com
Melendez & Klinkbeil, P.A.
20 S. Rose Avenue, Suite 2
Kissimmee, FL 34741
(407) 932-1650 (Phone)
September 18, 25, 2026 26-04273N

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,
Defendants.

NOTICE IS HEREBY GIVEN that under and by virtue of the Summary Final Judgment of Foreclosure and Determination and Award of Attorney's Fees entered on August 27, 2026, under Case No. 26-000935-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein 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, are Plaintiffs, and 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 day of September 2026.
/s/ Stephen M. Stone, Esquire
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 18, 25, 2026 26-04255N

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. 26-001946-CI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
STEPHANIE N MORGAN A/K/A STEPHANIE MORGAN, et al.,
Defendant.

To: STEPHANIE N MORGAN A/K/A STEPHANIE MORGAN
4933 10TH AVE S, GULFPORT, FL 33707
UNKNOWN SPOUSE OF STEPHANIE N MORGAN A/K/A STEPHANIE MORGAN
4933 10TH AVE S, GULFPORT, FL 33707
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 9 AND THE WEST 1/2 OF LOT 8, DISSTON BOULEVARD HEIGHTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 36, IN 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 Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 9th day of Sept, 2026.

KEN BURKE, CPA
CLERK OF COURT OF PINELLAS COUNTY
As Clerk of the Court
BY: /s/ Thomas Smith
Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
23-06299FL
September 18, 25, 2026 26-04254N

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 522024CA004434XXCICI
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF MILL CITY MORTGAGE LOAN TRUST 2019-GS1,
Plaintiff, vs.
CAROLE ANN SIMPSON A/K/A CAROLE A. SIMPSON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 5, 2025 and an Order Resetting Sale dated September 4, 2026 and entered in Case No. 522024CA004434XXCICI of the Circuit Court in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF MILL CITY MORTGAGE LOAN TRUST 2019-GS1 is Plaintiff and CAROLE ANN SIMPSON A/K/A CAROLE A. SIMPSON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, KEN BURKE, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.pinellas.realforeclose.com, 10:00 a.m., on October 15, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 32, ROSE MOUND GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 45, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE, PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 S. FT. HARRISON AVE., SUITE 500, CLEARWATER, FL 33756. (727) 464-4062 (V/TDDO).

DATED September 11, 2026.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave.,
Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-205377 / GS1
September 18, 25, 2026 26-04269N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 26-002134-CI
THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND,
Plaintiff, vs.
GERALD CHARLES MASON A/K/A GERALD C. MASON; TIMOTHY J. MASON F/K/A TIMOTHY JAY RHOADES STALLMAN; UNITED STATES OF AMERICA ON BEHALF OF THE ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION;
Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated September 4, 2026, and entered in Case No. 26-002134-CI, of the Circuit Court of the Sixth Judicial Circuit in and for PINELLAS County, Florida. THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, is Plaintiff and GERALD CHARLES MASON A/K/A GERALD C. MASON; TIMOTHY J. MASON F/K/A TIMOTHY JAY RHOADES STALLMAN; UNITED STATES OF AMERICA ON BEHALF OF THE ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION, are defendants. Ken Burke, Clerk of Circuit Court for PINELLAS, County Florida will sell to the highest and best bidder for cash Via the Internet at www.pinellas.realforeclose.com at 10:00 a.m., on the 13TH day of OCTOBER, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 47, OVERLOOK SECTION OF SHORE ACRES, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 13, PAGES 36 THROUGH 45, INCLUSIVE, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

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

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

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

Dated this 11th day of September, 2026
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
TF21641-26/sap
September 18, 25, 2026 26-04229N

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 23-008101-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
JEFFREY J. MCPHERSON, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated August 18, 2026, and entered in Case No. 23-008101-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which U.S. Bank Trust National Association, Not In Its Individual CAPA City But Solely As Owner Trustee For RCAF Acquisition Trust, is the Plaintiff and Jeffrey J. Mcpherson, Cheri C. Mcpherson, are defendants, the Pinellas County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pinellas.realforeclose.com, Pinellas County, Florida at 10:00 am on the October 6, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA: A PORTION OF THE NORTH 210 FEET OF THE SOUTH 420 FEET OF LOT 2, MAP OF TAMPA AND TARPON SPRINGS LAND COMPANY, IN SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 1 OF SAID TAMPA AND TARPON SPRINGS LAND COMPANY, THENCE NORTH 01 DEGREES 14'26" WEST, A DISTANCE OF 210.00 FEET, THENCE WEST, A DISTANCE OF 525.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, A DISTANCE OF 332.23 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 01 DEGREES 07'42" WEST, ALONG, THE WEST LINE OF SAID LOT 2, A DISTANCE OF 210.20 FEET; THENCE SOUTH 89 DEGREES 59'42" EAST A DISTANCE OF 331.82 FEET, THENCE SOUTH 01 DEGREES 14'26" EAST, A DISTANCE OF 210.18 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A INGRESS/EGRESS EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 1 OF SAID TAMPA AND TARPON SPRINGS LAND COMPANY, THENCE NORTH 01 DEGREES 14'26" WEST, A DISTANCE OF 210.00 FEET, THENCE WEST, A DISTANCE OF 525.00 FEET, THENCE NORTH 01 DEGREES 14'26" WEST, A DISTANCE OF 25.00 FEET, THENCE EAST, A DISTANCE OF 525.00 FEET, THENCE SOUTH 01 DEGREES 14'26" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

A/K/A 691 GEORGE ST N TARPON SPRINGS FL 34688

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

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

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

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

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 04 day of September, 2026
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Robyn Sherer
Florida Bar #1030716
Robyn Sherer, Esq.
IN/23-008129
September 18, 25, 2026 26-04275N

Q Are internet-only legal notices sufficient?

A 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.

Q&A

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV18237_V35

--- ACTIONS / SALES ---

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. 26-003273-CI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
RANDY LEINGANG, et al.,
Defendant.
To: RANDY LEINGANG
2225 S LAGOON CIR, CLEARWATER, FL 33765
UNKNOWN SPOUSE OF RANDY LEINGANG
2225 S LAGOON CIR, CLEARWATER, FL 33765
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 160, CLEARWATER MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE(S) 66, 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 Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 9th day of Sept, 2026.

KEN BURKE, CPA
CLERK OF COURT OF PINELLAS COUNTY
As Clerk of the Court
BY: /s/ Thomas Smith
Deputy Clerk

Sara Collins, Esq,
McCalla Raymer Leibert Pierce, LLP
225 East Robinson Street,
Suite 155
Orlando, FL 32801
26-21455FL
September 18, 25, 2026 26-04202N

FIRST INSERTION

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 REPRESEATIVES, DEVISEES, AND CREDITORS OF BERTHA CRENSHAW A/K/A BERTHA MAXWELL, DECEASED, JACKIE WALKER, DWIGHT WALKER,
Defendant(s),
TO: DWIGHT WALKER
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 here.

You are hereby notified of the institution of this action by the Plaintiff against the Defendants, involving the following described property in Pasco 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 immediately thereafter. IF A DEFENDANT FAILS TO DO SO, A DEFAULT WILL BE ENTERED AGAINST THAT DEFENDANT 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."

WITNESS my hand and seal of this Court on 9/10/2026.

Clerk of the Circuit Court
By: /s/ Colleen McNair
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
As Deputy Clerk
September 18, 25, 2026 26-04214N

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-004207-CI

PennyMac Loan Services, LLC
Plaintiff, vs.
Chukuemaka Smith a/k/a Chukuemaka M. Smith; Unknown Spouse of Chukuemaka Smith a/k/a Chukuemaka M. Smith; Steadfast Roofing LLC dba Steadfast Roofing
Defendants.

TO: Unknown Spouse of Chukuemaka Smith a/k/a Chukuemaka M. Smith
Last Known Address: 1416 58th St. N., Saint Petersburg, FL 33710

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

LOT 33, BLOCK 7, TYRONE GARDENS SECTION ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 70, 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.

"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 Sept 11, 2026.

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

File # 26-F02267
September 18, 25, 2026 26-04228N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-004099-CI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
ROSEMARIE GREGORY; et al.,
Defendant(s).
TO: Rosemarie Gregory
Last Known Residence: 54 Pelican Dr S Oldsmar, FL 34677
TO: Unknown Spouse of Rosemarie Gregory
Last Known Residence: 54 Pelican Dr S Oldsmar, FL 34677

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

LOT 54 OF GULL-AIRE VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE(S) 40 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

1977 ROPER MANUFACTURED HOME, ID#R11021241A&B

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 Days after 1st Publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on Sept 11, 2026.

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

1184-235B
Ref# 24171
September 18, 25, 2026 26-04227N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-004712-CO
MHC WHISPERING PINES LARGO, L.L.C.,
Plaintiff, vs.
DEBRA A. MUELLER, DONNA L. WALTERS, and ROBERT JORDAN PIERCE,
Defendants.
TO: Debra A. Mueller
Donna L. Walters
7501 142nd Avenue North
Lot No. 646
Clearwater, Florida 33771
Robert Jordan Pierce
114 Redwood Lane
Largo, Florida 33770

YOU ARE NOTIFIED that an action for money damages, subordination of a first lien and imposition and foreclosure of a statutory landlord's lien upon a mobile home described as that certain 1978 MANA mobile home in Whispering Pines Largo mobile home park located at 7501 142nd Avenue North, Lot No. 646, Clearwater, Florida 33771, and bearing Vehicle Identification Numbers F0682633566A and F0682633566B, has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Stanley L. Martin, Plaintiff's attorney, whose address is 4300 W. Cypress Street, Suite 400, Tampa, Florida 33607, within 30 days of the 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 or petition.

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

WITNESS, Clerk of the County Court, and the seal of said Court, at the Courthouse at Pinellas County, Florida.

Dated: 9-9-2026

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

Prepared by:
Stanley L. Martin
(813) 282-5925
September 18, 25, 2026 26-04252N

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / PUBLIC NOTICE / TAX DEEDS ---

SECOND INSERTION

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

The auction date is 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

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

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that FNA DZ, 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: 02154
Year of Issuance: 2021
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
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, 2026
26-04069N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that EDWARD FLYNN, 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: 07657
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
EAST PASADENA BLK I, 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, 2026
26-04085N

SECOND 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 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, 2026
26-04076N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
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)

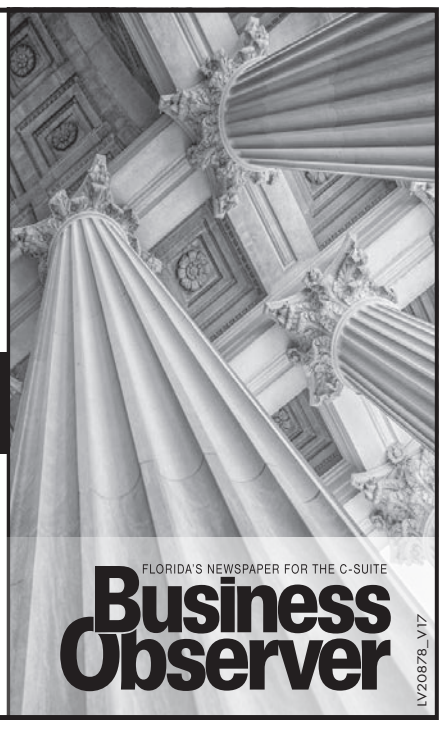
KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Sept. 11, 18, 25; Oct. 2, 2026
26-04070N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
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: 17-30-17-71804-000-1520
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, 2026
26-04071N

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• Simply email your notice to legal@businessobserverfl.com
• 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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V17

--- ACTIONS / SALES ---

SECOND 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, ACCORDING 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
Email:
Karissa.Chin-Duncan@gmlaw.com
By: /s/Karissa Chin-Duncan
Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
25-001330-02 / 21844.0981 / Jean Schwartz
BIDDER #10250
September 11, 18, 2026 26-04099N

SECOND 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, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF CAROL D OSHEA A/K/A CAROL OSHEA, DECEASED, ET AL.
Defendants.

TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF CAROL D OSHEA A/K/A CAROL OSHEA, DECEASED
Current Residence Unknown, but whose last known address was:
3770 50TH AVE N, SAINT PETERSBURG, FL 33714-2941

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

LOTS 9 AND 10 IN BLOCK 19 OF SECOND SECTION OF LELLMAN HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 68, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 315 Court Street, Room 170, Clearwater, FL 33756, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this 3rd day of Sept, 2026.

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

eXL Legal, PLLC
Plaintiff's attorney,
12425 28th Street North,
Suite 200,
St. Petersburg, FL 33716
1000009178
September 11, 18, 2026 26-04126N

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 25-2482-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 Condominium, according to the Declaration of Condominium thereof, recorded in Official Records 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 Records 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 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 26-04155N

SECOND 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 property in Pinellas County, Florida:

Unit No. 2004, together with an undivided 1.1448% interest in the common elements appurtenant thereto, of RANDOLPH FARMS 1, a CONDOMINIUM, according to the Plat thereof recorded in Condominium Plat Book 18, Page 108, First Amendment recorded in Condominium Plat Book 23, Page 54, Second Amendment recorded in Condominium Plat Book 24, Page 85, as amended, and being further described in that certain Declaration of Condominium recorded as Clerk's Instrument No. 74093991, in O.R. Book 4192, Pages 1010 to 1068, inclusive, as amended, all of the Public Records 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 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
10505-008
September 11, 18, 2026 26-04154N

SECOND 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 property in Pinellas County, Florida:

Unit No. 2004, together with an undivided 1.1448% interest in the common elements appurtenant thereto, of RANDOLPH FARMS 1, a CONDOMINIUM, according to the Plat thereof recorded in Condominium Plat Book 18, Page 108, First Amendment recorded in Condominium Plat Book 23, Page 54, Second Amendment recorded in Condominium Plat Book 24, Page 85, as amended, and being further described in that certain Declaration of Condominium recorded as Clerk's Instrument No. 74093991, in O.R. Book 4192, Pages 1010 to 1068, inclusive, as amended, all of the Public Records 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 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
10505-008
September 11, 18, 2026 26-04153N

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 24-009638-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 Condominium 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 amendments 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, Clearwater, 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. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days

Dated this 4th day of 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
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

SECOND 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 REPRESEATIVES, DEVISEES, AND CREDITORS OF BERTHA CRENSHAW A/K/A BERTHA MAXWELL, DECEASED, JACKIE WALKER, DWIGHT WALKER,
Defendant(s),

TO: THE UNKNOWN HEIRS, GRANTEES, BENEFICIARIES, PERSONAL REPRESEATIVES, DEVISEES, 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 foreclosed here.

You are hereby notified of the institution 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 immediately thereafter. IF A DEFENDANT FAILS TO DO SO, A DEFAULT WILL BE ENTERED AGAINST THAT DEFENDANT 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."

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
As Deputy Clerk
September 11, 18, 2026 26-04163N

SECOND 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 CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4980, PAGE 1953, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT 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 mortgage.

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

SECOND 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 RECORDS OF PINELLAS COUNTY, FLORIDA

Property Address: 14500 Alejo Ct, 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.

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

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Vanessa Nieto
Vaness Nieto, Esq.
FBN: 107084
File No.: 5299.000279
September 11, 18, 2026 26-04097N

Subscribe to the **Business Observer** today! Visit **Businessobserverfl.com**

--- TAX DEEDS ---

SECOND 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 assessed are as follows:

Certificate Number: 02438
Year of Issuance: 2024

Said certificate embraces the following described property in the County of Pinellas, 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

SECOND 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 assessed are as follows:

Certificate Number: 01967
Year of Issuance: 2024

Said certificate embraces the following described property in the County of Pinellas, 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

SECOND 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 Pinellas, 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

SECOND 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 Pinellas, 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

SECOND 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 assessed are as follows:

Certificate Number: 02678
Year of Issuance: 2024

Said certificate embraces the following described property in the County of Pinellas, 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

SECOND 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 assessed are as follows:

Certificate Number: 00668
Year of Issuance: 2024

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

WESTLAKE VILLAGE SECTION 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

SECOND 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 Pinellas, 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

SECOND 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 assessed are as follows:

Certificate Number: 00779
Year of Issuance: 2024

Said certificate embraces the following described property in the County of Pinellas, 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

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KINGS RIGHT, LLC FIRSTRUST SAVINGS BANK, AS CUST. FOR KINGS RIGHT LLC F/B/O FIRSTRUST 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 assessed are as follows:

Certificate Number: 04379
Year of Issuance: 2024

Said certificate embraces the following described property in the County of Pinellas, 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

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KINGS RIGHT, LLC FIRSTRUST SAVINGS BANK, AS CUST. FOR KINGS RIGHT LLC F/B/O FIRSTRUST 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 assessed are as follows:

Certificate Number: 08380
Year of Issuance: 2024

Said certificate embraces the following described property in the County of Pinellas, 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

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KINGS RIGHT, LLC FIRSTRUST SAVINGS BANK, AS CUST. FOR KINGS RIGHT LLC F/B/O FIRSTRUST 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 assessed are as follows:

Certificate Number: 02648
Year of Issuance: 2024

Said certificate embraces the following described property in the County of Pinellas, 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

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KINGS RIGHT, LLC FIRSTRUST SAVINGS BANK, AS CUST. FOR KINGS RIGHT LLC F/B/O FIRSTRUST 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 assessed are as follows:

Certificate Number: 00826
Year of Issuance: 2024

Said certificate embraces the following described property in the County of Pinellas, 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 ---

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 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.storagetreasures.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.storagetreasures.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.storagetreasures.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 26-04088N

SECOND INSERTION

NOTICE OF PUBLIC SALE: THE LOCK UP SELF STORAGE at 1700 1st Ave S, St. Petersburg, FL 33712 will sell the contents of the following units to satisfy a lien to the highest bidder on September 25, 2026 by 11:00AM on www.storagetreasures.com. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

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

September 11, 18, 2026 26-04116N

LV18237_V13

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.

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 ---

SECOND 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: swv@macfar.com
Secondary Email: mlh@macfar.com
September 11, 18, 2026 26-04104N

SECOND 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

SECOND 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

SECOND 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

SECOND 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: Kole@specialneedslawyers.com
Email: Liz@specialneedslawyers.com
September 11, 18, 2026 26-04106N

SECOND 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 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.

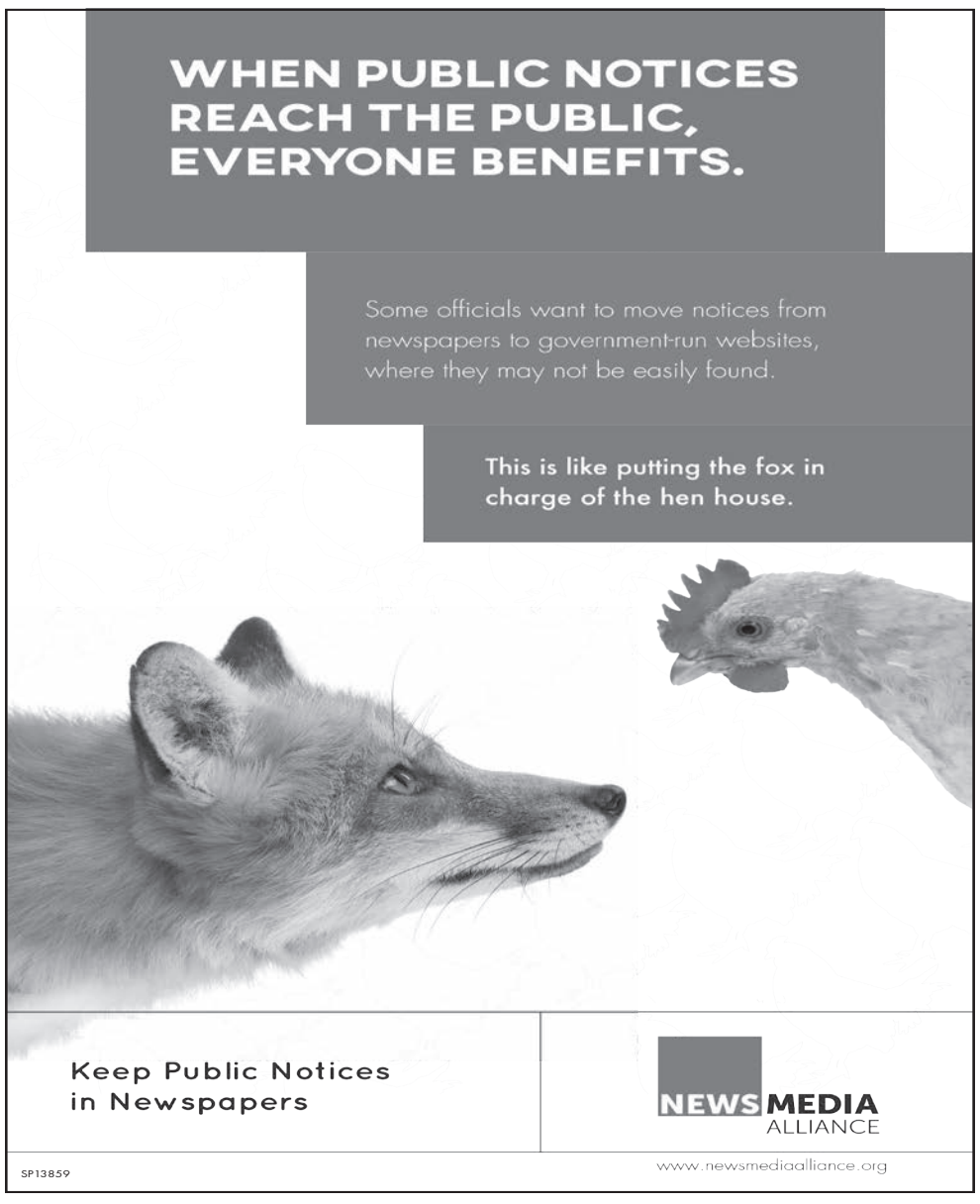
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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 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



THIRD INSERTION

Notice

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

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

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

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

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026-CA-004701
GULF STATES CAPITAL, a Texas general partnership,
Plaintiff, v.
CARTEZ B. RENTZ; TIA-CHERISE RENTZ; LULA DELIFORD; ERICA DELIFORD; UNKNOWN HEIRS OF CHARLES DELIFORD; UNKNOWN TENANT #1; and UNKNOWN TENANT #2; the names being fictitious to account for parties in possession,
Defendants.

To: Unknown Heirs of Charles Deliford,
LAST KNOWN ADDRESS: Unknown

You are notified that an action for foreclosure and imposition and foreclosure of an equitable lien has been filed against you with regard to the following property in Pinellas County, Florida:

Lot 9, Block 17, HALL'S CENTRAL AVENUE SUBDIVISION 3, according to the plat thereof, as recorded in Plat Book 3, Page 39, of the Public Records of Pinellas County, Florida.

Parcel ID#: 21-31-16-35244-017-0090

and you are required to serve a copy of your written defenses, if any to it on Jessica E. Loshin, Esq., the Plaintiff's attorney, whose address is 7650 W. 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

FOURTH 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

--- PROBATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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. #119451
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

SECOND 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 unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: 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

SECOND 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. Csenge Revocable Trust dated July 12, 2000, Defendant.

TO: John L. Csenge, 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: Ralegh 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

SECOND 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

SECOND 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 unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: 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

SECOND 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 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;
Desigt'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

SECOND 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 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 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

SECOND 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 IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer

--- PROBATE ---

SECOND 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 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.

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 N.E.
St. Petersburg, Florida 33701
Telephone: (727) 898-6525
Email:
swilliams@sarahewilliamspa.com
Secondary Email:
legalassistant@sarahewilliamspa.com
September 11, 18, 2026 26-04119N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 26-006801-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. 732.2211, 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

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

SECOND INSERTION

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.

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 11, 2026.

/s/Holly Nagy
HOLLY NAGY
1807 Benson Boulevard
Oakdale, Pennsylvania 15071

/s/Leanne B. Wagner
LEANNE B. WAGNER
Attorney
Florida Bar Number: 0057847
FRANK WEINBERG & BLACK PL
210 South Beach Street, Suite 202
Daytona Beach, Florida 32114
Telephone: (386) 322-4430
Fax: (954) 474-9805
E-Mail: lwagner@fwblaw.net
Secondary E-Mail: nshort@fwblaw.net
September 11, 18, 2026 26-04107N

SECOND 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 §732.2211.

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

ADRIANNE HAMMOND
69 Cumberland Cresent
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

SECOND INSERTION

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.

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.

Signed on this 31 day of August, 2026.

CHRISTINE BENNETT-MIR
Personal Representative
4000 8th Avenue North
St. Petersburg, FL 33713

Paul A. Nelson, Esquire
Attorney for Personal Representative
Florida Bar No. 0508284
SPN: 00516940
PAUL A. NELSON, P.A.
1700 66th Street North,
Suite #502
Saint Petersburg, FL 33710
Telephone: 727-821-5811
Email: paulnelson@paulnelsonpa.com
Secondary Email:
kathleenthornton@paulnelsonpa.com
September 11, 18, 2026 26-04185N

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25-002593-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

SECOND INSERTION

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.

PARCEL ID NO.: 06-29-16-64128-090-0570 ("Property")

Property Address: 2221 Norwegian Drive, Unit 57, Clearwater, FL 33763

A Lawsuit has been filed against you in Pinellas County Court, ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION INC. v. THOMAS W. SANTORE AND MONICA T. GONZALEZ, 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 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
10569-081
September 11, 18, 2026 26-04182N

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-002288-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

SECOND 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

SECOND 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

SECOND 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 Orlans, 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
Orlans Law Group PLLC
621 S. Federal Highway Suite 10
Fort Lauderdale, FL 33301
Orlans #25-011060
September 11, 18, 2026 26-04144N

SECOND INSERTION

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

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.: 24-000377-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

SECOND 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

SECOND 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

THIRD 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 Mangrove 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 Mangrove 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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-005541-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 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.

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

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

SUBMITTED on this 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

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. 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: 06-29-16-94151-000-0040

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. 32106
File # 25-F02097
September 11, 18, 2026 26-04098N

SECOND INSERTION

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

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

SECOND 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 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 demand 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

SECOND 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, 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 COLONIAL 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

SECOND 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 #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 FAIRLAWN 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:
ftlrealprop@kelleykronenberg.com
/s/ Vanessa Nieto
Vanessa Nieto, Esq.
FBN: 107084
File No: 2390.000951
September 11, 18, 2026 26-04128N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 26-001488-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 OFFICIAL 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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-003401-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, PAGE 2182, AS THEREAFTER AMENDED, OF THE PUBLIC REOCRDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 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

SECOND 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

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-11146-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

SECOND 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

SECOND 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,
Defendants.

NOTICE IS HEREBY GIVEN that under and by virtue of the Summary Final Judgment of Foreclosure and Determination and Award of Attorney's Fees entered on August 27, 2026, under Case No. 26-000935-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein 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, are Plaintiffs, and 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.

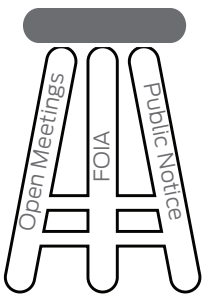
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (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

Why Public Notice Should Remain in Newspapers

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

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

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

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNLV18187