

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES / PUBLIC NOTICE ---

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09			
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Stay Gold Learning Studio 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 19th day of October, 2026 SimplyStayGold LLC October 23, 202626-04929N			

FIRST INSERTION			
ADVERTISEMENT OF 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 Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Tuesday the 10th day of November, 2026 at 3:00 PM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 110 Highland Ave SE, Largo, FL, 33770. Conner, Allison Fishing Pole Clothes PotsPans Christmas Tree Sale is subject to cancellation in the event of settlement between owner and obligated party. October 23, 30, 202626-04848N			

FIRST INSERTION			
ADVERTISEMENT OF 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 Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Tuesday the 10th day of November, 2026 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 110 Highland Ave SE, Largo, FL, 33770. Conner, Allison Fishing Pole Clothes PotsPans Christmas Tree Sale is subject to cancellation in the event of settlement between owner and obligated party. October 23, 30, 202626-04849N			

FIRST INSERTION			
ADVERTISEMENT OF 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 Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Tuesday the 10th day of November, 2026 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 110 Highland Ave SE, Largo, FL, 33770. Conner, Allison Fishing Pole Clothes PotsPans Christmas Tree; Loomis, Jennifer Cricut, Gaming Chair, Laptop, Christmas and Halloween Decorations Sale is subject to cancellation in the event of settlement between owner and obligated party. October 23, 30, 202626-04847N			

FIRST INSERTION			
NOTICE OF PUBLIC SALE			
Florida Body Shop & Rebuilders, Inc gives notice and Intent to sell, for nonpayment/enforcement FL Statute 713.78 towing & storage fees for the following vehicles on11/4/2026 at 8:30 AM at 6363 Ulmerton Road, Largo, FL 33771 Pinellas FL. Said Company reserves the right to accept or reject any and all bids. 2020 HYUN ACCENT - 3KPC24A60LE107420 2017 CHEV TRVERSE - 1GKNRFFED5HJ319386 2017 FORD FUSION - 3FA6P0HD2HR137861 2015 ACURA TLX - 19UUB1F30FA028890 2012 HYUNDAI SONATA - 5NPEB4AC8CH441303 2011 TOYT CAMRY - 4T1BF3EK6BU585970 2006 JEEP CHEROKEE - 1J4GR48K76C240696 2005 TOYT COROLLA - 1NXBR32E65Z438056 2004 JEEP LIBERTY - 1J4GK48K54W154044 October 23, 202626-04914N			

FIRST INSERTION			
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY			
NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED INTENDS TO SELL THE PERSONAL PROPERTY DESCRIBED BELOW TO ENFORCE A LIEN IMPOSED ON SAID PROPERTY UNDER The Florida Self Storage Facility Act Statutes (section 83.801-83.809) The undersigned will sell at public sale 11/19/2026 scheduled to end at 10:00AM on www.storageetreasures.com. Items will be retrieved from the premise where said property has been stored and which are located at Storquest 1505 S. fort Harrison Ave County of Pinellas State of Florida, the following			

Name	Unit	contents
Romone James	275	clothes
Sandra Mallory	270	Bins and miscellaneous items
Purchases must be paid for at the time of purchase in cash only. All purchased items are sold as is, where is and must be removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party October 23, 30, 202626-04845N		

FIRST INSERTION			
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY			
Please take notice SmartStop Self Storage located at 289 34th St N St Petersburg FL 33713, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storageetreasures.com on 11/12/26 at 2:30 p.m. Contents include personal property along with the described belongings to those individuals listed below.			
2537 Schmidt, John	Boxes, Furniture, Sports		
2438 Cholewa, Peter	Furniture, Tools, Boxes		
2506 Gallinari, Mark	Boxes, Clothing, Electronics, Furniture, Toys		
2321 Santistevan, Benjamen	Furniture, Shelving, Bags, Clothing		
3536 Mondello, Adam	Bags, Furniture, Lamps, Tools		
1217 Rogoz, Jada	Mirror, Shelving		
1240 Leaman, Cameron	Music Equipment, Boxes, Suitcases		
3274 Epps, Broderick	Furniture, Boxes, Lamps, Bedding, Bicycle		
3429 Lewis, Pamela	Boxes, Kitchen items, Toys, Water Dispenser		
1311 Baker, J	Boxes, Bedding, Electronics, Bicycle		
2201 Anton Barr	Boxes, Fireworks		
2423 Deangelo jordan	Clothing, Bags		
2441 Devard, Adrionna	Boxes, Toys, Vacuum, Table		
2214 Isley, Brenda Kaye	Furniture, Boxes, Tools, Shelving,		
3173 Kittles, Phyllis	Furniture, Appliances, Electronics, TV, Bedding		
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (727)-509-0254 October 23, 30, 202626-04851N			

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 Better Call Mol 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 October, 2026 BCM ADVISORY, LLC October 23, 202626-04852N			

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 WiseWay Health 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 October, 2026 Weight Wise Medical LLC October 23, 202626-04879N			

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 Premium Pilot located at 5351 71st Way N in the City of St Petersburg, Pinellas, FL 33709 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of October, 2026 Two J's Solutions LLC October 23, 202626-04908N			

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 VialTracker 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 19th day of October, 2026 FEMAGIC SOLUTIONS LLC Felipe Giraldo, Manager October 23, 202626-04900N			

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 MIGRACONNECT located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of October, 2026 TECSO SOLUTIONS LLC Alberto Sosa Fernandez October 23, 202626-04878N			

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 LHS MOBILE NOTARY 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 October, 2026 LEGACY HEALTHCARE SOLUTIONS LLC October 23, 202626-04853N			

FICTITIOUS NAME NOTICE			
Notice is hereby given that FRANCESCA RAMSEY, OWNER, desiring to engage in business under the fictitious name of GROW AS YOU GO THERAPY located at 15 8TH ST N #420, ST. PETERSBURG, FLORIDA 33701 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. October 23, 202626-04875N			

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 New Alexandria located at 6975 S Shore Dr S in the City of S Pasadena, Pinellas, FL 33707 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 14th day of October, 2026 Fisher Daniel Curry October 23, 202626-04854N			

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 376 Operating Partners located at 7901 4th St N Ste 300 in the City of Saint Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of October, 2026 376main Inc October 23, 202626-04860N			

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 JOYFULL TRANSIT located at 57 INDEPENDENT AVE in the City of FRANKLIN, Pinellas, NH 03235 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of October, 2026 JULIE VINSON October 23, 202626-04907N			

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 MediaHuman 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 19th day of October, 2026 MDHM GROUP INC Viacheslav Parygin October 23, 202626-04910N			

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 LockLine located at 7901 4TH St N, Suite 36674 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 October, 2026 CITIEPRODUCTIONS INC Jose E. Pareja Jr. President October 23, 202626-04880N			

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 House of Leona Insurance Services 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 October, 2026 Joy Leona Perry LLC October 23, 202626-04856N			

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 Spica Post 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 21st day of October, 2026 ML Apps LLC October 23, 202626-04971N			

Pinellas County
P: (727) 447-7784 F: (727) 447-3944

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 Quigley Business Capital 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 October, 2026 Michael Jabari Quigley October 23, 202626-04855N			

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 Second Resolution Bridge located at 7901 4TH ST N #35657 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 October, 2026 Emily Sanders October 23, 202626-04881N			

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09			
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Organized Beauty 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 October, 2026 JAHJAH JOY LLC October 23, 202626-04906N			

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 A/C Repair Temple Terrace located at 10944 N 56th St Suite 205 in the City of Temple Terrace, Pinellas, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of October, 2026 Rosensteel's A/C Enterprise LLC October 23, 202626-04912N			

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 Heritage Hopper 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 October, 2026 Innovance Advisors, LLC Christophe Masiero, Manager October 23, 202626-04876N			

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 Crema Bakehouse located at 2058 Bayshore Boulevard Unit Five in the City of DUNEDIN, FL, Pinellas, FL 34698 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of October, 2026 Le Marche Home LLC Lindsay Stay October 23, 202626-04858N			

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 Wealth Pathfinders located at 960 Starkey Rd Unit 10406 in the City of LARGO, Pinellas, FL 33771 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of October, 2026 Mitchell Nelson October 23, 202626-04859N			

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 Kaye House located at 7901 4th St North Ste 250541 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 18th day of October, 2026 Anita Bing October 23, 202626-04901N			

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 - Plumbing & A/C located at 707 Belleair Rd 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 19th day of October, 2026 Rosensteel's A/C Enterprise LLC October 23, 202626-04913N			

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES			
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Dunedin Animal Medical Center located at 1546 Main St, in the County of Pinellas in the City of Dunedin, Florida 34698 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Pinellas, Florida, this 19th day of October, 2026. Dunedin AMC, LLC October 23, 202626-04919N			

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 QuoteSchedulePay 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 October, 2026 Kentron Technologies LLC Dan Donahue October 23, 202626-04893N			

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 MCP Price List 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 October, 2026 Innovance Advisors, LLC Christophe Masiero, Manager October 23, 202626-04877N			



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

10/2026

--- 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 Port Bridge 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 21st day of October, 2026
Port Bridge International Traders LLC
Emmanuel Frasier
October 23, 2026 26-04966N

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 ListMyHomes.com 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 20th day of October, 2026
LMH Venture Group LLC
October 23, 2026 26-04958N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Singulus Surgical Innovations located at: 34125 US Highway 19, Suite 200 in the city of Palm Harbor, FL 34684 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 14th day of October 2026.
OWNER:
Pristine Surgical LLC
34125 US Highway 19, Suite 200
Palm Harbor, FL 34684
October 23, 2026 26-04857N

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 FRS Finder, LLC 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 20th day of October, 2026
Zadhan, LLC
October 23, 2026 26-04934N

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 FOCUS MDR located at 1217 N Fort Harrison Ave in the City of Clearwater, Pinellas, FL 33755-2417 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of October, 2026
FOCUS Health, Inc.
Michael Bojkovic, MD, President,
FOCUS Health, Inc.
October 23, 2026 26-04903N

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 Pomjar located at 7901 4th Street North, 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 20th day of October, 2026
Goodmorrow Labs LLC
October 23, 2026 26-04947N

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 O Desy Beauty LLC 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 20th day of October, 2026
O DES Beauty LLC
October 23, 2026 26-04959N

Pinellas County

P: (727) 447-7784 F: (727) 447-3944

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 Vanguard Bridge Academy located at 7901 4th Street North, #35394 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 20th day of October, 2026
Dong Lu
October 23, 2026 26-04948N

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 ListMyHomes.com 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 20th day of October, 2026
LMH Venture Group LLC
October 23, 2026 26-04957N

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 FOCUS located at 1217 N Fort Harrison Ave in the City of Pinellas Park, Pinellas, FL 33782 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of October, 2026
FOCUS Health, Inc.
Michael Bojkovic, MD, President,
FOCUS Health, Inc.
October 23, 2026 26-04905N

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 Vic Turpin Design Studio 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 20th day of October, 2026
Ascending Creative Services LLC
October 23, 2026 26-04933N

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 FOCUS IDR located at 1217 N Fort Harrison Ave in the City of Clearwater, Pinellas, FL 33755-2417 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of October, 2026
FOCUS Health, Inc.
Michael Bojkovic, MD, President,
FOCUS Health, Inc.
October 23, 2026 26-04902N

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 Flow Water Co located at 7901 4th St N #35567 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 20th day of October, 2026
Aura Systems LLC
October 23, 2026 26-04943N

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 Albawadi Grill 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 20th day of October, 2026
Albawadi Grill Inc
Johnnie Petronella
October 23, 2026 26-04938N

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 BOT MY WORLD 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 20th day of October, 2026
Innovance Advisors, LLC
October 23, 2026 26-04955N

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 Whitehall Restoration 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 20th day of October, 2026
BATON ROUGE RESTORATION AND REMEDIATION, LLC
Harry Smith
October 23, 2026 26-04944N

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 Vex de Milo 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 19th day of October, 2026
Vex Atelier LLC
October 23, 2026 26-04930N

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 CONTINUSERVE located at 441 Centerwood Drive, Tarpon, FL 34688 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Pinellas County Florida, this 15th day of October 2026
QUATTRO BUSINESS SUPPORT SERVICES INC.
October 23, 2026 26-04874N

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 RoseVP 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 20th day of October, 2026
Dreamer Studio LLC
October 23, 2026 26-04942N

FIRST INSERTION

NOTICE OF PUBLIC SALE
Ideal Boat & RV Storage, LLC gives notice and intent to sell, for nonpayment of storage fees per FL Statue 83.805-83.806 by Michael John Rooney, Michael Rooney and Capital One Auto Finance the following vehicle on 11/9/2026 at 10:00 AM at 3102 Alt 19 N, Palm Harbor, FL 34683. Said Company reserves the right to accept or reject any and all bids.
2013 CHRY
VIN# 2C3CCAET5DH577688
October 23, 30, 2026 26-04892N

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 Custom Suit Co located at 7901 4th St N, Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 20th day of October, 2026
AI Solutions JAX LLC
Nijal Patel
October 23, 2026 26-04937N

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 Dental Conversion Academy 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 20th day of October, 2026
Practice Conversion Group LLC
October 23, 2026 26-04956N

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 FOCUS HEALTH located at 1217 N Fort Harrison Ave in the City of Clearwater, Pinellas, FL 33755-2417 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of October, 2026
FOCUS Health, Inc.
Michael Bojkovic, MD, President,
FOCUS Health, Inc.
October 23, 2026 26-04904N

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 QuestionsWithKate located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL St. Peters intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 19th day of October, 2026
AEHR LLC
October 23, 2026 26-04928N

FIRST INSERTION

Notice
Effective Nov. 16, 2026, Kyle Borodunovich, DO, will no longer be providing care at Optum.

Patients of Dr. Borodunovich may continue care at Optum – Bayway.

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



Oct. 23, 30; Nov. 6, 13, 2026 26-04898N

FIRST INSERTION

Notice
Effective Nov. 1, 2026, Bryan Fink, DO, will move from Optum – Bayway to WellMed at Tyrone Gardens.

Patients of Dr. Fink may continue care at the new clinic located at:

960 58th St. N
Saint Petersburg, FL 33710
1-727-820-7778

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



Oct. 23, 30; Nov. 6, 13, 2026 26-04850N

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#
20	ACURA	5J8YD3H33LL014907
00	BICYCLE	SNFSD14L47006
12	CHEVY	3GCPKSE73CG217035
00	E BIKE	HLMK600L6D00038
08	LEXUS	JTHBE96S580031309
15	MAZDA	JM1GJ1V53F1220807

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 11-20-2026 AT 11:00AM THE FOLLOWING VEHICLE(S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

JOE'S TOWING & RECOVERY, INC.
6670 114TH AVENUE
LARGO, FL. 33773
PHONE # 727-541-2695
October 23, 2026 26-04941N

FIRST INSERTION

CLEARWATER CAY COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL MEETING

Notice is hereby given that the Board of Supervisors ("Board") of Clearwater Cay Community Development District ("District") has scheduled a special meeting on November 2, 2026 at 6:00 p.m., at the Grand Venezia at Baywatch Clubhouse at 2704 Via Murano in Clearwater, FL 33764. The purpose of the Special Meeting is to discuss a Grand Venezia repaving project, and any other business properly brought before the Board.

The Special Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda may be obtained on the District's Website 7 days in advance of the meeting at clearwatercaycdd.com or by telephone or e-mail from the offices of the District Manager, c/o Premier District Management ("District Manager's Office") during normal business hours: 239-690-7100; mgindling@cddmanagement.com. The Special Meeting may be continued to a date, time, and place to be specified on the record at such meeting.

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

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

District Manager, Cal Teague
Clearwater Cay Community Development District
October 23, 2026 26-04967N

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 DM Media Production 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 19th day of October, 2026
DM Trade Inc.
October 23, 2026 26-04921N

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 11/06/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1974 LAMO mobile home bearing vehicle identification number 00106 and all personal items located inside the mobile home. Last Tenant: Estate of William Charles Thompson f/k/a William Doe, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devises of William Charles Thompson f/k/a William Doe, Unknown Party or Parties in Possession, Daniel Brian Doe a/k/a Dan Doe, Robert Givens Doe. Sale to be held at: Treasure Village MHP, LLC, 5151 4th Street North, Saint Petersburg, Florida 33703 (727) 527-1701.
October 23, 30, 2026 26-04899N

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of LINDA JEAN BRACCO, AND IF DECEASED, ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS AND ASSIGNS OF LINDA JEAN BRACCO AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, will, on the 6th day of November, 2026, at 10:00 a.m., on property located at 435 16th Ave., S.E., Lot No. 626, Largo, Pinellas County, Florida 33771, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1980 CELT Mobile Home
VIN Nos.: KBFLSNA043475// KBFLSNB043475
Title Nos.: 0019012944//0019012945
And All Other Personal Property Therein
PREPARED BY:
Gayle Cason, Paralegal
Lutz, Bobo, & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
October 23, 30, 2026 26-04932N

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 Fuel 1 Racing & Marine 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 19th day of October, 2026
Fuel 1 LLC
October 23, 2026 26-04920N

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 11-20-2026 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.

5J8TC1H35KL017663 2019 ACUR
WA1DGAFF7FA082877 2015 AUDI
1G1B5SLXFF121166 2015 CHEV
1GCHSBEA1M1140021 2011 CHEV
1D7RB1GT1BS570013 2011 DODG
1D4PT2GK8BW587057 2011 DODG
1FADP3K23DL302261 2013 FORD
1FTSW21P16ED74661 2006 FORD
3FA6POH79ER282210 2014 FORD
5FNYGJH86RB046610 2024 HOND
1HGCP2F32BA125148 2011 HOND
KM8J23A48LU119263 2020 HYUN
5NPDH4AE9DH303525 2013 HYUN
1C4HJXFG4PW658702 2023 JEEP
1C4NJCBA0CD573598 2012 JEEP
1C4NJPBA5ED552658 2014 JEEP
WDDHF5KBXDA710414 2013 MERZ
1N4AL2AP7BC11204 2011 NISS
1N4BL4EW1KC206763 2019 NISS
JN8AZ28R09J128294 2009 NISS
3C63RRJL6LG108727 2020 RAM
4S4BP6C177336785 2007 SUBA
R73RZ1A5P0002842 2023 TALAR
7SAYGDED1PF958872 2023 TESL
JTDKARFU8K3096773 2019 TOYT
3VVD67AJ5GM316076 2016 VOLK

October 23, 2026 26-04954N

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

10/26/26

PROBATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010090-ES
Division ES
IN RE: ESTATE OF
ANNETTE GAMBARO,
Deceased.

The administration of the estate of Annette Gambaro, deceased, whose date of death was September 9, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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: October 23, 2026.

Signed on 10 / 07 / 2026.

Keith M. Gambaro
Personal Representative
4938 16th Street N.
St. Petersburg, FL 33703

Jonathan P. Kinsella
Attorney for Personal Representative
Florida Bar No. 96398
HKH Elder Law
5235 16th Street North, Ste. 200
St. Petersburg, Florida 33703
Telephone: (727) 343-8959
Email: Jonathan@HKHelderlaw.com
Secondary Email:
staff2@HKHelderlaw.com
October 23, 30, 2026 26-04870N

FIRST INSERTION

**SECOND AMENDED
NOTICE TO CREDITORS**
IN THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY,
FLORIDA
Case No. 26-007567-ES
IN RE: The Estate of:
EDWARD R. MERRICK,
Deceased.

The administration of the estate of EDWARD R. MERRICK, deceased, whose date of death was June 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 23, 2026

Personal Representative:
THOMAS W. MERRICK
937 Avondale Drive
Red Hill, PA 18076
(267) 772-0275
Attorneys for Personal Representative:
/s/ George A.D. Thurlow
George A.D. Thurlow, Esquire
FBN 1019960
Rahdert, Mortimer & Thurlow
The Alexander Building
535 Central Avenue
St. Petersburg, Florida 33701
Telephone: (727) 823-4191
Fax: (727) 823-6189
Primary E-mail:
tgrahdert@rahdertlaw.com
tmccreary@rahdertlaw.com
October 23, 30, 2026 26-04923N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Ref. No.: 26-008293-ES
IN RE: ESTATE OF
MARC ALLEN WALTERS,
DECEASED.

The administration of the Estate of MARC ALLEN WALTERS, 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 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 October 23, 2026.

MARIA J. KUBUS
167 Raintree Parkway
Tonawanda, NY 14150
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
October 23, 30, 2026 26-04927N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Pinellas COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010026-ES4
IN RE: ESTATE OF
Moira Clayton Finney
Deceased.

The administration of the estate of Moira Clayton Finney, deceased, whose date of death was August 25th, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Attn: Probate, Rm. 106, 315 Court St, Clearwater, FL 33756-5165. 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 October 23rd, 2026

Personal Representative:
Ethan Courtner Finney
1045 Prince Ave
Athens, GA 30606

Russell R. Winer
Attorney at Law
Attorneys for Personal Representative
1017 9th Ave N
St Petersburg, FL 33705
Telephone: (727) 821-4000
Florida Bar No. 517070/523201
Email Addresses:
rw@inherit-Florida.com
October 23, 30, 2026 26-04868N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-9280
IN RE: ESTATE OF
BARBARA LEE MICHELN
Deceased.

The administration of the estate of Barbara Lee Micheln, deceased, whose date of death was August 24, 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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-005405-ES
IN RE: ESTATE OF
EVERETT WINSTON PORTER,
DECEASED.

The administration of the estate of EVERETT WINSTON PORTER deceased, whose date of death was May 29, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 October 23, 2026.

Personal Representative:
DIANNE SUZETTE
HOBBS-HARRIS
5858 Central Ave
St. Petersburg, FL 33707
Attorney for Personal Representative:
BRUCE MARGER, ESQ.
Florida Bar Number: 50380
BATTAGLIA, ROSS,
DICUS & MCQUAID, P.A.
5858 Central Avenue
St. Petersburg, Florida 33707
Telephone: (727) 381-2300
Fax: (727) 343-4059
Primary Email: bmarg@brdwlw.com
Secondary Email:
probatecasemgr@brdwlw.com
Attorneys for Petitioner
October 23, 30, 2026 26-04891N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-001741-ES
Division: Probate
IN RE: ESTATE OF
MARGERY RUTH RAWLS
REASONER (A/K/A MARGERY
RUTH REASONER A/K/A
MARGERY REASONER)
Deceased.

The administration of the estate of Margery Ruth Rawls Reasoner (a/k/a Margery Ruth Reasoner a/k/a Margery Reasoner), deceased, whose date of death was September 9, 2025, 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 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 October 23, 2026

Personal Representative:
Ethan Courtner Finney
1045 Prince Ave
Athens, GA 30606

Russell R. Winer
Attorney at Law
Attorneys for Personal Representative
1017 9th Ave N
St Petersburg, FL 33705
Telephone: (727) 821-4000
Florida Bar No. 517070/523201
Email Addresses:
rw@inherit-Florida.com
October 23, 30, 2026 26-04868N

FIRST INSERTION

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 October 23, 2026.

Personal Representative:
N. MICHAEL KOUSKOUTIS
623 E. Tarpon Ave.
Tarpon Springs, Florida 34689
Attorney for Personal Representative:
/s/ N. Michael Kouskoutis
N. Michael Kouskoutis, Esq.
FBN: 883591.
623 E. Tarpon Avenue,
Suite A
Tarpon Springs, FL 34689
Telephone: 727/942-3631
Facsimile: 727/937-5453
Email: nmk@nmklaw.com
Secondary Email:
transcribe123@gmail.com
October 23, 30, 2026 26-04889N

FIRST INSERTION

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 October 23, 2026.

Personal Representative:
DIANNE SUZETTE
HOBBS-HARRIS
5858 Central Ave
St. Petersburg, FL 33707
Attorney for Personal Representative:
BRUCE MARGER, ESQ.
Florida Bar Number: 50380
BATTAGLIA, ROSS,
DICUS & MCQUAID, P.A.
5858 Central Avenue
St. Petersburg, Florida 33707
Telephone: (727) 381-2300
Fax: (727) 343-4059
Primary Email: bmarg@brdwlw.com
Secondary Email:
probatecasemgr@brdwlw.com
Attorneys for Petitioner
October 23, 30, 2026 26-04891N

FIRST INSERTION

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 October 23, 2026

Personal Representative:
Bonnie Reasoner Mills
1209 N. Florida Avenue
Tarpon Springs, Florida 34689
Linda Reasoner Lutton
5850 Clinchfield Trail
Peachtree Corners, Georgia 30092
Attorney for Personal Representative:
Tanya Bell, Esq.
Florida Bar Number: 52924
Bell Law Firm, P.A.
2611 Keystone Road,
Suite B-1
Tarpon Springs, Florida 34688
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
JackieK@BellLawFirmFlorida.com
October 23, 30, 2026 26-04867N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009029-ES
IN RE: ESTATE OF
JOHN ROE A/K/A JOHN R.J.
ROE A/K/A JOHN ROE, SR.
Deceased.

The administration of the estate of John Roe a/k/a John R.J. Roe a/k/a John Roe, Sr., 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 St., Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010014-ES
Division 003
IN RE: ESTATE OF
ROBERT JAMES GEDEON,
Deceased.

The administration of the estate of Robert James Gedeon, deceased, whose date of death was February 11, 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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-10248-ES Division 004
IN RE: ESTATE OF
STANLEY G. TANGALAKIS, AKA
STANLEY GEORGE TANGALAKIS
Deceased.

The administration of the estate of STANLEY G. TANGALAKIS, AKA STANLEY GEORGE TANGALAKIS, deceased, whose date of death was January 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.

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

FIRST INSERTION

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 October 23, 2026.

Personal Representative:
HANCOCK WHITNEY BANK
101 Central Avenue
St. Petersburg, Florida 33701
By:
Amelia G. James
Senior Vice President and
Trust Relationship Manager
Attorney for Personal Representative:
/s/ Thomas D. Sims
THOMAS D. SIMS
Florida Bar No. 61209
JOHNSON POPE BOKOR
RUPPEL & BURNS, LLP
360 Central Avenue,
Suite 500
St. Petersburg, Florida 33701
Telephone: (727) 800-5980
E-mail Address: tsims@jpfirm.com
Secondary E-mail:
angelam@jpfirm.com
October 23, 30, 2026 26-04963N

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

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--- PROBATE ---

Notice to Creditors IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 26-007572-ES IN RE: Estate of Dolores Kaufman The administration of the estate of DOLORES KAUFMAN, deceased, whose date of death was April 13, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court	St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER	THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER	BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death	Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk. The date of first publication of this notice is October 23, 2026.	Wilmington, NC 28405 Attorney for Personal Representative: THOMAS R. WALSER, ESQ. E-mail Addresses: trwalser@floridaprobatefirm.com Florida Bar No. 116596 Florida Probate Law Firm, PLLC 6751 N. Federal Highway, Ste. 101, Boca Raton, FL 33487 Telephone: (561) 210-5500 October 23, 30, 2026 26-04846N
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FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION UCN: 522026CP010215XXESPR FILE NO. 26-010215-ES IN RE: ESTATE OF SANDRA C. HALL, Deceased. The administration of the estate of SANDRA C. HALL, Deceased, whose date of death was February 16, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, File No. 26-010215-ES, the address of which is: 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmat-ured, contingent, or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmat-ured, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS
NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211. THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: October 23, 2026 Personal Representative: JASON D. HALL 8624 - 14th Way North St. Petersburg, Florida 33702 Attorney for Personal Representative: DAVID W. FOSTER, of FOSTER AND FOSTER ATTORNEYS, P.A. 2111 Dr. Martin Luther King Jr. Street North St. Petersburg, Florida 33704 Telephone: (727) 822-2013 October 23, 30, 2026 26-04924N

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION UCN 522026CP009981XXESXX Ref No. 26-009981ES4 IN RE: ESTATE OF THOMAS S. CORBOY, Deceased. The administration of the estate of Thomas S. Corboy, deceased, whose date of death was August 16, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Ref.No. 26-009981-ES4, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is October 23, 2026. Personal Representative: Elizabeth D. Corboy 4971 Bacopa Lane South, #102 St. Petersburg, Florida 33715 Attorney for Personal Representative: THOMAS G. TRIPP 4930 Park Boulevard, Suite 12 Pinellas Park, Florida 33781 Phone (727) 544-8819 Facsimile (727) 546-0529 Email: tom@tomtrippplaw.com FL Bar No. 0377597 October 23, 30, 2026 26-04922N
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No.26-009784-ES Division IN RE: ESTATE OF WAYNE HARRY BIGGART A/K/A WAYNE H. BIGGART, Deceased. The administration of the estate of WAYNE HARRY BIGGART A/K/A WAYNE H. BIGGART, deceased, whose date of death was MAY 21, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas County 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 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 October 23, 2026. Personal Representative: WENDY ANN AMES 225 West Fern Street Tampa, Florida 33604 Attorney for Personal Representative: CHAD T. ORSATTI, ESQ. Florida Bar Number: 0168130 ORSATTI & ASSOCIATES, P.A. 2925 Alternate 19 North, Suite B Palm Harbor, Florida 34683 Telephone: (727) 772-9060 chad@orsattilaw.com October 23, 30, 2026 26-04871N

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-010057-ES4 Division ES4 IN RE: ESTATE OF HEINO SAKARI HIRSIMAKI Deceased. The administration of the Florida estate of HEINO SAKARI HIRSIMAKI, deceased, whose date of death was June 14, 2026, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a
creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 23, 2026. Personal Representative: IIKKA TANELI HIRSIMAKI 203-565 Sherbourne Street Toronto, Ontario, Canada MVX 1W7 Attorney for Personal Representative: /s/ Erica K. Smith Roodhouse ERICA K. SMITH ROODHOUSE Attorney Florida Bar Number: 42337 ROODHOUSE LAW, PLLC 136 4th Street South, Suite 201 St. Petersburg, FL 33701 Telephone: (727) 521-7400 E-Mail: erica@roodhouselaw.com Second E-Mail: karen@roodhouselaw.com October 23, 30, 2026 26-04866N

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-006915-ES IN RE: ESTATE OF MICHAEL E DAVIS, Deceased. The administration of the estate of MICHAEL E DAVIS, Deceased, whose date of death was May 16, 2026, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 501 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228 applies or may apply, unless a written demand is made by a creditor as specified under section 732-2211. The date of first publication of this notice is October 23, 2026. Personal Representative: ANNA GREGG Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 2501 Hollywood Blvd. Suite 206 Hollywood, FL 33020 Telephone: (954)767-3399 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com October 23, 30, 2026 26-04873N
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-006068-ES IN RE: ESTATE OF MARGARET JANE WEBB, Deceased. The administration of the estate of Margaret Jane Webb, deceased, whose date of death was July 12, 2010, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave. N., St. Petersburg, Florida 33702. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 23, 2026. Personal Representative: ROBERT A. WEBB 5610 35th Way St. Petersburg, Florida 33714 Attorney for Personal Representative: JOSEPH T. WAECHTER Florida Bar Number: 0092593 SPOOR LAW, P.A. 877 Executive Center Dr. W., Suite 100 St. Petersburg, FL 33702 Telephone: (727) 822-4355 October 23, 30, 2026 26-04926N

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case No.: 26-009691-ES IN RE: Estate of FRANCIS DAMIEN STRAUGHN, a/k/a FRANCIS D. STRAUGHN, a/k/a FRANCIS STRAUGHN, Deceased. The administration of the estate of FRANCIS DAMIEN STRAUGHN, a/k/a FRANCIS D. STRAUGHN, a/k/a FRANCIS STRAUGHN, deceased, whose date of death was JUNE 24, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33576. 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. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 October 23, 2026. Personal Representative: JACOB NATHANIEL STRAUGHN 131 Penland Street, Apt. 10 Ellijay, GA 30540 Attorney for Personal Representative: R. SETH MANN, ESQUIRE R. SETH MANN, P.A. E-mail Address: seth@sethmannlaw.com Florida Bar Number 0990434 38109 Pasco Avenue Dade City, FL 33525 Telephone: (352) 567-5010 Facsimile: (352) 567-1877 October 23, 30, 2026 26-04925N
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION UCN: 522026CP010162XXESPR REF#: 26-010162-ES IN RE: ESTATE OF SUE G. TALLMADGE, Deceased. The administration of the estate of SUE G. TALLMADGE, deceased, whose date of death was September 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 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, 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 DECEDENTS DATE OF DEATH IS BARRED. The date of first publication of this Notice is: October 23, 2026. Personal Representative: PAUL GOLUB c/o Rooth and Rooth P.A. 7600 Seminole Blvd., Suite 102 Seminole, Florida 33772 Attorney for Personal Representative: SUSAN A. ROOTH, Attorney ROOTH & ROOTH P.A. 7600 Seminole Blvd Suite 102 Seminole, FL 33772 Telephone: (727) 397-4768 Florida Bar No. 0194378 E-Mail: srooth@roothlaw.com E-Mail: marie@roothlaw.com October 23, 30, 2026 26-04945N
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 010011 IN RE: ESTATE OF DEBRA JAYNE BEBELL Deceased. The administration of the estate of Debra Jayne Bebell, deceased, whose date of death was December 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 23, 2026. Personal Representative: Mark G. Terovich 10111 109th Street Seminole, FL 33772 Attorney for Personal Representative: Patrick L. Smith Attorney Florida Bar Number: 27044 179 N US Hwy 27 Suite F Clermont, FL 34711 Telephone: (352) 204-0305 Fax: (352) 989-4265 E-Mail: patrick@attorneypatricksmith.com Secondary E-Mail: becky@attorneypatricksmith.com October 23, 30, 2026 26-04869N

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

11/26/27-12

--- ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION CASE NO. 26-000924-CI FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-1, Plaintiff, vs. CHERYL NAGY, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 10, 2026 in Civil Case No. 26-000924-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FRED-	DIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-1 is Plaintiff and Cheryl Nagy, 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 19th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 54 OF KEYSTONE-PHASE 2 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 114, PAGE 17 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you

FIRST INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 26-001607-CI CAFL 2025-RRTL1 ISSUER, LP, Plaintiff, v. HDUO INTERNATIONAL PROPERTY LLC, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on October 16, 2026 and entered in Case No. 26-001607-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein DANIELE HAMMES HARTMANN, HDUO INTERNATIONAL PROPERTY LLC, et al., are the Defendants. The Clerk of the Court, KEN BURKE, CPA, will sell to the highest bidder for cash at https://www.pinellas.realforeclose.com on December 1, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit: LOTS 16 AND 17, BLOCK 32 HIGHLAND PARK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. and commonly known as: 1100 BEVERLY AVENUE, LARGO, FL 33770 (the "Property"). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60	DAYS AFTER THE SALE. IMPORTANT If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Rebecca E. Smith Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 Paris Roach, Esq. FL Bar No.: 1028751 fcpleadings@ghidottiberger.com October 23, 30, 2026 26-04896N

FIRST INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 26-004382-CI PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JEFFERY YORK CARBIN; BARBARA JOY METCALF A/K/A BARBARA METCALF; UNKNOWN SPOUSE OF JEFFERY YORK CARBIN; UNKNOWN SPOUSE OF BARBARA JOY METCALF A/K/A BARBARA METCALF; UNITED STATES OF AMERICA ACTING THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). TO: UNKNOWN SPOUSE OF JEFFERY YORK CARBIN; LAST KNOWN ADDRESS: 3818 15TH AVE SE, LARGO, FL 33771 TO: BARBARA JOY METCALF A/K/A BARBARA METCALF AND UNKNOWN SPOUSE OF BARBARA JOY METCALF A/K/A BARBARA METCALF LAST KNOWN ADDRESS: 3818 15TH AVE SE, LARGO, FL 33771 ALSO ATTEMPTED AT: 250 ROSERY RD, NW APT 337D, LARGO, FL 33770 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 16, SUN COAST ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGE 34, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. PROPERTY ADDRESS: 3818 15th Ave Se, Largo, FL 33771 has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1111, Ft. Lauderdale, FL, 33301 on or before ,	20____, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756. Phone: (727) 464-4062 V/TDD or 711 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days. The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services. WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 16 day of October, 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/ MILAGROS SOTO DEPUTY CLERK FRENKEL LAMBERT WEISMAN & GORDON, LLP ATTORNEY FOR PLAINTIFF Centralized mail processing: 53 Gibson Street Bay Shore, NY 11706 Telephone: (631) 969-3100 Fax: (631) 982-4513 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 flservice@fwlaw.com 04-103993-F00 October 23, 30, 2026 26-04894N

FIRST INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO: 26-856-CO EASTWOOD SHORES CONDOMINIUM NO. 4 ASSOCIATION, INC, a Florida not-for-profit corporation, Plaintiff, vs. DENIS Malfant and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment in this cause, in the County Court of Pinellas County, Florida, the Clerk of Court will sell all the property situated in Pinellas County, Florida described as: Unit No. D of Building 1837 of EASTWOOD SHORES CONDOMINIUM, NO. 4A, according to the terms, conditions, covenants, and restrictions contained in the Declaration of	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 26-20047FL October 23, 30, 2026 26-04885N

FIRST INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO: 26-9491-CO SEASIDE ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. CHRISTOPHER C. TODD, JOANNE TODD, U.S. SMALL BUSINESS ADMINISTRATION, A GOVERNMENT AGENCY and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. TO: CHRISTOPHER C. TODD YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, SEASIDE ESTATES HOMEOWNERS ASSOCIATION, INC., herein in the following described property: Lot 9, less the North 1.00 foot thereof, plus the North 1.00 foot of Lot 10, SEASIDE ESTATES UNIT TWO, according to the map or plat thereof, as recorded in Plat Book 124, Pages 71-73, inclusive, of the Public Records of Pinellas County, Florida. Together with unwarranted assignment of Boat Slip as recorded in O.R. Book 13912, Page 219. With the following street address: 109 Brent Circle, Oldsmar, Florida 34677. has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff,	Esquire, of Greenberg Nikoloff Gross, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." WITNESS my hand and the seal of this Court on 16 day of October, 2026. KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 KEN BURKE CLERK AND COMPTROLLER By: /S/ MILAGROS SOTO Deputy Clerk Greenberg Nikoloff Gross, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 Oct. 23, 30; Nov. 6, 13, 2026 26-04882N

FIRST INSERTION	
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 25-005643-CI U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-AHL3, Plaintiff, vs. TOBIA SPINELLI, II; BENT TREE HOMEOWNERS' ASSOCIATION, INC.; Defendants NOTICE IS HEREBY GIVEN pursuant to an Order Granting Defendant's Motion to Cancel Sale and Rescheduling Sale dated September 15, 2026, and entered in Case No. 25-005643-CI, of the Circuit Court of the Sixth Judicial Circuit in and for PINELLAS County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-AHL3, is Plaintiff and TOBIA SPINELLI, II; BENT TREE HOMEOWNERS' ASSOCIATION, INC., are defendants. Ken Burke, Clerk of Circuit Court for PINELLAS, County Florida will sell to the highest and best bidder for cash Via the Internet at www.pinellas.realforeclose.com, at 10:00 a.m., on the 17TH day of NOVEMBER, 2026, the following described property as set forth in said Final Judgment, to wit:	clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. 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 16th day of October, 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 PHH21077-25/sap October 23, 30, 2026 26-04897N

FIRST INSERTION	
Condominium recorded in O.R. Book 4837, Page 969, and in O.R. Book 5093, Pages 1-79, amended in O.R. Book 5100, Page 1404; O.R. Book 5106, Page 449, and O.R. Book 5108, Page 1187, and any and all amendments thereto and further described in the map or plat thereof as recorded in Condominium Plat Book 45, Pages 51-56, inclusive, and any and all amendments thereto, of the Public Records of Pinellas County, Florida. Property Address: 1837 Bough Avenue, #D, Clearwater, Florida, 33760. at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on December 3, 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 16th day of October, 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 October 23, 30, 2026 26-04886N	

FIRST INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 26-000196-CI NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. CALLY WILLIAMS , et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on October 6, 2026 and entered in Case No. 26-000196-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein HAYDEE MARIA WILLIAMS AND CALLY WILLIAMS, et al., are the Defendants. The Clerk of the Court, KEN BURKE, CPA, will sell to the highest bidder for cash at https://www.pinellas.realforeclose.com on December 8, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit: LOT 66, TARA CAY III, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE(S) 1 AND 2, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. and commonly known as: 9487 TARA CAY CT, SEMINOLE , FL 33776 (the "Property"). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60	DAYS AFTER THE SALE. IMPORTANT If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Rebecca E. Smith Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 Paris Roach, Esq. FL Bar No.: 1028751 fcpleadings@ghidottiberger.com October 23, 30, 2026 26-04861N

FIRST INSERTION	
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 26-6535 FD VOLODYMYR MAKOHON, Petitioner, and OLENA OSTORUMOVA, Respondent, TO: {name of Respondent} OLENA OSTORUMOVA {Respondent's last known address} St. Bandery Street, House #3, Apartment #33, Novyi Rozdil, Ukraine YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on {name of Petitioner} VOLODYMYR MAKOHON, whose address is c/o The Reissman Law Group, Esq., 1700 66th Street North, Ste. 405, St. Petersburg, FL 33710 on or before {date} 28 days after first publication, and file the original with the clerk of this Court at {clerk's address} 545 1st Ave N, St. Petersburg, FL 33701 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} 4051 58th Street North, Apt. 238, Kenneth City, Pinellas County, Florida 33763	improvements hereinafter specifically included. Together with that certain apartment located on said land known and designated as Apartment Number 238-S and so designated in Apartment Unit Plan. Including the right to ingress and egress to and from said apartment; and an undivided interest in and to the walls and other her structural supports necessary for said building. Copies of all court documents in this cause, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated: 10/15/26 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/ MILAGROS SOTO Deputy Clerk Oct. 23, 30; Nov. 6, 13, 2026 26-04862N

ACTIONS / SALES---

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 25-001676-CI LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. FREDERIC E. NELSON; GILMA A. NELSON; PRESIDENT'S LANDING HOMEOWNER'S ASSOCIATION, INC.; Defendants NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated July 31, 2026,	and entered in Case No. 25-001676-CI, of the Circuit Court of the Sixth Judicial Circuit in and for PINELLAS County, Florida. LAKEVIEW LOAN SERVICING, LLC, is Plaintiff and FREDERIC E. NELSON; GILMA A. NELSON; PRESIDENT'S LANDING HOMEOWNER'S ASSOCIATION, INC., are defendants. Ken Burke, Clerk of Circuit Court for PINELLAS, County Florida will sell to the highest and best bidder for cash Via the Internet at www. pinellas.realforeclose.com at 10:00 a.m., on the 19TH day of NOVEMBER, 2026, the following described property as set forth in said Final Judgment, to wit:	LOT 36, OF PRESIDENT'S LANDING, PHASE 1, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, AT PAGES 10 TO 15, INCLUSIVE, OF THE PUBLIC RECORDS OF PINEL-LAS COUNTY, FLORIDA.	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 sched- uled 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 proced- imiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerla en contacto con the Human Rights Of- fice, 400 S. Ft. Harrison Ave., Ste. 300,

FIRST INSERTION			
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 26-004881-CI PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. MICHAEL BOESL; JASMINE OSMOND; UNKNOWN SPOUSE OF MICHAEL BOESL; UNKNOWN SPOUSE OF JASMINE OSMOND; BRIGADOON OF CLEARWATER HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,	Defendant(s). TO: JASMINE OSMOND AND UN- KNOWN SPOUSE OF MICHAEL BOESL; UNKNOWN SPOUSE OF JASMINE OSMOND LAST KNOWN ADDRESS: 1203 BRIGADOON DR, CLEARWATER, FL 33759 ALSO ATTEMPTED AT: 1830 MARI- LYN DR., CLEARWATER, FL 33759; 1837 MARILYN DRIVE, CLEARWA- TER, FL 33759 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 3, BLOCK 12, BRIGA- DOON OF CLEARWATER, A SUBDIVISION ACCORDING	TO THE PLAT THEREOF RE- CORDED IN PLAT BOOK 91, PAGES 35 THROUGH 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORI- DA. PROPERTY ADDRESS: 1203 Brigadoon Dr, Clearwater, FL 33759	Notice of Action) and file the original with the Clerk of this Court either be- fore service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed. THIS NOTICE SHALL BE PUB- LISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756. Phone: (727) 464-4062 V/ TDD or 711 if you are hearing impaired.

FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 26-002361-CI AMERISAVE MORTGAGE CORPORATION, Plaintiff, VS. JUSTEN MICHAEL FICK;LEEZETTE AIDA FICK; et al., Defendant(s). TO: Justen Michael Fick Last Known Residence: 1527 Orange St Clearwater, FL 33756 TO: Leezette Aida Fick Last Known Residence: 1527 Orange St Clearwater, FL 33756 TO: Unknown Tenant #1 Last Known Residence: 1527 Orange St Clearwater, FL 33756 TO: Unknown Tenant #2 Last Known Residence: 1527 Orange St Clearwater, FL 33756 YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow- ing property in PINELLAS County, Florida: OT 134, THIRD ADDITION TO HIGHLAND LAKE SUB- DIVISION, ACCORDING TO THE PLAT THEREOF AS RE- CORDED IN PLAT BOOK 27, PAGE 66, OF THE PUBLIC RE- CORDS OF PINELLAS COUN- TY, FLORIDA.	has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITTE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 DAYS FROM 1ST DAY OF PUBLICATION, and file the original with the clerk of this court either before service on Plain- tiff's attorney or immediately thereaf- ter; 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, Clearwa- ter, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated on s/ DEBORAH A. LUBIG, 20 . (SEAL) CIRCUIT COURT PINELLAS COUNTY, FLORIDA KEN BURKE, Clerk Circuit Court As Clerk of the Court By: Deborah A. Lubig As Deputy Clerk 1100-036B Ref# 26346 October 23, 30, 2026 26-04964N		

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-005735-CI U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION EBO TRUST, Plaintiff, vs. SIMONE LEOTAUD, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 23, 2026, and entered in 25-005735-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION EBO TRUST is the Plaintiff and SIMONE LEOTAUD; UNKNOWN SPOUSE OF SIMONE LEOTAUD; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SAWGRASS VILLAGE HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on November 19, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 125, SAWGRASS VIL- LAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGE 71, PUBLIC RE- CORDS OF PINELLAS COUN- TY, FLORIDA.	Property Address: 6810 46TH LANE N, PINELLAS PARK, FL 33781 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILI- TIES ACT: If you are a person with a disability who needs any accommo- dation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assis- tance. 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 ac- commodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for informa- tion regarding transportation services. Dated this 20 day of October, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-329608 - MaS October 23, 30, 2026 26-04952N		

FIRST INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO: 26-000019-CI TPC LENDING LLC, Plaintiff, vs. LEDOUX HOLDINGS LLC, et al. Defendants. NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated August 21, 2026, and entered in 26-000019-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, wherein TPC Lending LLC is the Plaintiff and Ledoux Holdings LLC, et. al. are the Defendants, Ken Burke as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.pinellas.realforeclose.com, at 10:00 AM on December 17, 2026, the following described property as set forth in said Uniform Final Judgment of Foreclosure, to wit: Lot 7, Block A, Boca Ciega Park Subdivision, according to the map or plat thereof as recorded in Plat Book 32, Page (s) 24, Pub- lic Records of Pinellas County, Florida. More commonly known as: 2938 Beach Blvd S, Gulfport, FL 33707 ("Property"). Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in ac-	cordance with Florida Statute, Section 45.031. AMERICANS WITH DISABILITY ACT: If you are a person with a dis- ability who needs an accommodation in order to access court facilities or partici- pate in a court proceeding, you are en- titled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Ad- ministrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activ- ity of the date the service is needed: Complete the Request for Accommo- dates Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordina- tion, 800 E. Twigg's Street, Tampa, FL 33602, Phone: 813-272-7040, Hear- ing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org. Dated Tuesday, October 20, 2026 COMPASS LEGAL PLLC Attorney for Plaintiff 1371 Oakfield Dr Brandon, FL 33511 Telephone: 813-661-9100 Matt@CompassLegalTeam.com By: /s/ Matthew D. Wolf MATTHEW D. WOLF, FBN: 92611 October 23, 30, 2026 26-04950N		

FIRST INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case #: 24-002667-CI DIVISION: 20 U.S. Bank Trust Company National Association as successor trustee to U.S. Bank National Association, as Trustee, for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2006-AR6 Plaintiff, -vs.- John McCaughna; Betty McCaughna a/k/a Betty J. McCaughna; Unknown Person in Possession of the Subject Property Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-002667-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein U.S. Bank Trust Company National Association as successor trustee to U.S. Bank National Association, as Trustee, for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2006-AR6, Plaintiff and John McCaughna are defendant(s), I, Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 A.M. on November 12, 2026, the following described property as set forth in said Final Judgment, to-wit: LOT 93, OAKHURST GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE(S) 16 AND 17, OF THE PUBLIC RE- CORDS OF PINELLAS COUN- TY, FLORIDA.	THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. *Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel here- by designates its primary email address for the purposes of email service as: FLEService@logs.com* Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than seven days. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLEService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Michael L. Tebbi Michael L. Tebbi, Esq. FL Bar # 70856 24-330740 FC01 W50 October 23, 30, 2026 26-04940N		

Clearwater, FL 33756, (727) 464-4062 (V/TDD) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bez- wen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovi- zyon 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 tribunal la, oubyen imedyat- man apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribunal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. Dated this 20th day of October, 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 RM20667-25NS/sap October 23, 30, 2026 26-04939N		

FIRST INSERTION			
Contact should be initiated at least sev- en (7) days before the scheduled Court Appearance, or immediately upon re- ceiving this notification if the time be- fore the scheduled appearance is less than seven (7) days. The Court does not provide transpor- tation and cannot accommodate for this service. Persons with disabilities need- ing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services. WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 16 day of October, 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/ MILAGROS SOTO DEPUTY CLERK FRENKEL LAMBERT WEISMAN & GORDON, LLP ATTORNEY FOR PLAINTIFF Centralized mail processing: 53 Gibson Street Bay Shore, NY 11706 Telephone: (631) 969-3100 Fax: (631) 982-4513 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flvlaw.com October 23, 30, 2026 26-04946N		

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-006952-CI KIAVI FUNDING, INC., Plaintiff, v. NEPTUNE PROPERTY GROUP LLC, a Florida Limited Liability Company; NICHOLAS SALTZMAN, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Foreclosure or Order dated October 2, 2026 entered in Civil Case No. 25-006952-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein KIAVI FUNDING, INC., Plaintiff and NEPTUNE PROPERTY GROUP LLC, a Florida Limited Liability Company, 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 10, 2026 the following described property as set forth in said Amended Uniform Final Judgment of Foreclosure, to-wit: LOT 11, GULF TERRACE FIRST ADDITION, A SUBDI- VISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 68, PAGE 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 2181 22nd	Way SW, Largo, FL 33774 ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB- LISHED AS PROVIDED HEREIN. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwa- ter, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Kelley Kronenberg Bidder Account 36186 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: fltrealprop@kelleykronenberg.com /s/ Barron A. Becker Barron A. Becker, Esq. FBN: 1031460 File No: 3843.000332 October 23, 30, 2026 26-04949N		

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 26-002482-CI WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2024-NQM6 TRUST, Plaintiff, vs. BEACH HOMES FLORIDA LLC; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s). NOTICE IS HEREBY GIVEN pursu- ant to a Uniform Final Judgment of Foreclosure dated October 16, 2026, entered in Civil Case No.: 26-002482- CI of the Circuit Court of the Sixth Ju- dicial Circuit in and for Pinellas County, Florida, wherein WILMINGTON SAV- INGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2024-NQM6 TRUST, Plaintiff, and BEACH HOMES FLORIDA LLC, is Defendant. KEN BURKE, The Clerk of the Cir- cuit Court, will sell to the highest bidder for cash, at www.pinellas.realforeclose. com, at 10:00 AM, on the 15th day of December, 2026, the following de- scribed real property as set forth in said Judgment, to wit: LOT 105, OAKBROOK WOODS 1ST ADDITION, ACCORD- ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 67, OF	THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORI- DA. 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 un- claimed. If you fail to file a timely claim you will not be entitled to any remain- ing 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 provi- sion 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 sev- en days before the scheduled court ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than seven days. Dated: October 21, 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 25-52237 October 23, 30, 2026 26-04969N		

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 26-2107-CI
COVE CAY VILLAGE I ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JOHN G. MOLDT, KIMBERLY Q. MOLDT and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.
NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment in this cause, in the County Court of Pinellas County, Florida, the Clerk of Court will sell all the property situated in Pinellas County, Florida described as:
Apartment No. 601 of COVE CAY CONDOMINIUM TWENTY-SIX SEVENTEEN, VILLAGE I, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 3930, Pages 752-845, and according to the Condominium Plat Book 12, Pages 61-65, of the Public Records of Pinellas County, Florida.
Property Address: 2617 Cove Cay Drive, #601, Clearwater, Florida, 33760
at public sale, to the highest and best bidder, for cash, at www.pinellas. realforeclose.com, at 10:00 A.M. on January 13, 2027.
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 20th day of October, 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
October 23, 30, 2026 26-04961N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 26-3105-CO
LANDMARK OAKS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. DOHRMAN REVOCABLE TRUST and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.
NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment in this cause, in the County Court of Pinellas County, Florida, the Clerk of Court will sell all the property situated in Pinellas County, Florida described as:
Unit 1205, Building 12, LAND-MARK OAKS CONDOMINIUM, pursuant to the Declaration of Condominium as of record in Official Records Book 6000, Page 1792, of the public records of Pinellas County, Florida, and all amendments thereto, together with its undivided percentage share in the common elements.
Property Address: 3058 Landmark Boulevard, #1205, Palm Harbor, Florida, 34684
at public sale, to the highest and best bidder, for cash, at www.pinellas. realforeclose.com, at 10:00 A.M. on January 14, 2027.
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 20th day of October, 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
October 23, 30, 2026 26-04960N

FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 16-005029-CI
WELLS FARGO BANK, N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-12, Plaintiff v. AIDA L. HAYES, ET AL., Defendant(s).
NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated July 1, 2022, and the Order on Plaintiff's Motion to Reschedule Foreclosure Sale dated October 14, 2026, in the above-styled cause, the Clerk of Circuit Court Ken Burke, shall sell the subject property at public sale on the 30th day of November, 2026, at 10:00 A.M. to the highest and best bidder for cash, at www.pinellas. realforeclose.com on the following described property:
LOT 44. BON AIR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 821 14th Street, St. Petersburg, FL 33705.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
IMPORTANT
If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.
Dated: October 19, 2026
BITMAN O'BRIEN, PLLC /s/ Meghan Keane
Meghan Keane, Esquire
Florida Bar No.: 103343
mkeane@bitman-law.com
kimy@bitman-law.com
610 Crescent Executive Ct., Suite 112
Lake Mary, FL 32746
Telephone: (407) 815-3110
Facsimile: (407) 815-3116
Attorneys for Plaintiff
October 23, 30, 2026 26-04951N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
UCN: 24-005206-CI
EXOTIC CAR LEASING LLC, Plaintiff, v. LIBERTY ONE TRUST, Defendants.
NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated October 16, 2026, and entered in the above-styled cause, Ken Burke, Clerk of the Circuit Court and Comptroller of Pinellas County, Florida, will sell to the highest and best bidder for cash the following-described property situated in Pinellas County, Florida:
Lot 8, Grady Swope's Harris School Sub'n No. 3, according to the map or plat thereof as recorded in Plat Book 12, Page 40, Public Records of Pinellas County, Florida.
Parcel ID No.: 01-31-16-37062-000-0080.
Commonly known as: 4934 21st Street N, St. Petersburg, FL 33714.
The sale will be held online at [www. pinellas. realforeclose.com](http://www.pinellas. realforeclose.com), beginning at 10:00 a.m. on December 9, 2026, in accordance with Section 45.031, Florida Statutes.
The aforesaid sale will be made pursuant to the Uniform Final Judgment of Foreclosure entered in Case No. 24-005206-CI.
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 SECTION 45.032, FLORIDA STATUTES, 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 this 19 day of October, 2026.
Respectfully submitted,
By: /s/ Karten
Alan I. Karten, Esq.
Counsel for Judgment Creditor Exotic Car Leasing, LLC
321 Anderson Pond Road
Aiken, South Carolina 29803
Email: alankartenlaw@gmail.com
Florida Bar No.: 200263
October 23, 30, 2026 26-04895N

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-005928-CI
PLANET HOME LENDING, LLC, Plaintiff, vs. TODD BLAIS; JENNIFER BLAIS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed October 7, 2026 and entered in Case No. 25-005928-CI, of the Circuit Court of the 6th Judicial Circuit in and for PINELLAS County, Florida, wherein PLANET HOME LENDING, LLC is Plaintiff and TODD BLAIS; JENNIFER BLAIS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. KEN BURKE, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PINELLAS. REALFORECLOSE.COM, at 10:00 A.M., on 12th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 165, WEXFORD LEAS UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE(S) 63 AND 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.
This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste.300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you hearing or voice impaired, call 711."
Dated this 16th day of October 2026.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email: notice@kahaneandassociates.com
File No.: 25-01452 PHL V6.20190626
October 23, 30, 2026 26-04888N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 26-2806-CO
BEL-FOREST MANOR CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MELVIN DONUSHI, JONADA ZHUKA, MERI NAQO and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.
NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment in this cause, in the County Court of Pinellas County, Florida, the Clerk of Court will sell all the property situated in Pinellas County, Florida described as:
Unit E-8, Building E, of Bel-Forest Manor Condominium, Phase 3, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 4902, Page(s) 484 and Amendment adding Phase 3 to the Declaration recorded in Official Records Book 5377, Page 502, and all subsequent amendments thereto, together with its undivided share in common elements, in the Public Records of Pinellas County, Florida.
Property Address: 1753 Belleair Forest Drive, #E-8, Belleair, Florida, 33756.
at public sale, to the highest and best bidder, for cash, at [www. pinellas. realforeclose.com](http://www.pinellas. realforeclose.com), at 10:00 A.M. on December 3, 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 16th day of October, 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
October 23, 30, 2026 26-04887N

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. 25-006335-CI
PHH MORTGAGE CORPORATION, Plaintiff, vs. LAURA J. RYAN, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 16, 2026, and entered in 25-006335-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and LAURA J. RYAN; UNKNOWN SPOUSE OF LAURA J. RYAN; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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](http://www.pinellas. realforeclose.com), at 10:00 AM, on November 17, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 212 AND THE EAST 11 FEET OF LOT 213, GULLAIRE VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 40 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TOGETHER WITH A 1987 CORONET 56X26 MOBILE HOME SERIAL NO. 2C-9510A & 2C-9510B.
Property Address: 212 DOLPHIN DRIVE NORTH, OLDSMAR, FL 34677
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 20 day of October, 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
25-352303 - NaP
October 23, 30, 2026 26-04953N

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.: 25-000110-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2023-NQM10 TRUST Plaintiff(s), vs. WHITE ACQ FL, LLC; et al., Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on September 16, 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](http://www.pinellas. realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 18th day of November, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:
LOT 30, BLOCK 3, FOREST HILL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 12, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property address: 1300 21st Street South, Saint Petersburg, FL 33712
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 email address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.
AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE HUMAN RIGHTS OFFICE, 400 S. FT. HARRISON AVE., STE. 500 CLEARWATER, FL 33756, (727) 464-4062 V/TDD; OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES.
Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-012373-2
October 23, 30, 2026 26-04915N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-005349-CI
KIAVI FUNDING, INC., Plaintiff, v. KRINIKA LLC, a Florida Limited Liability Company; PAVAN MANTRIPRAGADA, an Individual; UNKNOWN SPOUSE OF LEVEN H. GOREE; UNKNOWN SPOUSE OF MARY C. GOREE; UNKNOWN TENANT #1; UNKNOWN TENANT #2., Defendant.
To the following Defendant(s): UNKNOWN SPOUSE OF LEVEN H. GOREE (LAST KNOWN ADDRESS) 3265 66TH WAY NORTH ST. PETERSBURG, FL 33710 UNKNOWN SPOUSE OF MARY C. GOREE (LAST KNOWN ADDRESS) 3265 66TH WAY NORTH ST. PETERSBURG, FL 33710
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 17, BLOCK 2, FIFTH ADDITION TO HARBOR SHORES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE(S) 44 AND 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. a/k/a 17601 Sterling Terrace, Redington Shores, FL 33708
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.
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.
WITNESS my hand and the seal of this Court this 19 day of October, 2026.
KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater, Pinellas County, FL 33756-5165
CLERK'S NAME
As Clerk of the Court
By /S/ MILAGROS SOTO
Print Name: ,
As Deputy Clerk
October 23, 30, 2026 26-04935N

ACTIONS / SALES

FIRST INSERTION
NOTICE OF FORFEITURE PROCEEDINGS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No: 26-005552-CI IN RE: FORFEITURE OF 2026 CADILLAC XT5 350T VIN: 1GYKNDR42TZ100408 BOB GUALTIERI, as Sheriff of Pinellas County, Florida, Petitioner, vs. Robert G. Schwierking, Claimant. TO: Robert G. Schwierking, and all others who may claim an interest in the above-described 2026 CADILLAC XT5 350T, VIN: 1GYKNDR42TZ100408 (hereinafter the "Property"). Petitioner, BOB GUALTIERI, as Sheriff of Pinellas County, Florida, seized the Property on or about September 10, 2026, at

or near the area of 28596 US Hwy 19 N, Clearwater, FL, Pinellas County, and will file or has filed with the Pinellas County Circuit Court a verified Complaint for Forfeiture to obtain a Final Order of Forfeiture perfecting the right, interest and title to the Property for the use or benefit of the Pinellas County Sheriff's Office, all pursuant to Section 932.701-704, Florida Statutes (2018).

Nicole E. Durkin, Senior Associate Counsel, FBN: 78069
Pinellas County Sheriff's Office, 10750 Ulmerton Road, Largo, FL 33778; Phone: (727) 582-6274
ndurkin@pcsonet.com; rreuss@pcsonet.com
Attorney for Petitioner
October 23, 30, 2026 26-04917N

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 26-004727-CI ROCKET MORTGAGE, LLC, Plaintiff, vs. MICHAEL A. DAMICO A/K/A MICHAEL DAMICO; et al., Defendant(s). TO: Michael A. Damico a/k/a Michael Damico Last Known Residence: 1198 Gasparilla Dr NE Saint Petersburg, FL 33702 TO: Unknown Spouse of Michael A. Damico a/k/a Michael Damico Last Known Residence: 12405 3rd St E, Unit 105 Treasure Island, FL 33706 TO: Capri Isle Garden Apartments No. 1 Inc. Last Known Residence: 250 126th Avenue, #107 Treasure Island, FL 33706 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida: UNIT 105, CARAVEL 1, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3505, PAGE 790, AND ALL AMENDMENTS THERETO, AND RECORDED IN CONDOMINIUM PLAT BOOK 7, PAGE 60 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

TOGETHER, BUT WITHOUT WARRANTY, THE USE OF CARPORT 105.

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

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

Dated on October 14, 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/ MILAGROS SOTO
As Deputy Clerk

1190-876B
Ref# 26536
October 23, 30, 2026 26-04864N

FIRST INSERTION
NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION Case #: 26-005356-CI DIVISION: 20 Wells Fargo Bank, N.A. Plaintiff, -vs.- Phillip Henry Emerson a/k/a Phillip H. Emerson; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Glada S. Emerson a/k/a Glada Stacy Emerson f/k/a Glada Stacy, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Heather Darline Goodwin a/k/a Heather D. Goodwin f/k/a Heather D. Fraser f/k/a Heather Darline Emerson; Daniel Preston Emerson; Na-Tania Sue Walters a/k/a Natania S. Walters f/k/a Na-Tania Sue Emerson f/k/a Na-Tania Emerson; Timothy Lee Emerson; Anna Ruth Emerson-Ervin a/k/a Anna Emerson Ervin f/k/a Anna Ruth Emerson; Unknown Spouse of Phillip Henry Emerson a/k/a Phillip H. Emerson; Unknown Spouse of Heather Darline Goodwin a/k/a Heather D. Goodwin f/k/a Heather D. Fraser f/k/a Heather Darline Emerson; Unknown Spouse of Daniel Preston Emerson; Unknown Spouse of Na-Tania Sue Walters a/k/a Natania S. Walters f/k/a Na-Tania Sue Emerson f/k/a Na-Tania Emerson; Unknown Spouse of Timothy Lee Emerson; Unknown Spouse of Anna Ruth Emerson-Ervin a/k/a Anna Emerson Ervin f/k/a Anna Ruth Emerson; Cavalry SPV I, LLC; Clerk of the Circuit Court for Pinellas County, Florida; Pinellas County Sheriff; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s). TO: Unknown Heirs, Devisees, Grant-ees, Assignees, Creditors, Lienors, and Trustees of Glada S. Emerson a/k/a Glada Stacy Emerson f/k/a Glada Stacy, Deceased and All Other Persons Claim- ing by and Through, Under, Against The Named Defendant(s): 1564 Sher- wood Street, Clearwater, FL 33755

YOU ARE HEREBY NOTIFIED that an action has been commenced to fore- close a mortgage on the following real property, lying and being and situated in Pinellas County, Florida, more par- ticularly described as follows:

LOT 18, BLOCK 15, SIXTH ADDITION TO HIGHLAND PINES SUBDIVISION, AC- CORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 70 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORI- DA

more commonly known as 1564 Sherwood Street, Clearwater, FL 33755.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Ra- ton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded 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 ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than seven days.

WITNESS my hand and seal of this Court on the 14 day of October, 2026.

KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater, Pinellas County, FL 33756-5165
Ken Burke
Circuit and County Courts
By: /S/ MILAGROS SOTO
Deputy Clerk

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
26-336096 FC01 WNI
October 23, 30, 2026 26-04863N

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION CASE NO. 26-000282-CI U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. DIANE M. KIDDER, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Fore- closure entered September 16, 2026 in Civil Case No. 26-000282-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is Plaintiff and Diane M. Kidder, 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 19th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Unit 512, Kenmore House of Town Shores of Gulfport, No. 215, Inc., a Condominium, ac- cording to the Declaration of condominium thereof, recorded in Official Records Book 4258, Page 1493, of the Public Records

of Pinellas County, Florida, and any amendments thereto, togeth- er with its undivided share in the common elements.

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

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

/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
25-14453FL
October 23, 30, 2026 26-04884N

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA CASE NO.: 522025CA007060XXCICI KIAVI FUNDING INC., Plaintiff, v. ARMSTRONG CHESNER LLC., a Florida Limited Liability Company; MICHAEL ARMSTRONG, an Individual; DANIEL MANNING; PINELLAS COUNTY, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure or Order dated September 28, 2026 entered in Civil Case No. 522025CA007060XXCICI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein KIAVI FUNDING INC., Plaintiff and ARMSTRONG CHESNER LLC., a Florida Limited Liability Company; MICHAEL ARMSTRONG, an Individual; DANIEL MANNING and PINELLAS COUNTY, FLORIDA, 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 24, 2026 the following described property as set forth in said Uniform Final Judgment of Foreclosure, to-wit: LOT 136, MARTIN TERRACE 1ST ADDITION, ACCORDING TO THE PLAT THEREOF RE- CORDED IN PLAT BOOK 58, PAGE 8, PUBLIC RECORDS OF PINELLAS COUNTY,

FLORIDA.
Property Address: 11644 127th Ave N, Largo, FL 33778

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

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

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

Kelley Kronenberg
Bidder Account 36186
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail: fltrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 3843.000346
October 23, 30, 2026 26-04916N

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE: 26-005105-CI MARTA B LLC, A Florida Limited Liability Company Plaintiff v. COLIN G. ST. PIERRE; JANE DOE, unknown Spouse of COLIN G. ST. PIERRE; THE GRAND BELLAGIO AT BAYWATCH CONDOMINIUM ASSOCIATION, INC.; and UNKNOWN TENANT(S)/ OWNER(S), Defendants. TO: COLIN G. ST. PIERRE; JANE DOE, unknown spouse of COLIN G. ST. PIERRE and UNKNOWN TENANT(S)/OWNER(S) 2746 Via Tivoli, Unit 114B, Clearwater FL 33764 YOU ARE NOTIFIED that an action for damages exceeding \$50,000.00 and to foreclose on real property on the following property in Pinellas County, Florida: Unit 114B, Building 1, of The Grand Bellagio at Baywatch Condominium, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 12663, Page 1378 and Condominium Plat Book 129, Page 1 of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undi- vided share in the common ele- ments. Together with Garage G-114B with Tandem Parking Space T-114B. Which has the address: 2746 Via Tivoli, Unit 114B, Clearwater FL 33764 has been filed against you, and you are required to file written defenses with the Clerk of the court and to serve a copy within thirty (30) days after the first date of publication on or before

of this notice on Plaintiff's attorney, Shawn M. Yesner, Esq., whose address is 2753 S.R. 580, Suite 106, Clearwater, FL 33761, otherwise a default will be entered against you for the relief de- manded 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, Clearwa- ter, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

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

WITNESS my hand and the seal of this Court on this 16 day of October, 2026.

KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater, Pinellas County, FL 33756-5165
By: /S/ MILAGROS SOTO
Deputy Clerk
Ken Burke, CPA
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida

YESNER LAW, PL
Shawn M. Yesner, Esq.
Countryside Colonial Center
2753 S.R. 580, Suite 106
Clearwater, FL 33761
Telephone: (813) 774-5737
Facsimile: (813) 344-0905
Primary: Shawn@YesnerLaw.com
Secondary: Eservice@YesnerLaw.com
October 23, 30, 2026 26-04890N

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION Case No. 26-002903-CI Division SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION, Plaintiff, vs. SUSAN-LEE AHL AKA SUSAN LEE AHL AKA SUSAN AHL, et al., Defendants. TO: DON CE-SAR PLACE PROPERTY OWNERS CORP. You are notified that an action to foreclose a mortgage on the following property in Pinellas County, Florida: LOT 16, BLOCK 16, DON CE-SAR PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 15 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. commonly known as 3408 E MARI-TANA DR, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plain- tiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, on or be- fore , (or 30 days from the first date of

publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILI- TIES ACT If you are a person with a disability who needs any accommo- dation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact ADA Coordina- tor, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, 727-464-4062, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 10/14/26.

KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater, Pinellas County, FL 33756-5165
CLERK OF THE COURT
Honorable Ken Burke
315 Court Street
Clearwater, Florida 33756
(COURT SEAL)
By: /S/ MILAGROS SOTO
Deputy Clerk

/2634610/MTS
October 23, 30, 2026 26-04865N

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. 26-005028-CI U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. TERRI LEE STACK. et. al. Defendant(s). TO: TERRI LEE STACK, UNKNOWN SPOUSE OF TERRI LEE STACK, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being fore- closed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

UNIT A, BUILDING 1845 OF EASTWOOD SHORES CONDO NO. 4, A CONDOMINIUM AC- CORDING TO THE DECLA- RATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 5093, PAGE 1-79, OF THE PUB- LIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDI- VIDED SHARE IN THE COM- MON ELEMENTS.

has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con- gress Avenue, Suite 100, Boca Raton,

Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded in the complaint or petition filed herein.

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

THIS NOTICE SHALL BE PUB- LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 16 day of October, 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/ MILAGROS SOTO
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-437903
October 23, 30, 2026 26-04883N

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No.: 26-000879-CI RH FUND 32, LLC, Plaintiff, vs. ALISON HONE SADLER, an individual; UNKNOWN SPOUSE OF ALISON HONE SADLER; THE FOUNTAINS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION, INC.; JANE/JOHN DOE, fictitious names representing unknown tenants in possession; 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, Defendants. NOTICE is hereby given that, pursu- ant to the Uniform Final Judgment of Foreclosure entered on October 5, 2026, in the above-referenced mat- ter pending in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Ken Burke, the Clerk of this Court, will sell the following described property situated in Pinellas County, Florida: Unit No. F-105 of THE FOUN- TAINS AT COUNTRYSIDE, a Condominium, according to the Declaration of Condominium re- corded in Official Records Book 14128, Page 301, and all exhibits and amendments thereof, Public Records of Pinellas County, Flor- ida, together with an undivided interest or share in the common elements appurtenant thereto. Together with all improvements now or hereafter erected on the

property, and all easements, ap- purtenances, and fixtures now or hereafter a part of the property. For Informational Purposes Only:

Property Address: 2500 Wind- ing Creek Boulevard, Apt. F105, Clearwater, FL 33761

at public sale, to the highest and best bidder, for cash, on November 12, 2026, beginning at 10:00 a.m., conducted electronically online at the following website: http://www.pinellas.realforeclose.com.

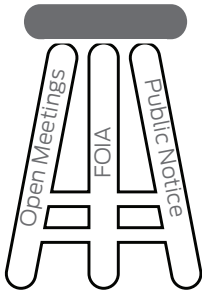
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

/s/ Lara Roeske Fernandez
LARA ROESKE FERNANDEZ
Florida Bar No.: 0088500
lfernandez@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
101 East Kennedy Boulevard, Suite 2700
Tampa, Florida 33602
Tel: (813) 223-7474 |
Fax: (813) 229-6553
Attorney for RH Fund 26, LLC
October 23, 30, 2026 26-04936N

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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

SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 09365 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: PINELLAS POINT ADD SEC C MOUND SEC W 1/2 OF LOT 18 PARCEL: 13-32-16-71316-029-0180 Name in which assessed: AFFORDABLE HOMEBUYERS 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04597N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 09082 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: REDFORD PARK LOT 5 PARCEL: 36-31-16-73818-000-0050 Name in which assessed: MICHAEL COOPER REGINALD JAMES NEAL TONDA COOPER BUTLER 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04596N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 07047 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: PINE BAY PARK BLK C, LOT 52 PARCEL: 06-31-16-68976-003-0520 Name in which assessed: LARRY D MANESS PATRICIA C CRAWFORD 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04591N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 07254 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: THIRTIETH AVE SUB S 23FT OF LOT 23 & N 28FT OF LOT 24 PARCEL: 11-31-16-90396-000-0230 Name in which assessed: LISA SCHILLINGER 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04594N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 07237 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: PEEPLS ADD ST PETERSBURG BLK A, LOTS 32 TO 37 INCL PARCEL: 11-31-16-68166-001-0320 Name in which assessed: SHORT MOVES 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04593N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 06402 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: DEBRA HEIGHTS SUB LOT 88 PARCEL: 32-30-16-20664-000-0880 Name in which assessed: TRUST # 323016206640000880 TRUST ASSETS LLC TRE 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04587N
THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 05587 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: NEWPORT UNIT NO. 1 BLK 43, LOT 17 PARCEL: 31-29-16-59922-043-0170 Name in which assessed: DONALD W EICHER III DEBBIE F ANDERSON 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04580N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 05280 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: DREW PROFESSIONAL PARK COMMERCIAL CONDO PHASE I BLDG F, UNIT 2 PARCEL: 07-29-16-22519-001-0062 Name in which assessed: STEVEN E O'NEAL 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04578N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 05066 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: CYPRESS TRACE NORTH CONDO PHASE 9 BLDG 19, UNIT 1901 PARCEL: 33-28-16-20209-000-1901 Name in which assessed: ALAN DUANE CARAWAN 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04577N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 04798 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: BRIAR CREEK MOBILE HOME COMMUNITY II CONDO BLK Q, LOT 4 PARCEL: 21-28-16-11152-017-0040 Name in which assessed: DEBORAH L DEVINE 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04575N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 04469 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: BRIDLEWOOD AT TARPON WOODS PHASE I LOT 103 PARCEL: 35-27-16-11388-000-1030 Name in which assessed: RIMOUN F GORIS ROBIN G GORIS 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04573N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 04107 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: SAWYER & HARRELL'S 2ND ADD BLK 9, LOT 10 (SEE MAP 25 SW) PARCEL: 26-31-15-78804-009-0100 Name in which assessed: REGGIE SHARKUS 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04569N

SAVE TIME

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Pinellas County • Pasco County • Polk County • Lee County

Collier County • Orange County

legal@businessobserverfl.com

Business Observer

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

--- PUBLIC NOTICE / TAX DEEDS ---

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 06211 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: HOLLYWOOD SUB LOT 13 PARCEL: 28-30-16-40752-000-0130 Name in which assessed: JOE A FYOCK 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 18th day of November, 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 26-04584N
Oct. 9, 16, 23, 30, 2026

THIRD INSERTION
FLORIDA PACE FUNDING AGENCY NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS
The Board of Directors (the “Board”) of the Florida PACE Funding Agency, a public body corporate and politic, (the “Agency”), hereby provides notice, pursuant to Sections 163.08, 163.081, 163.082 and 197.3632(3)(a), Florida Statutes, each as amended from time to time, of its intent to use the uniform method of collecting non-ad valorem assessments for more than one year to be levied within the area encompassed by the boundaries of every county in Florida, or any of the municipalities therein, served by the Agency’s statewide provision of funding and financing to assist property owners who wish to construct, install or otherwise obtain qualifying improvements identified by the Legislature including, but not limited to, energy conservation and efficiency improvements, renewable energy improvements, and wind resistance improvements, in accordance with Section 163.08, et seq., Florida Statutes, as amended (collectively, the “Qualifying Improvements”). By law and resolution of the Agency, a property owner may apply to the Agency for funding and financing of Qualifying Improvements. The non-ad valorem assessments contemplated by this notice are voluntary and are only imposed by the Agency with the prior written consent authorized by or on behalf of affected property owners who determine to obtain financing for Qualifying Improvements from the Agency. The Agency is authorized by state law to fund and finance Qualifying Improvements and is required to annually collect repayment by non-ad valorem assessments to be collected by the Tax Collector in each County. The Board will consider the adoption of a resolution electing to use the uniform method of collecting such assessments as authorized by Section 197.3632, Florida Statutes, after a public hearing to be held at 401 Dyer Blvd Kissimmee FL on November 3, 2026, at 2pm. In the event of a local or national emergency, a hurricane, or any other interfering circumstance, if necessary, the meeting may be continued to a time, date, and place certain, and notice thereof, along with appropriate means for public attendance and participation, if other than in-person, will be posted on the Agency’s website. Such resolution electing to use such uniform method will state the need for the levy and will contain a legal description of the boundaries of the real property that may be subject to the levy – which is the entirety of the State of Florida. A copy of the proposed form of resolution and other information may be viewed at the Agency’s website: www.FloridaPACE.Gov . All affected property owners have the right to be heard on the matter via advance written objection or by appearing in person at the public hearing. Advance written communication will be given equal weight to comments or objections made in person, and may be submitted to the Board via email to Info@FloridaPACE.Gov ; and should be received by the Agency on or before November 2, 2026 at 8am, so that copies can be distributed to Board members for advance review and hearing preparation purposes. Any person desiring to speak in person may appear at the public hearing. If any person decides to appeal any decision made with respect to any matter considered at this public hearing, such person will need a record of proceedings and for such purpose such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based. Any person requiring a special accommodation at this meeting due to disability or physical impairment or needing an interpreter to participate in this proceeding should contact the Agency at 850-400-PACE at least 48 hours prior to the meeting. If hearing impaired, Florida Relay Service numbers for assistance are (800) 955-8771 (tdd) or (800) 955-8770 (voice). Publish on October 9, 16, 23, 30, 2026 by Order of the Board of Directors of the Florida PACE Funding Agency. Assessments to be levied pursuant to written consent on various parcels within the State of Florida October 9, 16, 23, 30, 202626-04598N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 01539 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: LINCOLN PLACE BLK 1, LOT 8 LESS RD ON S PARCEL: 10-29-15-51948-001-0080 Name in which assessed: STREET DREAMS IRREV TRUST CHERYL TRUEBLOOD, TRE 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 18th day of November, 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 Oct. 9, 16, 23, 30, 202626-04566N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 06506 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: JUANITA PARK BLK D, LOT 12 PARCEL: 34-30-16-44514-004-0120 Name in which assessed: MARK D WILCOX MICHAEL W WILCOX HARRY J WILCOX THOMAS B WILCOX JOHN A WILCOX KAREN R WILCOX MIKELL 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 18th day of November, 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 Oct. 9, 16, 23, 30, 202626-04588N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 04589 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: EAST LAKE WOODLANDS CONDO UNIT 2 BLDG 2, UNIT 32 PARCEL: 09-28-16-23935-002-0320 Name in which assessed: ANTHONY REDWANC CLARA J 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 18th day of November, 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 Oct. 9, 16, 23, 30, 202626-04574N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 04178 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: PT OF NW 1/4 OF NW 1/4 W OF EAST LAKE RD DESC AS BEG NW COR OF SEC TH E 443.87FT TH S 178.92FT TH W 440.94FT TH N01DW ALG W SEC LINE 178.97FT TO POB CONT 1.81AC PARCEL: 03-27-16-00000-220-0120 Name in which assessed: GREY OAKS LAND CO 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 18th day of November, 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 Oct. 9, 16, 23, 30, 202626-04570N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 08362 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: DR-452 ADV POSS 01/10/06 PRATHER'S FIFTH ROYAL LOTS 26 & 27 PARCEL: 26-31-16-72936-000-0260 Name in which assessed: HATTIE ALLEN C/O ELLA F BROWN 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 18th day of November, 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 Oct. 9, 16, 23, 30, 202626-04595N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 04179 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: PT OF NW 1/4 OF NW 1/4 W OF EAST LAKE RD DESC AS FR NW COR OF SEC TH S ALG W SEC LINE 178.97FT FOR POB TH E 440.94FT TH S 178.09 FT TH W 438.03FT TH N ALG W SEC LINE 178.13FT TO POB CONT 1.79 AC(C) PARCEL: 03-27-16-00000-220-0130 Name in which assessed: GREY OAKS LAND CO 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 18th day of November, 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 Oct. 9, 16, 23, 30, 202626-04571N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, 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: 06110 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: WILLIAMSBURG CONDO BLDG 3, UNIT 8211 A PARCEL: 25-30-16-97953-003-2111 Name in which assessed: REALTY HOLDINGS 33709 TRUST GATEWAY 2024 REALTY TRUST 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 18th day of November, 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 Oct. 9, 16, 23, 30, 202626-04583N

THIRD 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 FIR-STRUST SAVINGS BANK, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 03792 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pinellas, State of Florida: HARBORSIDE BOAT CLUB OF MADEIRA BEACH CONDO UNIT A-402 TOGETHER WITH USE OF BOAT SLIP #11 PARCEL: 03-31-15-36397-001-4020 Name in which assessed: MID-ATLANTIC PROPERTIES 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 18th day of November, 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 Oct. 9, 16, 23, 30, 202626-04568N

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.

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Business Observer

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TAX DEEDS

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 06725 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: ROUSE MANOR BLK A, LOT 12 PARCEL: 01-31-16-77166-001-0120 Name in which assessed: CAOHUNG TRAN 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04590N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 07156 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: LAKE SHEFFIELD 2ND SEC BLK 1, LOT 11 PARCEL: 09-31-16-48456-001-0110 Name in which assessed: WAYNE DAVID SORG 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04592N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 06720 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: ROSEDALE SUB REPLAT BLK B, LOT 9 PARCEL: 01-31-16-76716-002-0090 Name in which assessed: WILLIAM STECK 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04589N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 06234 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: PINELLAS PARK BLK 17, LOT 12 PARCEL: 28-30-16-71064-017-0120 Name in which assessed: CAOHUNG N TRAN 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04585N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 05945 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: SKYVIEW TERRACE 2ND ADD BLK 33, LOT 29 PARCEL: 20-30-16-82818-033-0290 Name in which assessed: ELENA SEPULVEDA 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04582N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 05919 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: GREENDALE ESTATES 3RD ADD LOT 438 PARCEL: 20-30-16-33264-000-4380 Name in which assessed: H M M E R PROPERTIES LLLP 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04581N
THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 05360 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: BAYSHORE TOWNHOUSES LOT 27 PARCEL: 16-29-16-04902-000-0270 Name in which assessed: DENICE M JORDAN 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04579N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 04911 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: WINDING WOOD CONDO IX PHASE I, UNIT 99B PARCEL: 29-28-16-98257-001-0992 Name in which assessed: CONSTANCE E LAWSON 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04576N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 04359 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: CHATTAM LANDING PHASE I LOT 10 PARCEL: 26-27-16-14909-000-0100 Name in which assessed: ROBIN G GORIS 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04572N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 00510 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: PATTERNS SUB, N.E. LOT 11 LESS S 36FT OF W 80FT PARCEL: 13-27-15-67896-000-0110 Name in which assessed: JEROME FOWLER 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04564N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was as- sessed are as follows: Certificate Number: 02946 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: MIDWAY MOBILE HOME PARK (UNRECORDED) LOT C-45 PARCEL: 10-30-15-57790-003-0450 Name in which assessed: ANDREW GLOVER 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04567N	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that GISELA VOLKMEIER, 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: 01426 Year of Issuance: 2024 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: ISLAND ESTATES OF CLEAR-WATER UNIT 1 LOT 52 PARCEL: 08-29-15-43308-000-0520 Name in which assessed: MATTHEW THOMAS SELBY LAURAN SELBY 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 18th day of November, 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 Oct. 9, 16, 23, 30, 2026 26-04565N

Q

What makes public notices in newspapers superior to other forms of notices?

A

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

Q

How much do legal notices cost?

A

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

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PROBATE

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case No.: 26-008066-ES IN RE: ESTATE OF WILLIAM R. MOLETON Deceased. The administration of the estate of WILLIAM R. MOLETON, deceased, whose date of death was November 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and	other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death	by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-007598-ES Division: Probate IN RE: ESTATE OF ALAN MARK DEAN, Deceased. The administration of the Estate of Alan Mark Dean, deceased, whose date of death was July 18, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Room 106, Clearwater, Florida 33756. The names and addresses of the Ancillary Personal Representative and the Ancillary Personal Representative's attorneys 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 SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOTWITH-	STANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Ancillary 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 through 732.228, Florida Statutes applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes. The written demand must be filed with the clerk. The date of first publication of this notice is October 16, 2026.

Clare Louise Dean 6 Birch Close Sevenoaks, Kent TN13 3JQ United Kingdom Personal Representative Gregory W. Meier Florida Bar Number: 65511 Email: gmeier@shuffieldlowman.com Raymond O. Boone, Jr. Florida Bar Number: 1049608 Email: rboone@shuffieldlowman.com Shuffield, Lowman & Wilson, P.A. 1000 Legion Place, Suite 1700 Orlando, FL 32801 Telephone: (407) 581-9800 Fax: (407) 581-9801 Secondary E-Mail: probateservice@shuffieldlowman.com Attorneys for Personal Representative October 16, 23, 2026 26-04794N	
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SECOND INSERTION		
Notice to Creditors IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 26-007157-ES IN RE: ESTATE OF IVALOU MEYER-MELLOW The administration of the estate of IVALOU MEYER-MELLOW, deceased, whose date of death was July 4, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 14450 49th Street N, Clearwater, FL 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. 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 administration of the estate of ELAINE ELIZABETH DIAS, deceased, whose date of death was July 10, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 October 16, 2026.	Personal Representative: LORI FRAZER 2304 Harbour Place Kokomo, IN 46902 Attorney for Personal Representative: THOMAS R. WALSER, ESQ. E-mail Addresses: trwalser@floridaprobatefirm.com Florida Bar No. 116596 Florida Probate Law Firm, PLLC 6751 N. Federal Highway, Ste. 101, Boca Raton, FL 33487 Telephone: (561) 210-5500 October 16, 23, 2026 26-04733N	

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA FILE NO. 26-009980-ES DIVISION PROBATE IN RE: ESTATE OF WILLIAM MATTHEW MCCORMICK DECEASED. The administration of the Estate of William Matthew McCormick, deceased, whose date of death was May 5, 2026, is pending in the Circuit Court for Pinellas County, Florida, the address of which is 315 Court Street, Clearwater, Florida 33756. The file number for the estate is 26-009980-ES. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate 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 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: October 16, 2026.	Personal Representative: Kathleen V. McCormick Personal Representative 6420 64th Way N Pinellas Park, Florida 33781 Attorney for Personal Representative: /s/ Nicole Bell Cleland Nicole Bell Cleland, Esq. Florida Bar No. 124934 Legacy Protection Lawyers, LLP 100 – 2nd Avenue South, Suite 900 St. Petersburg, Florida 33701 Telephone: (727) 471-5868 Email: NBell@LegacyProtectionLawyers.com October 16, 23, 2026 26-04835N	

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA FILE NO. 26-009998-ES DIVISION PROBATE IN RE: ESTATE OF LAWRENCE HUNDLEY DIMMITT, III, Deceased. The administration of the Estate of Lawrence H. Dimmitt, III, deceased, whose date of death was September 4, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate 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 October 16, 2026.	Personal Representative: Elizabeth Lykes Dimmitt 25485 US Highway 19 North Clearwater, Florida 33761 Attorney for Personal Representative: /s/ Lauren Y. Detzel Lauren Y. Detzel Florida Bar Number: 253294 Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. 420 South Orange Avenue, Suite 700 Orlando, Florida 32801 Telephone: (407) 841-1200 Fax: (407) 423-1831 E-Mail: ldetzel@deanmead.com Secondary E-Mail: probate@deanmead.com October 16, 23, 2026 26-04746N	

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No: 2026CP007990 IN RE: ESTATE OF JAMES E. OLIFF, Deceased. The administration of the Estate of JAMES E. OLIFF, deceased, whose date of death was February 24, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this Notice has been 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 the decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 October 16, 2026.	Personal Representative: HARRY MICHAEL BERGER, JR., 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 unmaturred, 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 unmaturred, 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 September 5, 2026. The date of first publication of this notice is October 16, 2026.	Personal Representative: MICHAEL BERGER 20342 Torre Del Lago St. Estero, FL 33928 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: servicedek@deebelderlaw.com E-Mail: servicecjc@deebelderlaw.com Florida Bar Number: #997791 October 16, 23, 2026 26-04830N

Personal Representative: WILLIAM JEAN RUSSELL 9524 Sun Dial Drive Tampa, FL 33635 Attorney for Person Giving Notice: THEODORE R. SCHOFNER, ESQUIRE Florida Bar No. 381357 / SPN: 01243397 2117 Indian Rocks Road Largo, Florida 33774 Telephone: (727) 588-0290 Fax: (727) 584-0932 Email: info@elderlawattorney.com October 16, 23, 2026 26-04834N	
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--- PUBLIC SALES / PROBATE / ACTIONS / SALES ---

SECOND INSERTION

Notice of Public Sale

Notice is hereby given that on 11/02/2026 at 9:00am, the following personal property will be sold at public auction pursuant to F.S. 715.109: 1956 ALMA 411762. Last tenants: Daniel Sean Hird, Kiva Swander Kirby, and all unknown parties, beneficiaries, and heirs. The sale shall be subject to any and all liens. Sale to be held at 1610 W Bay Drive Largo, FL 337702; (248) 988-8845 ext 108.

October 16, 23, 2026 26-04756N

FOURTH INSERTION

NOTICE OF ACTION
Pinellas County
BEFORE THE BOARD OF NURSING

IN RE: The license to practice Nursing Assistance
Chrystal Morgan, C.N.A.
707 99th Avenue #104,
Saint Petersburg, Florida 33702
657 99th Avenue North,
Apartment 205,
Saint Petersburg, Florida 33702
CASE NO.: 2023-52296
LICENSE NO.: CNA413101

Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 245-4640.

If no contact has been made by you concerning the above, November 13, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

Oct. 2, 9, 16, 23, 2026 26-04458N

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting Philip Crawford, Assistant General Counsel, Prosecution

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-007447-ES
IN RE: ESTATE OF JUNE MARIE DUBOIS
Deceased.

The administration of the estate of JUNE MARIE DUBOIS, deceased, whose date of death was May 6, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, 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 de-

mands 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 October 16, 2026.

Personal Representative:
CATHERINE A. CASHEN
26 Crockett Court, B2G 2Y4
Antigonish, Nova Scotia, Canada

Attorney for Personal Representative: MARIA C. PERINETTI, ESQ.
Florida Bar No. 0013837
The Demosthenous Law Firm
306 Bullard Parkway,
Suite 140
Temple Terrace, Florida 33617
Office: (813) 740-8899
(813) 377-4890 (fax)
Email: mperinetti@gmail.com
October 16, 23, 2026 26-04735N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-006267-ES
IN RE: THE ESTATE OF GEORGE WILLIAM POUMAKIS,
Deceased.

The administration of the estate of GEORGE WILLIAM POUMAKIS, deceased, whose date of death was March 25, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 October 16, 2026:

Personal Representative:
ALEX VELOUDOS
2457 Treemont Way
Dunedin, FL 34698

Attorney for Personal Representative: ANTHONE R. DAMIANAKIS, ESQUIRE
FBN102740
PEACOCK, GAFFNEY & DAMIANAKIS, P.A.
tony@pgdlaw.net ;
assistant@pgdlaw.net
2348 Sunset Point Rd.,
Clearwater, FL 33765
(727) 796-7774
October 16, 23, 2026 26-04844N

BRIAN LECLERC
Personal Representative
1468 Brookside Blvd.
Largo, FL 33770

WILLIAM K. LOVELACE
Attorney for Personal Representative
Email: fordlove@tampabay.rr.com
Florida Bar No. 0016578
SPN# 01823633
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Ave.
Clearwater, Florida 33756
Telephone: 727-446-1036
October 16, 23, 2026 26-04815N

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.: 26-000309-CI
WELLS FARGO BANK, N.A., Plaintiff, vs.
KYMBERLY TETRO A/K/A KYMBERLY E. TETRO; UNKNOWN SPOUSE OF KYMBERLY TETRO A/K/A KYMBERLY E. TETRO; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on in Civil Case No. 26-000309-CI, of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida,

wherein, WELLS FARGO BANK, N.A. is the Plaintiff, and KYMBERLY TETRO A/K/A KYMBERLY E. TETRO; UNKNOWN SPOUSE OF KYMBERLY TETRO A/K/A KYMBERLY E. TETRO; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are Defendants.

The Clerk of the Court, Ken Burke, CPA will sell to the highest bidder for cash at www.pinellas.realforeclose.com on November 19, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 29, BLOCK 2, MEADOW LAWN SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 32, PAGE(S) 2 AND 3, AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 26-002991-CI
ATHENE ANNUITY AND LIFE COMPANY, Plaintiff, vs.
ELYSIUM HILLS, LLC A/K/A ELYSIUM HILLS LLC; LAVORYIA TIMMONS; CHERRY VENTURES LLC Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court for PINELLAS County shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com at, 10:00 AM on the 05 day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK C, GLENWOOD PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 71, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 727 19TH AVE S, ST PETERSBURG, FL 33705

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE

ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 08 day of October 2026.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
26-00933 - NOS -Provide Bidder
Number: 11951
October 16, 23, 2026 26-04768N

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.: 26-003591-CI
JPMORGAN CHASE BANK NATIONAL ASSOCIATION Plaintiff(s), vs.
CHAD DAVIS THE UNKNOWN TENANT IN POSSESSION OF 800 NORTH 92ND AVENUE, SAINT PETERSBURG, FL 33702, Defendant(s).

TO: CHAD DAVIS
LAST KNOWN ADDRESS: 9651 MAY-PAN PLACE, SEMINOLE, FL 33777
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:

PARCEL 1:
LOT 1, BLOCK 12, BAYBRIDGE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 9, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH ALL RIGHTS AND INTERESTS AS STATED IN O.R. BOOK 5578, PAGE 1846, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2:
LOT 2, BLOCK 12, BAYBRIDGE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 9, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH ALL RIGHTS AND IN-

TERESTS AS STATED IN O.R. BOOK 5578, PAGE 1846 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property address: 800 North 92nd Avenue, Saint Petersburg, FL 33702

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 day of 10/09/2026.

KEN BURKE, Clerk Circuit Court
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: Deborah A Lubig
Deputy Clerk

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-017688-2
October 16, 23, 2026 26-04789N

SECOND INSERTION

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 7th day of October, 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: 30330
2026.10.07
14:53:47-04'00'
Mola Bosland, Esq.
FBN: 30330
Primary E-Mail:
ServiceMail@aldrigepite.com
1113-045B
Ref# 27094
October 16, 23, 2026 26-04790N

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 26-9101-CO
MONTCLAIR LAKE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.
MARK TINDALL, BRENDA TINDALL and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

TO: MARK TINDALL and BRENDA TINDALL

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

Lot 11, Montclair Lake Townhomes - Phase 1, according to the Plat thereof, recorded in Plat Book 141, Page 82, of the Public Records of Pinellas County, Florida. With the following street address: 2280 Montview Drive, Clearwater, Florida 33763.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date

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

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

WITNESS my hand and the seal of this Court on 9 day of October, 2026.

KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater, Pinellas County, FL 33756-5165
KEN BURKE
CLERK AND COMPTROLLER
By: /S/ MILAGROS SOTO
Deputy Clerk

Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
Oct. 16, 23, 30; Nov. 6, 2026
26-04765N

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No. 2026-CC-003657-CO
PALMA DEL MAR CONDOMINIUM ASSOCIATION NO. 2 OF ST. PETERSBURG, INC., a Florida not for profit corporation, Plaintiff, vs.
STUART E. FREDRIKSON, UNKNOWN SPOUSE OF STUART E. FREDRIKSON, UNKNOWN TENANT(S), and REGIONS BANK, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated October 13, 2026 entered in the above styled case, Case No. 2026-CC-003657-CO of the County Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein PALMA DEL MAR CONDOMINIUM ASSOCIATION NO. 2 OF ST. PETERSBURG, INC. is the Plaintiff and STUART E. FREDRIKSON, UNKNOWN SPOUSE OF STUART E. FREDRIKSON, UNKNOWN TENANT(S), and REGIONS BANK are the Defendants, that Ken Burke, CPA, the Clerk of the Circuit Court and Comptroller, will sell the following property, in PINELLAS County, Florida, described as:

CONDOMINIUM UNIT NO. 109, BUILDING D, PALMA DEL MAR II, 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 COUN-

TY, FLORIDA. TOGETHER WITH THE RIGHT TO USE PARKING SPACE NO. 01 LC.

Property Address: 6219 Palma Del Mar Blvd S #109 St Petersburg FL 33715

at public sale, to the highest and best bidder for cash, at www.pinellas.realforeclose.com, 10:00 A.M. on December 15, 2026. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

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."

Dated this 14th day of October 2026.

By: ROBERT L. TODD, ESQUIRE
Florida Bar No. 045091
Association Assessment Attorneys, PA
111 Second Ave NE #539
St. Petersburg, FL 33701
727-748-2435 Telephone
rtodd@AssociationAA.com
Service Address: attorney@AssociationAssessmentAttorneys.com
Attorneys for Plaintiff
October 16, 23, 2026 26-04842N

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V20906_V24

ACTIONS / SALES

SECOND INSERTION		SECOND INSERTION	
NOTICE OF ACTION – CONSTRUCTIVE SERVICE IN THE COUNTY COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26-005530-CO PEAK PROPERTY AND CASUALTY INSURANCE CORPORATION, Plaintiff, v. JULIO PAREDES ROSABAL, MAILEN GARCIA FUENTES, JULIO GONZALEZ AVALOS, LAZARO OLIVERA DE LA CRUZ, RICARDO VALDES PADRON, EDUARDO RODRIGUEZ BETANCOURT, ELDA FERNANDEZ DEL SOL, GEICO GENERAL INSURANCE COMPANY, EL SOL MEDICAL CENTER INC, DIS OF TAMPA BAY, INC., and NEW VISTA DIAGNOSTIC IMAGING SERVICES LLC, Defendants. TO: LAZARO OLIVERA DE LA CRUZ Whose last known address is: 7642 Woodvale Cir, Tampa, FL 33615	ELDA FERNANDEZ DEL SOL Whose last known address is: 7642 Woodvale Cir, Tampa, FL 33615 YOU ARE NOTIFIED that an action for Declaratory Judgment has been filed against you to have the Peak Property and Casualty Insurance Corporation policy # 11410028022 that was issued to Julio Paredes Rosabal, declared null and void from inception for misrepresentations, omissions, concealment and incorrect statements that were material to the acceptance of the risk and the hazards assumed. You are further notified that you are required to serve a copy of your written defenses, if any, to William J. McFarlane, Esq., Plaintiff's attorney, whose address is 210 N. University Dr., 6th Floor, Coral Springs, Florida 33071, Telephone (954) 340-0005, on or before November 13, 2026 and file the original with the Clerk of the Court. If you fail to do so, a default will be entered against you for the relief demanded in the Complaint. This notice shall be published once a week for four consecutive weeks in	Business Observer or similar publication with circulation in Pinellas County. “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 10/8/26. KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 Ken Burke, CPA As Clerk of the Court By: /S/ MILAGROS SOTO As Deputy Clerk Oct. 16, 23, 30; Nov. 6, 2026 26-04761N	

SECOND INSERTION		SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 26-002051-CI LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ALLISON ANNE SKWIRZ A/K/A ALLISON SKWIRZ; F&C MANAGER, LLC, A WYOMING LIMITED LIABILITY COMPANY AS TRUSTEE OF THE 1225 GROVE TRUST DATED THE 23RD DAY OF MAY, 2023, A FLORIDA LAND TRUST; REI FL, LLC; UNKNOWN SPOUSE OF GEORGE SKWIRZ; GEORGE SKWIRZ Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court for PINELLAS County shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com at, 10:00 AM on the 05 day of November, 2026, the following described property as set forth in said Final Judgment, to wit:	LOT 22, RE-SUBDIVISION LOTS 11, 12, 13, 14, & 15 PADGETT'S ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 24, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. PROPERTY ADDRESS: 1225 GROVE ST, CLEARWATER, FL 33755 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated this 08 day of October 2026. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-05287 - NOS -Provide Bidder Number: 11951 October 16, 23, 2026 26-04767N	ter, 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 08 day of October 2026. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-05287 - NOS -Provide Bidder Number: 11951 October 16, 23, 2026 26-04767N	

SECOND INSERTION		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	November 12, 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 13th day of October 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 October 16, 23, 2026 26-04824N	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION Case No. 26-005421-CI Division GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL Plaintiff, vs. BELISHIA M. FIELDS, A MINOR, AS KNOWN HEIR OF THE ESTATE OF TOM L. FIELDS, JR. AKA TOM L. FIELDS AKA TOM FIELDS, DECEASED, FELICIA R. ROBERTS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF TOM L. FIELDS, JR. AKA TOM L. FIELDS AKA TOM FIELDS, DECEASED, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF TOM L. FIELDS, JR. AKA TOM L. FIELDS AKA TOM FIELDS, DECEASED, et al. Defendants. TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF TOM L. FIELDS, JR. AKA TOM L. FIELD CURRENT RESIDENCE UNKNOWN You are notified that an action to foreclose a mortgage on the following property in Pinellas County, Florida: LOT 3, GIBSON'S SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 113, OF	

Q

What makes public notices in newspapers superior to other forms of notices?

Q

How much do legal notices cost?

A

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

A

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.

Rarely do consumers specifically search online for public notices.

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W B237 V36

ACTIONS / SALES

SECOND INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 26-003783-CI ROCKET MORTGAGE, LLC, Plaintiff, vs. THE ESTATE OF MICHAEL PHILIP HERRIER A/K/A MICHAEL HERRIER, DECEASED; et al., Defendant(s). TO: The Estate of Michael Philip Herrier a/k/a Michael Herrier, deceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PINELLAS County, Florida: CONDOMINIUM PARCEL: UNIT NO. 101-F, CORDOVA GREENS V CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE(S) 38 INCLUSIVE, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4948, PAGE 188 ET SEQ., PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, AND ANY AMENDMENTS THERETO. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 Days after 1st Publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated on Oct 8, 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 1190-800B Ref# 25324 October 16, 23, 202626-04762N	SECOND INSERTION NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA-000463-CI HARVEY SCHONBRUN, AS TRUSTEE, Plaintiff, vs. SILVIA EVA MONTTOYA STEINHARDT F/K/A SILVIA EVA MONTTOYA ULLOA, THE WOODGATE HOMEOWNERS' ASSOCIATION, INC., and MV REALTY PBC, LLC, Defendants. Notice is hereby given that, pursuant to an Amended Uniform Final Judgment of Foreclosure and an Order on Motion for Order Resetting Foreclosure Sale entered in the above styled cause, in the Circuit Court of Pinellas County, Florida, the Office of Ken Burke, Clerk of the Circuit Court, will sell the property situate in Pinellas County, Florida, described as: Lot 13, WOODGATE OF COUNTRYSIDE - UNIT ONE, according to the map or plat thereof as recorded in Plat Book 70, Page 13-14, of the Public Records of Pinellas County, Florida. in an online sale, to the highest and best bidder, for cash, on November 12, 2026 beginning at 10:00 a.m. at www.pinellas.realforeclose.com, in accordance with Chapter 45 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 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 working days of your receipt of this notice, please contact the Human Rights Office, 400 S. Ft. Harrison Avenue, Suite 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD). Dated October 13, 2026. /s/ Harvey Schonbrun, Esquire HARVEY SCHONBRUN, P. A. Post Office Box 20587 Tampa, Florida 33622-0587 813/229-0664 phone October 16, 23, 202626-04819N SECOND INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 26-005927-CI CREATIVE HOMES OF PINELLAS COUNTY, INC., a Florida corporation, Plaintiff, vs. KATHY OLISOVSKY, an individual; THE ESTATE OF JEAN C. HICKS, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS and LIENORS OF THE ESTATE OF JEAN C. HICKS, DECEASED, Defendants. TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS AND LIENORS OF THE ESTATE OF JEAN C. HICKS, DECEASED Last Known Address: 3341 62nd Avenue North, St. Petersburg, FL 33777 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: 62ND Avenue North, Pinellas Park, Florida 33781 LOT 12, BLOCK D, LINCOLN PLACE, according to the plat thereof as recorded in Plat Book 15, Page 53, of the Public Records of Pinellas County, Florida. Property Identification: 35-30-16-51966-004-0120 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 8 day of October, 2026. KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 KEN BURKE, CLERK OF THE CIRCUIT COURT BY: /S/ MILAGROS SOTO As Deputy Clerk Oct. 16, 23, 30; Nov. 6, 202626-04766N	SECOND INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025-CA-005634 ROCKET MORTGAGE S/B/M TO NATIONSTAR MORTGAGE LLC Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF GREGG MCMILLEN, et al., Defendants. To: DEBRA L SCHULTZ 1022 MAIN ST APT 6, CONNEAUTVILLE PA 16406 LAST KNOWN ADDRESS: STATED; CURRENT ADDRESS: UNKNOWN LARRY JOE WASSON 22386 STATE HIGHWAY 77, MEADVILLE, PA 16335 LAST KNOWN ADDRESS: STATED; CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 8, BLOCK F, FLORIDENA, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE(S) 34, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. PINELLAS COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 23-28-16-63936-007-0110 PROPERTY ADDRESS: 303 LEE STREET, OLDSMAR, FL 34677 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. **See Americans with Disabilities Act** If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. /s/ Damian G. Waldman [x] Damian G. Waldman, Esq. Florida Bar No. 0090502 [] David John Miller, Esq. Florida Bar No. 69995 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com Email 2: dmiller@dwaldmanlaw.com E- Service: service@dwaldmanlaw.com Attorneys for Plaintiff October 16, 23, 202626-04810N SECOND INSERTION CORDS BOOK 5833, PAGE 348, AND ACCORDING TO CONDOMINIUM PLAT RECORDED IN CONDOMINIUM PLAT BOOK 78, PAGES 121 AND 122, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. Property Address: 310 78TH AVENUE UNITS# 1 TO 7, ST. PETE BEACH, 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 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 12th day of October, 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 25-06594-1 October 16, 23, 202626-04811N	SECOND INSERTION NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO: 26-8720-CO COVE CAY VILLAGE I ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. GUSTAVO ZAVARCE and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. TO: GUSTAVO ZAVARCE YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, COVE CAY VILLAGE I ASSOCIATION, INC., herein in the following described property: Unit 704, COVE CAY CONDOMINIUM TWENTY-SIX SEVENTEEN, VILLAGE I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, as shown on Plat recorded in Condominium Plat Book 12, Page 61, inclusive, and all in accordance with and subject to the Declaration of Condominium recorded in Official Records Book 3930, Page 752, and any and all amendments thereto; all of the Public Records of Pinellas County, Florida. With the following street address: 2617 Cove Cay Dr., #704, Clearwater, Florida, 33760 has been filed against you and you are required to serve a copy of your written 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 13 day of October, 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/ MILAGROS SOTO Deputy Clerk DELUCA LAW GROUP PLLC PHONE: (954) 368-1311 FAX: (954) 200-8649 service@delucalawgroup.com 25-06821 October 16, 23, 202626-04823N SECOND INSERTION defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff Gross, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." WITNESS my hand and the seal of this Court on 9 day of October, 2026. KEN BURKE CLERK AND COMPTROLLER By: /S/ MILAGROS SOTO Deputy Clerk KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 Greenberg Nikoloff Gross, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 Oct. 16, 23, 30; Nov. 6, 202626-04788N SECOND INSERTION NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 25-005111-CI WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST XI-A, Plaintiff, vs. STACY BAILIFF, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 24, 2026 entered in Civil Case No. 25-005111-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST XI-A is Plaintiff and STACY BAILIFF; UNKNOWN SPOUSE OF STACY BAILIFF; CLEARVIEW OAKS MANAGEMENT CONDOMINIUM ASSOCIATION, INC., are Defendants. The Clerk, KEN BURKE, will sell to the highest bidder for cash online at www.pinellas.realforeclose.com at 10:00 o'clock a.m. on November 3, 2026 on the following described property as set forth in said Final Judgment, to wit: UNIT NO. 149 OF CLEARVIEW OAKS BUILDING 9, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 16714, PAGE 1758, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. FORMERLY KNOWN AS: AN UNDIVIDED 1/16TH INTEREST IN AND TO THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF PINELLAS AND STATE OF FLORIDA, KNOWN AND DESCRIBED AS: LOT 9, AND THE SOUTH 2.59 FEET OF LOT 8, CLEARVIEW OAKS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 67, PUBLIC RECORDS OF PINELLAS COUN- TY, FLORIDA; EXCEPTING, HOWEVER, THEREFROM ANY AND ALL BUILDINGS AND IMPROVEMENTS OF ANY NATURE LOCATED ON SAID LAND BEYOND THAT PART AND PORTION OF SAID BUILDINGS AND IMPROVEMENTS HEREINAFTER SPECIFICALLY INCLUDED, TOGETHER WITH THAT CERTAIN APARTMENT LOCATED ON SAID LAND, KNOWN AND DESIGNED AS APARTMENT NO. 149-S, AND SO DESIGNED IN "APARTMENT UNIT PLAN", INCLUDING THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID APARTMENT, AND AN UNDIVIDED 1/16 INTEREST IN AND TO THE WALLS AND OTHER STRUCTURAL SUPPORTS NECESSARY FOR SAID BUILDING. Property Address: 4153 58th St N, Kenneth City, FL 33709 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." DATED this 11th day of October 2026. LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 200W Boca Raton, FL 33431 Telephone: (561) 826-1740 Facsimile: (561) 826-1741 service@mls-pa.com BY: /s/Matthew B. Leider MATTHEW B. LEIDER, ESQ. FLORIDA BAR NO. 84424 October 16, 23, 202626-04791N
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PUBLISH YOUR
LEGAL NOTICE

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

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

and select the appropriate County
name from the menu option

or email legal@businessobserververfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

POWERED BY

PUBLIC SALES / PUBLIC NOTICE

SECOND INSERTION
Notice of Public Sale Multiple Facilities – Multiple Units
Extra Space Storage will hold a public auction to sell personal described below belongings to those individuals listed below at the location indicated
Extra Space Storage 1225 Missouri Ave N, Largo, FL 33770 on 11/04/2026 @ 1:00PM Eve Julian - Painting, Fabrics, Toys, Chairs, Mannequin Jaclyn Knapp - Clothes, Organizers James Kinard Jr - Speaker, Hats, Electronics, Clothes, Household furniture. Brian Bowie - Drums, Gold clubs, minifridge. Casey Jones - Boxes, Crates
Extra Space Storage 1660 Gulf to Bay Blvd, Clearwater, FL 33755 on 11/06/26 @ 2:00PM Kenneth Gosha - Sports memorabilia, personal effects. Christmas decor, boxes, bins, suitcase and bags
Extra Space Storage 13100 66th St, Largo, FL 33773 on 11/05/2026 @ 12:00PM Kyle Sanders - Small Furniture and Stereo Equipment
Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 11/06/2026 @ 11:00AM Wilmer Davis - Electronics, Clothes, Kitchenware Darrian Barnes - Household Goods, Furniture Rudolf Dobinsky - Household Goods, Furniture
Extra Space Storage 1675 Starkey Rd, Largo, FL 33771 on 11/06/2026 @ 1:00PM Stacy Panzella - Tools, Clothing, Cleaning Supplies Ryan Clancey - Household Item, Tools
Extra Space Storage 10501 Belcher Rd S, Largo, FL 33777 on 11/04/2026 @ 10:30AM Jacqueline Grant - Household Items
Extra Space Storage 1016 N. Belcher Rd, FL 33765 on 11/06/2026 @ 1:30PM James Degenhardt - Household Goods/Furniture
Extra Space Storage 1844 N Belcher Rd Clearwater, FL 33765 on 11/05/2026 @ 11:30AM Ethan Rooks – Boxes Leslie Leddick - baby clothes, kids toys, Christmas decorations Michael Valley – bicycle, boxes, TV
Extra Space Storage 9125 Ulmerton Rd, Largo, FL 33771 on 11/04/2026 @ 12:30 William Landers - Household Goods Maribeth Hustek - Household Goods, Furniture Jesus Garcia - Furniture
Extra Space Storage 18524 US Hwy 19 N, Clearwater FL 33764 on 11/04/2026 @ 11:00AM Jenessa Enriquez - Boxes, Tools, Wall Art Jason Plante - Household items and some furniture
Extra Space Storage 404 Seminole Blvd, Largo, FL 33770 on 11/06/2026 @ 11:30AM Steven Zeh - Office furniture
Extra Space Storage 13880 Walsingham Rd, Largo, FL 33774 on 11/04/2026 @ 11:30AM Phillip Austin White - Household goods Timothy Kevin Mulhill- Tools, files, totes, shelves
Extra Space Storage 1426 N McMullen Booth Rd, Clearwater, FL 33759 on 11/06/2026 @ 10:30AM Leslie Allen -boxes, bed, mattress, couch
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. October 16, 23, 202626-04736N
SECOND INSERTION
Public Sale Notice
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
9999 Gandy Blvd N., St Petersburg, FL 33709 on 11/04/2026 at 11:00am Brittany Malen Household items Ahmed Lang Queen bed, fridge, dresser, rugs, 10 boxes Jaden Brown Bed, Shelving, Boxes Bennie Harris Household Goods/Furniture, TV/Stereo Equipment
10111 Gandy Blvd N., St Petersburg, FL 33702 on 11/04/2026 at 11:30am Christine Smith Bed, night stands, personal items, tv Joe Morales Household Goods/Furniture, Personal Items Ashley Bostick Household items
1159 94TH Ave N., St Petersburg, FL 33702 on 11/04/2026 at 12:30pm Mohammed Rahman Personal items Nicole Ryan Household items
4495 49TH St N, St Petersburg, FL 33709 on 11/05/2026 at 10:00am Alexander Spain Art and boxes Saralyne Anyan Household items Ramzan Khan Tool boxes equipment
1855 32ND St N, St Petersburg, FL 33713 on 11/05/2026 at 10:30am Arrol Bethune Household Goods Eric Rossborough Household Items Stephanie Ward Contents of house
10700 US Highway 19 N, Pinellas Park, FL 33782 on 11/05/2026 at 11:00am Caroline Kenney Boxes and furniture
930 Pasadena Ave S, St Petersburg, FL 33707 on 11/05/2026 at 11:15am Angel Manoguerra Household items Michele Brown Household, Couch, Tables, Dresser, other items
950 Pasadena Ave S, St Petersburg, FL 33707 on 11/05/2026 at 11:15am Joel Frederiksen 2 beds, tables, TV
5890 54TH Ave N, St Petersburg, FL 33707 on 11/05/2026 at 11:30am Sarah Leelum Bed, bed frame, couch, TVs, kitchenware, tv stand Solange Andino-dejesus Dinner table that folds up and end table
3201 32ND Ave S, St Petersburg, FL 33712 on 11/06/2026 at 10:30am Ishia Axon Clothing, designer shoes, rare Nike, furniture Dee Graham Household Goods Amanda Edwards Furniture and personal items
4750 62ND Ave N, Pinellas Park, FL 33781 on 11/06/2026 at 11:00am Veronica Vann Boxes, bed Lawrence Cade Boxes Cassidy DeJaco Personal items & household goods Khari Bryant Boxes of household items and collectibles
6780 Seminole Blvd, Seminole, FL 33772 on 11/06/2026 at 12:00pm Whitney Schiller Christmas, shoes clothes home decor Elise Kittrell 3 Bedroom household items
8610 66TH St N, Pinellas Park, FL 33782 on 11/06/2026 at 12:30pm Christina Albarado Clothing, furniture, memorabilia, important papers
7220 4TH St N, St Petersburg, FL 33702 on 11/06/2026 at 1:00pm Bobbjo Winters Luggage, suitcases Ruth Saunders Furniture, boxes Joseph John Abbruzzes House hold items
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. October 16, 23, 202626-04779N

SECOND INSERTION
NOTICE OF PUBLIC SALE Notice is hereby given that on 10/30/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 PATRI mobile home bearing vehicle identification number 7051B and 7052B and all personal items located inside the mobile home. Last Tenant: Rayldemberg Cesar Da Silva Barreto. Sale to be held at: Treasure Village MHP, LLC, 5151 4th Street North, Saint Petersburg, Florida 33703 (727) 527-1701. October 16, 23, 202626-04831N

SECOND INSERTION
NOTICE OF MEDICAL PRACTICE CLOSURE

Notice is hereby given that **Thomas Pearson, MD of Penn-Tampa Neurology** will officially close the medical practice location at **35111 US HWY 19, Suite 207, Palm Harbor, FL 34684**, effective **December 18, 2026**.

To ensure continuity of care, patients are advised to transition to a new medical provider. Patients may obtain copies of their medical records or authorize their transfer to another physician by submitting a written request.

For all inquiries, scheduling, or medical record requests, please contact the practice using the information below:

• **Mailing Address:** Penn-Tampa Neurology, 302 Laurel Road E, #32, Laurel, FL 34272

• **Phone Number:** 727-558-7732

• **Fax Number:** 727-419-2656

• **Email Address:** DrPearsonNeuro@Gmail.com

Oct. 16, 23, 30; Nov. 6, 202626-04796N

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No.: 26-008782-ES IN RE: ESTATE OF NICHOLAS ANNINO, Deceased.

The administration of the Estate of Nicholas Annino, deceased, whose date of death was April 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.

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 October 16, 2026.

Personal Representative:
Tara Annino
37 Hubbard Avenue
Unit 83
Riverhead, New York 11901
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
October 16, 23, 202626-04745N

FOURTH INSERTION
Notice Effective Oct. 29, 2026, Joseph Springle, MD, will retire from practicing medicine and will no longer be providing care at WellMed. Patients of Dr. Springle may continue care at WellMed at Bay Area. Patients can obtain copies of their medical record by using the QR code or visiting wellmedhealthcare.com for instructions on requesting a copy.

October 2, 9, 16, 23, 202626-04539N

SECOND INSERTION	D-24 T-11	Herschel Battle Christopher Owen
NOTICE OF PUBLIC SALE Auction will be held on or thereafter the dates in 2026 and times indicated below, at www.storagetreasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged. Staring at 10 am on Wednesday October 21, 2026.	U-STOR Gandy 2850 Gandy Blvd. St. Petersburg, FL 33702 727-576-2004 E-6 I-13 I-14 I-15 K-13 M-13 P-10 R-17	Brandy Foster Joseph Mahoney Joseph Mahoney Joseph Mahoney James Clark Sheryl Hakala James Clark Keith Tracy
U-STOR St. Pete 2160 21st Ave N. St. Petersburg, FL 33713 727-822-8282	U-STOR 66th 11702 66th St. N. Largo, FL 33773 727-546-3605	
E-20 F-3 G-2 G-24 M-20 Q-16	Tori Eva Oscar Hadley Oscar Hadley Vincent Okonglis Samantha Gianino Donald Fairbanks	NONE
U-STOR 62nd 3450 62nd Ave N. Pinellas Park, FL 33781 727-522-1663	U-Stor Lakeview 1217 Lakeview Rd. Clearwater, FL 33756 727-461-0205	
C-11 C-15	Gary White Louis Parlet	D-15 Q-7 Z-4 Z-5 Z-6
		Albert Walker Efigenio Robles Jr. Albert Walker Albert Walker Albert Walker
		October 16, 23, 202626-04737N

PROBATE

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-007670-ES IN RE: ESTATE OF WALTER M REED III, Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-007670-ES IN RE: ESTATE OF WALTER M REED III, Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-007265-ES IN RE: ESTATE OF ANNIE LEWIS WRIGHT, Deceased
The administration of the estate of WALTER M REED III, Deceased, whose date of death was January 19, 2026, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 501 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	The administration of the estate of WALTER M REED III, Deceased, whose date of death was January 19, 2026, is pending in the Circuit Court for Pinel-las County, Florida, Probate Division, the address of which is: Clerk: Ken Burke, CPA, 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representatives' attorney are set forth below.	The administration of the estate of Annie Lewis Wright, deceased, whose date of death was June 22, 2026, is pending in the Circuit Court for Pinel-las County, Florida, Probate Division, the address of which is: Clerk: Ken Burke, CPA, 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of 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 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 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 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 people 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 other creditors of the decedent and other people 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 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.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.	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.	NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.	A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.	A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.
The date of first publication of this notice is October 16, 2026.	The date of first publication of this notice is October 16, 2026.	The date of first publication of this notice is October 16, 2026.
Personal Representative: ALEXIA LEVESQUE, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 2501 Hollywood Blvd. Suite 206 Hollywood, FL 33020 Telephone: (954)767-3399 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: genesis@srblawyers.com October 16, 23, 202626-04757N	Personal Representative: Reginald L. Balloon 336 Lewis Blvd. S.E. St. Petersburg, Florida 33705 Attorney for Personal Representative CATHERINE E. BLACKBURN Florida Bar Number: 940569 BLACKBURN LAW FIRM, PLLC 5230 Central Avenue St. Petersburg, FL 33707 Telephone: (727) 826-0923 E-Mail: Cathy@lifeplanlaw.com October 16, 23, 202626-04758N	

Fax Your Legal Notices to the Business Observer!

Fax 727-447-3944 for Pinellas. Wednesday Noon Deadline

--- ACTIONS / SALES ---

FOURTH INSERTION		THIRD INSERTION	
NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA PROBATE DIVISION Case No.: 22-004199-ES Section 003 In RE: THE ESTATE OF DENNIS HUDSON, Deceased. To: Simon Hudson address unknown believed to be in Nashville, TN YOU ARE NOTIFIED that an Amended Petition for Summary Administration and a Petition to Determine Homestead 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:		James Alex Kushner Gulfcoast Legal Services, Inc. 1111 3rd Avenue West, suite 100 Bradenton, FL 34205 on or before 30 October 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. The address of the clerk of this court is: Pinellas County Clerk of Court 315 Court Street, room 170 Clearwater, FL 33756 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	
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 26-001753-CI ONSLOW BAY FINANCIAL, LLC Plaintiff(s), vs. INXS X LLC; CODE ENFORCEMENT BOARD OF THE CITY OF SAFETY HARBOR; EDWARD W MILLS JR; CHURCHILL FUNDING I LLC; THE UNKNOWN TENANT IN POSSESSION Defendant(s). TO: EDWARD W. MILLS, JR. LAST KNOWN ADDRESS: 4048 AULT AVENUE, ODESSA, FL 33556 CURRENT ADDRESS: 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:		WOODS-UNIT I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 68, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property address: 38 Pinewood Circle, Safety Harbor, FL 34695 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400	
LOT 11, BLOCK E, BAY		provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." WITNESS my hand and the seal of this Court this 6 day of Oct, 2026. KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 KEN BURKE, CPA CLERK OF COURT OF PINELLAS COUNTY As Clerk of the Court BY: /S/ MILAGROS SOTO 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 26-19966FL October 9, 16, 23, 30, 2026	
THIRD INSERTION		THIRD INSERTION	
PREPARED BY: ANDREW L. FIVECOAT, ESQ. EXL LEGAL PLLC 12425 28TH ST N. # 200 ST PETERSBURG, FL 33716 NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on August 28, 2007, a certain Mortgage was executed by MICHAEL J. LECCESE and ANN MARIE R. LECCESE as mortgagor in favor of WELLS FARGO BANK, N.A. as mortgagee, and was recorded on September 11, 2007, in Book 15972, Page 2271 [as Instrument No. 2007298984] in the Office of the Clerk of Circuit Court, Pinellas County, Florida; and WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment dated May 30, 2024, and recorded on June 13, 2024, in Book 22829, Page 1611, [as Instrument Number 2024150512], in the office of the Clerk of Circuit Court, Pinellas County, Florida; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that the Property ceases to be the principal residence of a Borrower for reasons other than death and the Property is not the principal residence of at least one other Borrower; and WHEREAS, the entire amount delinquent as of September 17, 2026 is \$159,308.56; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on September 18, 2026 in as Instrument No. 2026366351 in the Office of the Clerk of Circuit Court, Hillsborough County, Florida. Notice is hereby given that all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: CONDOMINIUM PARCEL: UNIT NO. 6103, INVERNESS CONDOMINIUM III, A CONDOMINIUM, ACCORDING TO PLAT THEREOF, RECORDED IN CONDOMINIUM PLAT BOOK 65, PAGES 41 TO 51, INCLUSIVE AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 5428, PAGE 1364, AS INSTRUMENT NO. 82173254, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Commonly known as: 2587 COUNTRYSIDE BLVD #6103, CLEARWATER, FL 33761 The sale will be held on October 30,		ED IN PLAT BOOK 50, PAGE(S) 29 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. PROPERTY ADDRESS: 9493 55TH ST N, PINELLAS PARK, FL 33782 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2010-08 "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the	
THIRD INSERTION		THIRD INSERTION	
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE 6 JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 26-005121-FD Tyler Farmer-Meyil Petitioner, and Lindon Meyil, Respondent, TO: {name of Respondent} Lindon Meyil {Respondent's last known address} 204 Calabash St. John VI 00830 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on {name of Petitioner} Tyler Farmer-Meyil whose address is 1869 Springtime ave Clearwater Fl 33755 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 Clearwater 33756		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: 9/30/26 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/ MILAGROS SOTO Deputy Clerk October 9, 16, 23, 30, 2026	
FOURTH INSERTION		FOURTH INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case No.: 2026-CP-009190-ES IN RE: THE DOROTHY A. MARX LIVING TRUST DATED JANUARY 25, 2010, DORANNE M. SPANO, Petitioner, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST DOROTHY ANN MARX, DECEASED, OR THE DOROTHY A. MARX LIVING TRUST DATED JANUARY 25, 2010; and ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE FOREGOING RESPONDENTS, OR CLAIMING ANY RIGHT, TITLE, OR INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, Respondents. To: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, Beneficiaries, or Other Claimants Claiming By, Through, Under, or Against Dorothy Ann Marx, Deceased Last Known Address: Unknown Current Address: Unknown To: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, Beneficiaries, or Other Claimants Claiming By, Through, Under, or Against The Dorothy A. Marx		Living Trust dated January 25, 2010 Last Known Address: Unknown Current Address: Unknown To: Any and All Unknown Parties Claiming By, Through, Under, or Against the Foregoing Respondents, or Claiming Any Right, Title, or Interest in the Real Property Described Herein Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an action to establish a lost or destroyed trust instrument, for declaratory relief, for appointment of a successor trustee, and for alternative equitable relief, concerning the following property in Pinellas County, Florida: LOT 19, BOULEVARD ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 22, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA Property Address: 8558 75th Place North, Seminole, FL 33777 has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 10/30/2026 on Petitioner's attorney, Quinn Legal, P.A., whose address is 4025 Tampa Road, Suite 1205, Oldsmar, FL 34677; eservice@quinnlegal.com; quinn@quinnlegal.com, and file the original with this Court 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. This notice shall be published once a week for four consecutive weeks in the Business Observer. *See the Americans with Disabilities Act ATTENTION: PERSONS WITH DISABILITIES 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, 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. THESE ARE NOT COURT INFORMATION NUMBERS First Publication on 10/02/2026. WITNESS my hand and the seal of this court on this day of 09/25/2026. (SEAL) KEN BURKE, CPA IN GOD WE TRUST CLERK OF THE CIRCUIT COURT & COMPTROLLER PINELLAS COUNTY, FLORIDA KEN BURKE, CLERK OF THE CIRCUIT COURT AND COMPTROLLER Clerk of the Circuit Court By: Lynette Christian Deputy Clerk Quinn Legal, P.A. 4025 Tampa Road, Suite 1205 Oldsmar, FL 34677 Phone: 727-474-9603 eservice@quinnlegal.com quinn@quinnlegal.com October 2, 9, 16, 23, 2026	