Public Notices

Business Observer

PAGES 17-36

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES / PUBLIC NOTICE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 27, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 07111, 199 Missouri Ave N, Largo, FL 33770, (727) 315-0688
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
1041 - Wald, Mary; 1087 - Wald, Mary; 1099 - Clark, Nila; 1107 - Aguirre cora, Astrid; 2018 - wise, Gerald; 2028 - Vega, Brianna; 2089 - Schneider, Michael; 2128 - Godown, Stephanie; 2131 - Wald, Mary; 2212 - Godmaire, Mary; 3062 - Kleinknight, Elizabeth; 3089 - Herndon, Charles F; 3119 - Solis, Amanda; 3197 - Santiano, Jordan; C106 - Hord, Brittany; C154 - Davis, Qwanecia; C179 - Florence, Ebben; P012 - Yoest, Duane

PUBLIC STORAGE # 07119, 4221 Park Blvd, Pinellas Park, FL 33781, (727) 551-4378
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
A214 - Gardner, Corey R; A220 - Johnson, Angel; A408 - Freese, Anthony; B704 - Luedy, Alex; B923 - Williams, Kateland

PUBLIC STORAGE # 08217, 6820 Seminole Blvd, Seminole, FL 33772, (727) 498-8744
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
2122 - DIORIO, JOSEPH A; 2228 - Seary, Mckenzie; 2411 - Pettis, Angeliq; 2717 - Edwards, Andrean; 2727 - Myrick, Rodney; 2809 - Clyburn, Patricia Ann; 3212 - Moore, Wilhelmina; 3708 - Cann, Richard; 3713 - kirchner, Eric

PUBLIC STORAGE # 20173, 6543 34th St N, Pinellas Park, FL 33781, (727) 498-0622
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
304 - cramblett, Emiliee; 306 - OVERTURF, ERIC JAMES; 396 - Barker, Debra; 401 - CAVANAUGH, JACOB; 409 - Doughty, Brianna; 600 - Ware, Julius; B003 - brown, Robert; B004 - Kravetz, Rachael; B013 - Heidel, Stuart; D011 - Casanova, Alissa; F010 - Heers, Christopher; F048 - Langdon, Latrice; F083 - Russo, Rachel; F085 - Landrum, Justine; F089 - Smith, Dominique; H004 - Kerwick, Bryan; H010 - wilson, Courtney; H024 - Smarr, Quineshia

PUBLIC STORAGE # 20410, 5880 66th Street N, St Petersburg, FL 33709, (727) 547-3460
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
A040 - rue, April; B032 - Williams, Shaquail; B043 - Sanford, Marion; C044 - Croom, Elizabeth; C070 - Bennett, Heather; C074 - Skinner, Max; C102 - Herr, Jason; C136 - Farias, Brenton; C155 - Johnson, Felecia; E002 - Bevacqua, John; E009 - Rizzo, Chastity; E043 - Cirignano, Fred; F003 - Saldaitis, Dziugas; F021 - Sammartino, Zanna

PUBLIC STORAGE # 20445, 8305 Ulmerton Road, Largo, FL 33771, (727) 249-0891
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
B018 - kevin, dennis; B023 - Murphy, Brewce; B059 - Potter, Walter; B076 - Cruz, Lizzeth Palma; B092 - Morand, Renardo; C012 - McGinty, Aaron; C018 - Vickonoff, Peter; C020 - Darts, Jason; C065 - Darts, Shelly; C122 - Useche, German; C134 - Miller-House, Cara

PUBLIC STORAGE # 20702, 1400 34th Street South, St Petersburg, FL 33711, (727) 502-6014
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
C010 - Hudson, Bryanna; C015 - Price, Jai; C028 - Lawton, Jazmine; C029 - Johnson, Hope; C087 - corouthers, Zantrell; E019 - Childress, Briggs; E027 - Brown, Jenifter; E042 - Martin, Baxter P; E077 - Andrews, Jahida; E108 - JOHNSON, CHRISTERPHER; E126 - Goddard, Freda; E131 - P, Shada; E173 - Jackson, Michael

PUBLIC STORAGE # 20714, 4500 34th Street North, St Petersburg, FL 33714, (727) 547-3606
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
A011 - Boykins, Zelda; A035 - Pate, Tony; A043 - williams, zkeria; A050 - Reynolds, Jessica; A052 - Campbell, Cameron; B058 - Gwinn, Aubrey; B074 - spark, Rebecca; C009 - Bryant, Porschaonna; C063 - Brothers Property Reality Hixson, Demtrick; D028 - McKinley, Tamica; E043 - Lozraites, Corina; F025 - Williams, Natascha; G003 - Hume, Charlie; G007 - Clark, Michelle; G011 - Poinsettee, Trayvon; G043 - Papillon, Ernest; J002 - Elhersh, Bandar; P010 - Perry, Bryan

PUBLIC STORAGE # 25804, 14770 66th St N, Clearwater, FL 33764, (727) 304-3595
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
A01 - Chiles, Sydney; A14 - Rosado, Jaime Ruiz; A24 - Wildrick, Austin; C134 - Losito, Antointte; C42 - Mcclary, Karlos; C65 - D&O capital invested Buznea, Denis; D010 - hounsell, Kelsey; D016 - whaley, Ashley; D022 - Bernard, Dylan; D025 - Blackwell, Albert; D038 - Daniels, Dion; D061 - Nguyen, Katrina; D213 - Lewis, Matthew; D231 - Furlough, Bernard; D265 - Gorhan, Tyler; E020 - tihansky, Lori; E026 - Piggie, Marci; E135 - Alexander, Justin; E185 - Brace, Ryan W; F016 - Bumpin bbq bbq, Bumpin; F040 - Mudie, Katie; F042 - Mudie, Alan; F070 - Santiago, Steven; F102 - McMahon, Thomas; F112 - Riley, Choncey; F125 - Fragoso, Robert

PUBLIC STORAGE # 28072, 1615 North Highland Ave, Clearwater, FL 33755, (727) 373-6088
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
208 - Blake, Justin; 424 - Ivory, Dennis; 535 - Burnkins, Ron; 538 - Liott, Thomas; 545 - Hoyte, Amy; 563 - JOSEPH, BRIAN; 619 - Sehpin, Marianne; 644 - Climes, Eric; 651 - lawrence, lauson; 658 - Johnson, Peter; 679 - mcguff, Kelly ; 689 - Caglione, Chris; 715 - Rhodes, Zaveion; 750 - Wortham, Paul

PUBLIC STORAGE # 29147, 13750 Walsingham Road, Largo, FL 33774, (727) 493-0046
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1028 - Miller, Quila; 1046 - Palazzo, Noah; 2026 - Coons, Allen; 2089 - hillman, Deandre; 3012 - Borrelli, Christopher; 3014 - Burgos, Alana; 3094 - Wells, Sarah; 3136 - Devlin, Debra; 3165 - brown, Mathew; C017 - Chez Victor St Pete Beach LLC Belda, Lionel; E004 - Wilmoth, Larry; E010 - Coward, Tracy

PUBLIC STORAGE # 52102, 20865 US Hwy 19 North, Clearwater, FL 33765, (727) 258-2224
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
A012 - Van slooten, Shelby; C070 - Diaz, Nitosha; C095 - Collins, Kadiija; C108 - Crenshaw, Kemis; C193 - Mitchell, Dorothy

PUBLIC STORAGE # 52103, 16079 US Hwy 19 North, Clearwater, FL 33764, (727) 474-1763
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
A005 - Kile, Aaron; A010 - Cruz, Sergio; B014 - Wise, Linda; C027 - Harshman, Ashley; C041 - Marcano, Louis; C047 - Miller, Brandy; C082 - Stargell, Erica; C092 - Santiago, Melvin; D012 - Guzman, Katherine; E048 - Wilson, Laura; F032 - Livsey, Monte; G040 - Cross, Donna

PUBLIC STORAGE # 23917, 2150 25th St North, St Petersburg, FL 33713, (727) 306-9278
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
0311 - Stepherson, Kathy; 0500 - Mctier, Elizabeth; 0572 - Cosnean, Dorin; 0627 - Merriex, Dorothy; 0700 - wiliams, Charles; 0756 - was, Aubrey Bryant; 0761 - Hart, William; 0840 - Brinkley, Ladesha; 1030 - Langevin, Brett; 2091 - allen, brian; 4049 - DOWLING, ANNE CHISHOLM

PUBLIC STORAGE # 30168, 3950 34th Street South, Saint Petersburg, FL 33711, (727) 739-8648
Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
0147 - Dancil, Darlene Alecia; 0149 - Gunn, Timothy; 0356 - Collins, Rodney; 0638 - Tims, Frank; 1002 - Stathas, RG; 2038 - James, Liddon; 2046 - Smarr, Bennie Roy JR; 2067 - Browne, Maryann; 3004 - Litke, Gavin; 3038 - Gibbs, Jacquezki; 3064 - Parker, Shada Latrecicia-Louise; 5536 - Barksdale, Gregory

PUBLIC STORAGE # 68048, 13799 Park Blvd N, Seminole, FL 33776, (727) 477-1118
Time: 01:15 PM
Sale to be held at www.storagetreasures.com.
A012 - Motley, Jonathan; E164 - Leshane, Nolan

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
November 6, 13, 2026 26-05183N

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 23, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 01:00 PM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 28074, 1730 S Pinellas Ave, Ste I, Tarpon Springs, FL 34689, (727) 605-0137
Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
234 - Camp, Lorrie; 247 - Crane, Brooklynn

PUBLIC STORAGE # 28081, 38800 US Highway 19 North, Tarpon Springs, FL 34689, (727) 219-9944
Time: 01:15 PM
Sale to be held at www.storagetreasures.com.
B154 - Ross, Gignetta; C247 - Walters, Lisa; E322B - Carmack, James; H530 - mcmahon, Brittani; J701H - Lynch, Jared; K849 - slicker, Randy; K863 - Vibbert, Kyle; K864 - Warmingham, Colin; L916 - zarr, Debora; M1030 - Bowen, Lance

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
November 6, 13, 2026 26-05182N

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below the following vehicle will be sold at public sale on the date listed below at 8:00am for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have the right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statutes 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: November 30TH, 2026 AT 8AM. DANS DIESEL 2, INC 1880 STARKEY RD., LARGO FL 33771 PHONE: (727)584-1395: MV109644
2015 FORD TRANSIT VIN# 1FTNR2CV8FKA41942 $954.34- REGISTERED LISTED OWNER AS MR ROOTER PLUMBING OF TAMPA BAY, LLC 1826 SUNSET POINT RD # J , CLEARWATER FL 33765- REGISTERED LIENHOLDER: NONE
November 6, 2026 26-05167N

FIRST INSERTION

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

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below belonging to the individuals listed below which are located at Barney's Mini Storage, 10891 Oak Street N.E., St. Petersburg, FL 33716 to enforce a lien imposed on said property under The Florida Self Storage Act Statutes (Section 83.801-83.809). The undersigned will sell at a public sale to be held on NOVEMBER 23, 2026 at www.storagetreasures.com with bidding to begin online NOVEMBER 6, 2026 at 1pm and is scheduled to end NOVEMBER 23, 2026 at 1pm.

NAME:	UNIT#:	CONTENTS:
AKERS, JAMES H	K344	HOUSEHOLD
BRYANT, TONJIA	E172, E185	HOUSEHOLD
BRYSON, TERRI LEA	N580	HOUSEHOLD
COOK, ZACHARIAH	L431	HOUSEHOLD
COULOMBE, ZACHARY	K350	HOUSEHOLD
MITCHELL, HENRY	D087	HOUSEHOLD
LUCAS, KIMBERLY	L393	HOUSEHOLD
PAXSON, ALISON	L404	HOUSEHOLD
SIMPSON, LORI	E158	HOUSEHOLD

Purchases must be made in cash only and paid to the above referenced facility in order to complete the transaction. Barney's Mini Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
November 6, 13, 2026 26-05227N

FIRST INSERTION

NOTICE OF MEETINGS CLEARWATER CAY COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190, Florida Statutes, notice is hereby given that the Fiscal Year 2026-2027 regular meetings of the Board of Supervisors of the Clearwater Cay Community Development District will be held at the Grand Venezia at Baywatch Clubhouse, 2704 Via Murano, Clearwater, FL 33764.

MEETING SCHEDULE FOR FISCAL YEAR 2026-2027
ON THE 4TH THURSDAY OF EVERY OTHER MONTH AT 6 PM EXCEPT AS NOTED

Thursday, November 19, 2026 (3rd Thursday)
Thursday, January 28, 2027
Thursday, March 25, 2027
Thursday, May 27, 2027
Thursday, July 22, 2027
Thursday, September 23, 2027

The meetings are 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 meetings may be continued to a date, time, and place to be specified on the record at such meeting.

There may be occasions when one or more Supervisors may participate by remote communications technology. At the meeting location, there may be present communications technology so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by remote communication technology.

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.

Each person who decides to appeal an action taken at these meetings is advised that 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 such appeal is to be based.

Calvin Teague, District Manager
November 6, 2026 26-05155N

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 Mission 93 Holdings located at 7901 4th St N. #12320 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of November, 2026
Gregory D. McDaniel
November 6, 2026 26-05224N

FIRST INSERTION

PUBLIC NOTICE
2026 ELECTION
The Florida Assembly
Unincorporated

Notice is hereby given that we will conduct our 2026 election of officers on Wednesday, December 9, 2026.
Public Elected Positions: General Assembly Chairman, Secretary, Treasurer, Justice, Court Clerk and Coroner
The election will be conducted according to our established election procedures.
We invite all Floridians to learn more about The Florida Assembly, our purpose, and the 2026 election at:
thefloridaassembly.com
elections@thefloridaassembly.com
Nov. 6, 13, 20, 27; Dec. 4, 2026
26-05154N

FIRST INSERTION

PUBLIC NOTICE

Effective Nov. 1, 2026, we will be moving our clinic. Patients with Freedom/Optimum health plans will no longer be in network with WellMed at Tarpon Springs. Patients with these health plans may be seen at:

NEW LOCATION

Optum – Palm Harbor
2122 Alternate 19, Suite B
Palm Harbor, FL 34683

Patients can obtain copies of their medical record by using the QR code or visiting wellmedhealthcare.com for instructions on requesting a copy.
Nov. 6, 13, 20, 27, 2026 26-05134N

FIRST INSERTION

PUBLIC NOTICE

Effective Dec. 1, 2026, we will be moving our clinic. Patients with WellCare health plans will no longer be in network with WellMed at Tarpon Springs. Patients with these health plans may be seen at:

NEW LOCATION

Optum – Palm Harbor
2122 Alternate 19, Suite B
Palm Harbor, FL 34683

Patients can obtain copies of their medical record by using the QR code or visiting wellmedhealthcare.com for instructions on requesting a copy.
Nov. 6, 13, 20, 27, 2026 26-05133N

--- 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 Aeterna vitality located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 2nd day of November, 2026
AEJ HEALTH SOLUTIONS LLC
November 6, 2026 26-05187N

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 CLERMONT PAVER PATIOS located at 7901 4th St N, Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of November, 2026
Peninsula Software Group LLC
Eric Forsell, Member
November 6, 2026 26-05221N

FICTITIOUS NAME NOTICE 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 PHM Software, located at 2964 Meadow Wood Dr, Clearwater, FL 33761 in Pinellas County, Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Owner(s): PHM Enterprises LLC
November 6, 2026 26-05175N

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 Blacktip Renovations located at 1605 LONG BOW LN in the City of CLEARWATER, Pinellas, FL 33764-6463 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of October, 2026
Chris' Construction, LLC
Chris Poole
November 6, 2026 26-05144N

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 Keepsake Loft located at 7901 4th St N, Ste 300 in the City of St Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of November, 2026
DX Clouditive LLC
Mat Caniglia
November 6, 2026 26-05226N

FIRST INSERTION

Notice of Public Sale

Cardinal Mini Storage

Notice is hereby given that the following storage unit is intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on November 23, 2026, at the times and locations listed below.

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

CARDINAL MINI STORAGE

Start: November 23, 2026 10:30 AM EST
End: November 30, 2026 3:00 PM EST
Location: 3010 Alt 19N, Palm Harbor, FL 34683
Bidding: All bidding will take place online at bid13.com

D158 Luke Langland

November 6, 13, 2026 26-05228N

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 Gap Tooth Gabby LLC located at 285 SW Royal Ct in the City of Lake City, Pinellas, FL 32024 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 30th day of October, 2026
Three Carrs LLC
November 6, 2026 26-05166N

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 CAPE CORAL TREE CARE located at 7901 4th St N, Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of November, 2026
Peninsula Software Group LLC
Eric Forsell, Member
November 6, 2026 26-05222N

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 Sterling Robotransit located at 7904 4th Street N STE 36601 in the City of St Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of October, 2026
Sterling Robotransit LLC
Manager
November 6, 2026 26-05165N

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 Florida Dream Stays located at 40946 US Highway 19 N, #109 in the City of Tarpon Springs, Pinellas, FL 34689 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 31st day of October, 2026
GG23 LLC
Dave Graham
November 6, 2026 26-05181N

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 Elsea Supply Co. located at 666 Northwest Blvd N in the City of St Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of November, 2026
PERMIT FOCUS LLC
Cameron Elsea
November 6, 2026 26-05214N

FIRST INSERTION

NOTICE OF AUCTION

TO: ALL INTERESTED PARTIES
NOTICE IS hereby given that the Pinellas County Sheriff will sell at auction approximately fifteen (15) vehicles. The auction will be held online, only proxy bid (in person viewing per dates set on website) at JJ Kane, https://www.jjkane.com on Tuesday and Wednesday, November 24-25, 2026. If you have any questions, please contact the Purchasing Manager at (727) 582-6866.
PINELLAS COUNTY SHERIFF'S OFFICE
Eric Vincent, Purchasing Manager
November 6, 2026 26-05156N

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 Roam Culinary Academy located at 3405 34th St N in the City of St. Petersburg, Pinellas, FL 33713 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 2nd day of November, 2026
THE DAIQUIRI BAR, LLC
Samara Jackson
November 6, 2026 26-05189N

LV20906_V11
SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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 ELEVATE HOME MEDICAL EQUIPMENT located at 614 E Main Street, Ste C, Riverton, WY 82501 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 2nd day of November 2026
MOUNTAIN WEST MEDICAL
SUPPLY L.L.C.
November 6, 2026 26-05174N

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 Covenant Property Investments located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of November, 2026
Covenant Investment Holdings LLC
Vik Arikatla
November 6, 2026 26-05218N

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 AGENARYS located at 1444 S Belcher Rd, Ste C #2219 in the City of Clearwater, Pinellas, FL 33764 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of November, 2026
Stellarys Resonance LLC
Milvia Blas
November 6, 2026 26-05220N

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 CALLONIA located at 1814 Sunset Point Rd, Apt O in the City of Clearwater, Pinellas, FL 33765 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of October, 2026
MY PC STAFF CORP
German Eduardo Quiroga Fuquene
November 6, 2026 26-05152N

FIRST INSERTION

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 November 18, 2026.

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

E-22 Bryan Goddard
I-3 Sheryl Hakala
J-19 James Busk
K-5 James Busk
O-7 Tiffiany Roberts

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

J-16 Mary Valenti
L-14 Christopher Gaudreau
L-15 Christopher Gaudreau
M-14 Jonathan Martinson
O-4 Jackie Blango
P-2 Tarrusa Procopio
P-7 Joseph Procopio
P-8 Joseph Procopio
P-10 Joseph Procopio
P-11 Joseph Procopio
P-18 Patti Chesko
R-13 Latasha Dunbar

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

K-11 Marcelo Bonet
R-22 Nikki Gasperone

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

Q-6 Reginald Sims

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

NONE

November 6, 13, 2026 26-05184N

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 American Valor Junk Removal located at 1250 102ND Ave N, Apt 108 in the City of St. Petersburg, Pinellas, FL 33716 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 2nd day of November, 2026
Jerod Salas
November 6, 2026 26-05203N

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 Roam Restaurant & Bar located at 3405 34th St N in the City of St. Petersburg, Pinellas, FL 33713 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 2nd day of November, 2026
THE DAIQUIRI BAR, LLC
Samara Jackson
November 6, 2026 26-05188N

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 RIVERVIEW GARAGE FLOORS located at 7901 4th St N, Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of November, 2026
Peninsula Software Group LLC
Eric Forsell, Member
November 6, 2026 26-05223N

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 12-4-2026 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.

19UUB1F63KA005835 2019 ACUR
5UXWX7C57H0U42841 2017 BMW
WBA53AK05N7K46649 2022 BMW
WBAYB6C53ED224643 2014 BMW
2G4WS52J831246158 2003 BUIC
2GNAXVEV1J6242460 2018 CHEV
2CNDL63F076121569 2007 CHEV
1G1ZJ57758F224998 2008 CHEV
2C3CDXGJ7MH648675 2021 DODG
3B7HC13Z71G779369 2001 DODG
3FA6P0HD9HR240470 2017 FORD
1FTFW1EG5GFD04050 2016 FORD
1FTYR2YM5KKB41651 2019 FORD
1FTNE2EW4CDA59209 2012 FORD
1HD1LC318MB418042 2021 HD
5FNRL38766B010964 2006 HOND
1HGCM568X6A088913 2006 HOND
JHMGE8H54DC050918 2013 HOND
2HGFC2F78JH563426 2018 HOND
5FNYF5H34KB044424 2019 HOND
JHMGK5H70GX045561 2016 HOND
3CZRU5H5XGM734929 2016 HOND
JHLRE38757C057723 2007 HOND
KM8K62AB9PU025724 2023 HYUN
SADCM2BV5HA079245 2017 JAGU
1C4PJMDX3MD231659 2021 JEEP
1J8GS48KX7C584088 2007 JEEP
KNDPRCA62J7376457 2018 KIA
3LNDL2L34CR825887 2012 LINC
JN1BJ1CP2KW242943 2019 NISS
3N1AB7AP4DL751343 2013 NISS
5N1AR1NN8CC622283 2012 NISS
3N1CB51D33L798476 2003 NISS
1G3WH52MXSD359903 1995 OLDS
4S4BRCKC7E3247301 2014 SUBA
7SAYGDEEXPA187320 2023 TESL
2T1BURHE8FC270741 2015 TOYT
JTDB4MEEXP3010939 2023 TOYT
JTEGW21A070020478 2007 TOYT
4T1BF1FK6EU765697 2014 TOYT
1NXBR12EX1Z555086 2001 TOYT
NOVIN 2000 TRAILER
1V2BR2CA7MC585435 2021 VOLK
JYARJ06E83A004475 2003 YAMA

November 6, 2026 26-05209N

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 Vending Care & Repair LLC, will engage in business under the fictitious names of VendGO and LocalGuide. located at 2952 66th Way N in the City of St. Petersburg, Pinellas, FL 33710 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of October, 2026
Brian Petrovich
November 6, 2026 26-05139N

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 ClearView located at 7901 4th St N Ste 300 in the City of St Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of November, 2026
ACM Technologies, LLC
November 6, 2026 26-05212N

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 Leeway located at 1200 S. Missouri Ave. #376 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 3rd day of November, 2026
Three L Ventures LLC
November 6, 2026 26-05207N

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 Celtic Spirit Design located at 687 Still Meadows Cir E in the City of Palm Harbor, Pinellas, FL 34683 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of November, 2026
JACQUELINE MCDONALD
November 6, 2026 26-05213N

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 Torque and Tourbillon located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of November, 2026
Heir and Hour LLC
November 6, 2026 26-05208N

FIRST INSERTION

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

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

Types of property received between 10/01/2026 – 10/31/2026:

BB GUN, BICYCLE, BRACELET, CARDS (OTHER), CELLULAR PHONE, COPPER, CUTLERY STORAGE BOX, EARRINGS, ELECTRIC BICYCLE/SCOOTER/OTHER, ELECTRONIC DEVICE, EQUIP/TOOL FOOTWEAR, GUN, GUN AMMO, GUN CLIP/SPEED LOADER, JEWELRY (OTHER), KNIFE/SWORD NECKLACE, PURSE/POUCH/PACK, RING, SPORTS EQUIPMENT, SUNGLASSES/EYEGLASSES
US CURRENCY, VARIOUS STAINLESS-STEEL CUTLERY, WALLET

The Pinellas County Sheriff's Office uses the services of PropertyRoom.com Auction Company. Please contact them for further information regarding time of any sale or the viewing of any property.
Visit Property Room.com at http://www.propertyroom.com
November 6, 13, 2026 26-05186N

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 12/04/2026 at 08:30 AM the following vehicles(s) may be sold at public sale at 1104 35TH ST S, ST PETERSBURG, FL , 33711 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.

1C4BJWEG7DL619181 2013 JEEP 9168.11

The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is:

Lienor Name: BERRIOS CUSTOMS LLC
Lienor Address: 1104 35TH ST S, ST PETERSBURG, FL 33711
Lienor Telephone #: 727-827-2425
MV License #: MV-110994
Location of Vehicles: 1104 35TH ST S, ST PETERSBURG, FL 33711

The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the PINELLAS County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.
November 6, 2026 26-05191N

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#
07	CHEVY	3GNDA23D07S629065
09	CHEVY	1GNFK26309R250288
19	CHEVY	2GNAXKEV1K6229160
07	CHRYSLER	2A4GP44R47R339901
05	FORD	1FMNU44P65ED46486
12	FORD	1FDUF5HT4CEC10731
15	FORD	3FADP4EJFM122931
11	GMC	2CTALSEC9B6350655
12	HYUNDAI	5XYZK4AG8CG136248
15	JEEP	1C4RJFCGXFC840214
23	JEEP	1C4JJXP62PW604421
06	KIA	KNDJC733265552654
08	LEXUS	JTJGW31U882007937
06	LINCOLN	3LNHM26186R649049
20	MAZDA	JM3KFACM4L0723342
16	NISSAN	1N4AL3AP0GC150004
16	NISSAN	5N1AR2MM2GC664484
07	TOYOTA	JTDJT923375083010
12	TOYOTA	JTDKN3DU7C1580824

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 12-4-26 AT 11:00AM THE FOLLOWING VEHICLE(S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.
JOE'S TOWING & RECOVERY, INC.
6670 114TH AVENUE
LARGO, FL. 33773
PHONE # 727-541-2695
November 6, 2026 26-05204N

--- 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 Ho Ho Headquarters located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 2nd day of November, 2026
Candy Cane Ventures, LLC
November 6, 2026 26-05192N

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 Chingiz Mizambekov located at 7901 4th St N, Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 2nd day of November, 2026
FutureWave Technologies LLC
November 6, 2026 26-05202N

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 Sun & Palm Co located at 7901 4th St N in the County of Pinellas, in the City of St Petersburg, 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated November 1, 2026
ETIH's LLC
November 6, 2026 26-05176N

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 Tyrotopia located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of November, 2026
RED LABS LLC
November 6, 2026 26-05177N

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 Hole Lotta Drywall located at 7901 4th st n ste 300 12237 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 31st day of October, 2026
Shaban Becaj
November 6, 2026 26-05179N

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 Gray Old Grads located at 100 Oakmont Lane, Suite 309 in the City of Belleair, Pinellas, FL 33756 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 31st day of October, 2026
Gray Old Grads Ventures LLC
November 6, 2026 26-05180N

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 Peek Performance Plumbing located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of October, 2026
Peek Performance LLC
November 6, 2026 26-05150N

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 Stacy's Closet located at 7901 4th St N #36863 in the City of St Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of October, 2026
JAKS Worldwide Enterprise LLC
November 6, 2026 26-05151N

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 ManageClear located at 3820 6th Ave N in the City of St. Petersburg, Pinellas, FL 33713 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of October, 2026
Devin Searles
November 6, 2026 26-05153N

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 Ready2Drive located at 4705 Telephone Rd in the City of Houston, Pinellas, TX 77087 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of October, 2026
Twin'n Co
November 6, 2026 26-05145N

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 Water Wrangler located at 1128 94th Ave N. #1033 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 28th day of October, 2026
Slater Salazar
November 6, 2026 26-05158N

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 Search American Made located at 7901 4TH ST N STE 300 in the City of ST. PETERSBURG, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of October, 2026
Craft Cut Code LLC
November 6, 2026 26-05146N

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 08998
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
HILLSIDE TERRACE LOT 7
PARCEL: 36-31-16-40032-000-0070
Name in which assessed:
RUSSELL SMALLS
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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05128N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FNA 8, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:
Certificate Number: 01257
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
SUNSET HIGHLANDS UNIT 1 LOT 23
PARCEL: 02-29-15-87714-000-0230
Name in which assessed:
SANDRA L WARNOCK
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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05099N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FNA 8, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:
Certificate Number: 01497
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
COUNTRY CLUB ESTATES BLK D, LOT 15
PARCEL: 10-29-15-18450-004-0150
Name in which assessed:
BEVERLY A HAMM
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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05100N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 06826
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
LEWIS SCHOOL PARK LOT 34
PARCEL: 03-31-16-51606-000-0340
Name in which assessed:
MARTIN RIGGS
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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05113N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 06827
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
LEWIS SCHOOL PARK LOT 35
PARCEL: 03-31-16-51606-000-0350
Name in which assessed:
MARTIN RIGGS
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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05114N

FIRST 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: 07093
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
TERESA GARDENS LOT 2
PARCEL: 07-31-16-90162-000-0020
Name in which assessed:
ABL INVESTMENT 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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05116N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 10336
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
SOUTH SHORE PARK LOT 48
PARCEL: 31-31-17-84456-000-0480
Name in which assessed:
DESOTO REAL PROPERTY 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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05132N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 08940
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
WEST SHORE VILLAGE TWO CONDO BLDG 3244, UNIT F
PARCEL: 34-31-16-96718-015-0060
Name in which assessed:
DWAIN DARRIEN 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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05125N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 08711
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
BROOKWOOD SUB LOT 109
PARCEL: 29-31-16-12150-000-1090
Name in which assessed:
WILLIAM PINNICK TRE MEADOW CREST 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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05123N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 08408
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
TANGERINE TERRACE NO. 2 BLK C, S 50FT OF LOT 12
PARCEL: 26-31-16-89712-003-0120
Name in which assessed:
TUCKER 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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05121N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 07933
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
EAST ROSELAWN BLK 2, LOT 11
PARCEL: 23-31-16-24138-002-0110
Name in which assessed:
WILLENE SEAY 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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05118N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 07024
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
NORTH SIDE PARK LOT 8
PARCEL: 06-31-16-61506-000-0080
Name in which assessed:
UNITED WEALTH BUILDERS 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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05115N

--- 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 GTB Creations located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of November, 2026
Mi Myst LLC
November 6, 2026 26-05205N

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 Cuties & Critters located at 9956 Indian Key Trail in the City of Seminole, Pinellas, FL 33776 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of November, 26
Elena Nicole Marrero
November 6, 2026 26-05206N

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 Sagaz Systems located at 7901 4th St N #36961 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of November, 2026
YBD TRADING, LLC
November 6, 2026 26-05210N

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 Side Splitters St. Pete located at 115 2nd Avenue N in the City of St. Petersburg, Pinellas, FL 33701 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of November, 2026
SIDE SPLITTERS BRANDS LLC
November 6, 2026 26-05211N

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 LIVING OUTSCAPES located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of November, 2026
KM Stores LLC
November 6, 2026 26-05217N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Your Luxury Jeweler located at 30190 US Highway 19 N, Suite 1022 in the City of Clearwater, Pinellas, FL 33761 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 6th day of November, 2026
The Leonardo Group LLC
November 6, 2026 26-05219N

--- TAX DEEDS ---

FIRST 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: 06093
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
MEADOW LAWN 7TH ADD BLK 42, LOT 5
PARCEL: 25-30-16-56736-042-0050
Name in which assessed:
CARMEN HOLLWEDEL
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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05111N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 06049
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
WINDJAMMER CONDO BLDG 13, UNIT 1302
PARCEL: 24-30-16-98234-013-1302
Name in which assessed:
GENEVIEVE CZARNECKI
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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05110N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FNA 8, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:
Certificate Number: 01612
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
DREW MANOR LOT 15, E SIDE OF DUPLEX
PARCEL: 11-29-15-22500-000-0151
Name in which assessed:
BARBARA HERNANDEZ-VEGA
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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05101N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 00605
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
INNISBROOK NO. 13 CONDO BLDG 13, APT 106
PARCEL: 25-27-15-43094-013-1060
Name in which assessed:
LISA OVERMAN LA BROSSE
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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05094N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that LUCA 2, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:
Certificate Number: 08415
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
CARLTON, H. C. ADD LOT 7
PARCEL: 27-31-16-13518-000-0070
Name in which assessed:
JABAAR EDMOND
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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05093N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FNA 8, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:
Certificate Number: 00787
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
HARBOR CLUB CONDO BLDG I, UNIT 133
PARCEL: 11-28-15-35853-009-1330
Name in which assessed:
ARKA HOMES 1 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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05096N

FIRST 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: 09498
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
PINEWOOD CO-OP INC (UNREC) LOT 81
PARCEL: 17-30-17-71804-000-0810
Name in which assessed:
ERIC SNELGROVE
JEAN SNELGROVE
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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05131N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that GREYMORR FL, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:
Certificate Number: 09024
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
LAKEWOOD ESTATES SEC H BLK D, S 45FT OF LOT 7 & N 15FT OF LOT 8
PARCEL: 36-31-16-49644-004-0070
Name in which assessed:
KIM LASHAWN EDMONDS
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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05129N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 08882
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
WATERVIEW PARK SEC 1 BLK 4, LOTS 29 AND 30
PARCEL: 33-31-16-95112-004-0290
Name in which assessed:
RIO GRANDE PROPERTIES 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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05124N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 07773
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
HALL'S CENTRAL AVE NO. 3 BLK 30, LOT 4 SEE S 1/2 22-31-16
PARCEL: 21-31-16-35244-030-0040
Name in which assessed:
BETTY J BOWMAN 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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05117N

FIRST 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: 06043
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
WINDJAMMER CONDO BLDG 1, UNIT 105
PARCEL: 24-30-16-98234-001-0105
Name in which assessed:
ALBERT J MCINTIRE JR
JULIA MCINTIRE
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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05109N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 04970
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
ON TOP OF THE WORLD UNIT 28 CONDO BLDG 32, APT 59 (WING "A" NE)
PARCEL: 31-28-16-64027-032-0590
Name in which assessed:
BOGUSLAW SOKOLEWICZ
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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026
26-05107N

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
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LV10267
Business Observer

--- 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 OXLEY located at 13830 58th St N, Ste 403 in the City of Clearwater, Pinellas, FL 33760 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of November, 2026
Morgan-Zorrilla Consulting, Inc.
Daniel R. Zorrilla, President
November 6, 2026 26-05178N

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

Dated this 4th day of November, 2026
Sparkle Digital Ventures LLC
November 6, 2026 26-05225N

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 Belleair Beach Inn & Suites located at 2040 Gulf Blvd. in the City of Belleair Beach, Pinellas, FL 33786 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of October, 2026
Alanik Properties, LLC
Martin R. Cole, Manager
November 6, 2026 26-05147N

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 Scaled Up Wealth located at 336 Plumosa Drive 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 30th day of October, 2026
Scaled Up Wealth with Karrie, LLC
Karrie Burger
November 6, 2026 26-05164N

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 Fit & Smokin' located at 3405 34th St N in the City of St. Petersburg, Pinellas, FL 33713 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 2nd day of November, 2026
THE DAIQUIRI BAR, LLC
Samara Jackson
November 6, 2026 26-05190N

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

Dated this 4th day of November, 2026
Protexpro Insurance Services LLC
November 6, 2026 26-05240N

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 04976
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
ON TOP OF THE WORLD UNIT 37 CONDO BLDG 19, APT 20
PARCEL: 31-28-16-64036-019-0200
Name in which assessed:
FRESH LEGAL PERSPECTIVE PL TRE
JULY 20 2025 LAND 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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026 26-05108N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FNA 8, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:
Certificate Number: 01069
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
MARSHALL, E.A. LOT 9 LESS RD R/W
PARCEL: 27-28-15-55512-000-0090
Name in which assessed:
DEBBIE F ANDERSON
DONALD W EICHER III
JUNE F MASKER 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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026 26-05097N

FIRST 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: 04540
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
VILLAS OF SOMERSET WOODS CONDO, THE BLDG 2, UNIT 13
PARCEL: 07-28-16-94147-002-0130
Name in which assessed:
DAVANA PRESSLEY
MAKIELA PRESSLEY
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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026 26-05105N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 08145
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
HARRIS', W.D. SUB REV LOT 18
PARCEL: 25-31-16-37170-000-0180
Name in which assessed:
JONATHAN FIELD TRE
844 CHURCH FL LAND 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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026 26-05119N

FIRST 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: 06410
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
GREENBRIER VILLAGE INC M/H LOT 61
PARCEL: 32-30-16-33185-000-0610
Name in which assessed:
THERESA CADDIN
GINA REGAN
DONALD REGAN JR
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 16th day of December, 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
Nov. 6, 13, 20, 27, 2026 26-05112N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that GREYMORR FL, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:
Certificate Number: 04773
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
WOODLAND VILLAS CONDO NO 1 PHASE I BLDG 5, UNIT 502
PARCEL: 19-28-16-98830-005-5020
Name in which assessed:
AARON E KANT
ADRIEN J KANT
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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026 26-05106N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 08954
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
HAVEN PARK REPLAT BLK 1, LOTS 9 & 10
PARCEL: 35-31-16-37854-001-0100
Name in which assessed:
JACQUELINE L DAVIS EST
TRU COAT ENTERPRISES INC
TYRONE DAVIS
JOHN B DAVIS EST
PATRICIA ANN DAVIS
LINDA MARIE DAVIS
BETTY ANN DAVIS 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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026 26-05126N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:
Certificate Number: 01670
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
F/K/A ST ANDREWS COVE 1 CONDO BLDG P, UNIT P-10
N/K/A ST ANDREWS COVE 1 CONDO BLDG P, UNIT P-10 TOGETHER WITH THE USE OF PARKING SPACE 601-C
PARCEL: 12-29-15-77871-016-1610
Name in which assessed:
PINELLAS PARK 22 REALTY TRUST
REALTY HOLDINGS 34688 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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026 26-05102N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 08963
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
LAKE MAGGIORE HEIGHTS BLK C, LOT 5
PARCEL: 35-31-16-48060-003-0050
Name in which assessed:
REBEKAH SOPHIE JOHNSON
LAQUANDA MESHELL JOHNSON-MAZYCK
ANDREW JOHNSON JR
JEREMIAH ANDREW JOHNSON
SOLOMON COZART JOHNSON
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 16th day of December, 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) .
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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Nov. 6, 13, 20, 27, 2026 26-05127N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 08206
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
PARKE SUB BLK A, LOT 13
PARCEL: 25-31-16-66564-001-0130
Name in which assessed:
CAROL L CUFFIE
FLOYD L CUFFIE
RICHARD E CUFFIE EST
CHARLES CUFFIE EST
MARTHA C SCRIVENS EST
JOAN CUFFIE
JAMES CUFFIE
ZELMA R CLICK
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 16th day of December, 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) .
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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Nov. 6, 13, 20, 27, 2026 26-05120N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 09122
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
LAKEWOOD ESTATES SEC D BLK 101, LOT 4 (MAP S-35-31-16)
PARCEL: 02-32-16-49482-101-0040
Name in which assessed:
DANA LACONDRE
DENISE LACONDRE
FREDRICK STUART III
ELIZABETH ANDERSON
IVY R THOMAS EST
MILDRED E CASE 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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026 26-05130N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that PRO CAP 8 LLC PRO CAP 8 FBO FIRSTRUST 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: 08576
Year of Issuance: 2024
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
SUTTON, W.D. OF LOT 10 BLK F, FULLER'S GARDEN HMS W 45.1FT OF LOTS 4, 5 & 6 LESS N 15FT FOR RD R/W PER O.R. 2869/732
PARCEL: 27-31-16-88686-000-0042
Name in which assessed:
HARRISON HYLTON
VANESSA HYLTON
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 16th day of December, 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
Nov. 6, 13, 20, 27, 2026 26-05122N

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--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FNA 8, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 00678
Year of Issuance: 2024

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

PATTY ANN ACRES LOT 55
PARCEL: 01-28-15-67996-000-0550

Name in which assessed:

SUSEN MURPHY

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 16th day of December, 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) .

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KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Nov. 6, 13, 20, 27, 2026 26-05095N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FNA 8, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 01173
Year of Issuance: 2024

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

TROPICAL TERRACE LOT 23
PARCEL: 35-28-15-92304-000-0230

Name in which assessed:

SANDRA C PIERCE

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 16th day of December, 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

Nov. 6, 13, 20, 27, 2026 26-05098N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 03686
Year of Issuance: 2024

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

TERRACE PARK OF FIVE TOWNS NO 24 OXFORD BLDG CONDO OXFORD BLDG, UNIT 308 TOGETHER WITH THE USE OF CARPORT 26
PARCEL: 36-30-15-90334-000-3080

Name in which assessed:

JOANN E JENKINS

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 16th day of December, 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) .

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KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Nov. 6, 13, 20, 27, 2026 26-05104N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2024, 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: 02811
Year of Issuance: 2024

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

PART OF SE 1/4 OF SEC 07-30-15 DESC AS BEG NE COR LAKEVIEW OF LARGOS CONDO PHASE 2 & S R/W OF ROSEMARY LANE TH S89D12'33"E 632FT(S) TO W R/W INDIAN RKS RD TH S00D09'46"W 132.5FT TH N89D12'33"W 417.9FT TH S00D04'30"W 4.35FT TH N89D12'33"W 140FT TH N00D04'30"E 12.9FT TH N89D12'33"W 75FT TH N00D04'30"E 123.95FT TO POB CONT 1.92AC(C)
PARCEL: 07-30-15-00000-430-0200

Name in which assessed:

BALANCE ST PETE 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 16th day of December, 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

Nov. 6, 13, 20, 27, 2026 26-05103N

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

LV20890_V5

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

LV10241

Business Observer

--- PROBATE ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010020-ES
IN RE: ESTATE OF JUDITH SANCHEZ MATEOS, Deceased.

TO: CESAR GABRIEL GUIZAR SANCHEZ Unknown
Son of Decedent

YOU ARE NOTIFIED that a Petition for Summary Administration and Petition to Determine Protected Homestead Status of Real Property has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: ROBERT D. HINES, ESQ., Hines Norman Hines, P.L., 315 S. Hyde Park Ave., Tampa, FL 33606 on or before January 5, 2027, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

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

Signed on this 29th day of October, 2026.

First Publication on: November 6, 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
As Clerk of the Court
By: Sema T.
As Deputy Clerk

Nov. 6, 13, 20, 27, 2026 26-05168N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009368-ES
IN RE: ESTATE OF DAVID J. KRONENWETTER
Deceased.

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

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

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 NOVEMBER 6, 2026.

Personal Representative:
Dean Kronenwetter
430 Mehlenbacher Road
Belleair, Florida 33756

Attorney for Personal Representative:
A.T. COOPER, III
Attorney
Florida Bar Number: 117986
1230 Myrtle Avenue So., Suite 102
Clearwater, FL 33756
Telephone: (727) 447-0212
Fax: (727) 441-4039
E-Mail: atc@atcooperlaw.com
November 6, 13, 2026 26-05200N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No: 26-010009-ES
IN RE: ESTATE OF FREDERICK JOHN REILLY, Deceased.

The administration of the estate of, FREDERICK JOHN REILLY deceased, whose date of death was August 12, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St # 300, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 November 6, 2026.

Robert A. Reilly
Personal Representative
2818 Flowertree Road
Orlando, FL 32812

JOSEPH ANTHONY MANZO, Esq.
Attorney for Personal Representative:
Florida Bar No.: 0037646
50 8th Ave. S.W. #658
Largo, FL 33779-0658
Telephone (973) 794-1179
E-Mail: Jamanzoesq@gmail.com
Secondary E-Mail:
Jamanzo1@gmail.com
November 6, 13, 2026 26-05215N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010775-ES
IN RE: ESTATE OF BILLY BOB ASHBY, Deceased.

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

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

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

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

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

The dates of publication of this notice are Friday, November 6 and November 13, 2026.

ROBERT JEFFERS ASHBY
Personal Representative
132 Fernwood Drive
Moraga, CA 94556

SARAH E. WILLIAMS, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 0056014
SPN# 01702333
Sarah E. Williams, P.A.
840 Beach Drive N.E.
St. Petersburg, Florida 33701
Telephone: (727) 898-6525
Email:
swilliams@sarahewilliamspa.com
Secondary Email:
legalassistant@sarahewilliamspa.com
November 6, 13, 2026 26-05241N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-5441
Division: 004
IN RE: ESTATE OF JAMES CLARENCE LAMPE, Deceased.

The administration of the estate of JAMES CLARENCE LAMPE, deceased, whose date of death was April 18, 2026; File Number 26-5441, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the 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: November 6, 2026.

Signed on May 21, 2026.

KENNETH J. LAMPE
Personal Representative
10689 Hidden Lake Cir.
Palm Beach Gardens, FL 33418

Stephen J. Straley, Esq.
Attorney for Personal Representative
Florida Bar No. 254381
Straley|Otto
2699 Stirling Road, Suite C-207
Fort Lauderdale, Florida 33312
Telephone: 954/962-7367
November 6, 13, 2026 26-05185N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-010741-ES
Division: 003
IN RE: ESTATE OF SALLY M. MCCONNELL, Deceased.

The administration of the estate of SALLY M. MCCONNELL, deceased, whose date of death was July 22, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: November 6, 2026.

Personal Representative:
STEPHEN F. KOCH
1095 Pinellas Point Drive S, #476
St. Petersburg, FL 33705

Attorney for Personal Representative:
THEODORE R. SCHOFNER, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 381357 /
SPN: 01243397
2117 Indian Rocks Road
Largo, Florida 33774
Telephone: (727) 588-0290
Fax: (727) 584-0932
E-Mail: info@elderlawattorney.com
November 6, 13, 2026 26-05231N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF: 26-009597-ES
IN RE: ESTATE OF JEANNE R. TAYLOR, Deceased.

The administration of the estate of JEANNE R. TAYLOR, deceased, whose date of death was March 1, 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 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 TIME 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 November 6, 2026.

JOHN F. TAYLOR
26 Thrush Lane
New Canaan, CT 06840
Personal Representative

JOHN F. FREEBORN, Esquire
Attorney for Personal Representative
SPN: 1281225 FBN: 520403
FREEBORN & FREEBORN, P.A.
360 Monroe Street
Dunedin, Florida 34698
Telephone: 727-733-1900
john@freebornlaw.com
November 6, 13, 2026 26-05243N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010571-ES
Division ES
IN RE: ESTATE OF NATHANIEL WILLIAMS, Deceased.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 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: November 6, 2026.

Signed on 10 / 16 / 2026.

Karen Louise Mibus
Personal Representative
6685 17th Street N.
St. Petersburg, Florida 33702

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
November 6, 13, 2026 26-05229N

--- PROBATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
FILE NO. 26-010685-ES
DIVISION PROBATE
IN RE: ESTATE OF BARBARA JEWELL BURNS
DECEASED.

The administration of the Estate of Barbara Jewell Burns, deceased, whose date of death was March 13, 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 26-010685-ES. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: November 6, 2026.

Personal Representative:
Christopher A. Thompson, as
1129 Willoughby Woods Dr.
Lawrenceburg, Kentucky 40342
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
November 6, 13, 2026 26-05245N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-010529-ES
IN RE: ESTATE OF MARTHA KAYE HONAKER,
Deceased.

The administration of the estate of MARTHA KAYE HONAKER, deceased, whose date of death was September 12, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756, The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: November 6, 2026.

ALLISON R. HONAKER
Personal Representative
5650 - 45th Avenue North
Kenneth City, FL 33709
CHASE L. WILSEY
Attorney for Personal Representative
Florida Bar No. 1035227
Fisher and Wilsey, P.A.
1000 16th Street North
St. Petersburg, FL 33705
Telephone: 727-898-1181
Email: cwilsey@fisher-wilsey-law.com
Secondary:
eoldja@fisher-wilsey-law.com
November 6, 13, 2026 26-05230N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE
Case No. 26-007306-ES
Sec. 3
IN RE: ESTATE OF
Brian E. Favro
Deceased.

The administration of the estate of, deceased, whose date of death was 3/8/2026, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 6, 2026.

Petitioner:
Michelle Favro
432 W. Oak St.
Oak Harbor, OH 43449

Attorney for Personal Representative:
/s/Carol A. Lawson
Carol A. Lawson
Attorney
Florida Bar Number: 132675
P.O. Box 2381
Dunedin, FL 34697
Telephone: (727) 410-2705
E-Mail: calh@gate.net
November 6, 13, 2026 26-05143N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-008953-ES
IN RE: ESTATE OF
Dawn E. Messina

The administration of the estate of DAWN E. MESSINA, deceased, whose date of death was May 25, 2026; File Number 26-008953-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All 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 November 6, 2026.

Michael Bibler
Personal Representative
90 Laurelwood Drive
Safety Harbor, Florida 34695
Ronald Scorzafava
Personal Representative
40 Deer Trail Court
Safety Harbor, Florida 34695
/s/ Steven E. Hitchcock
STEVEN E. HITCHCOCK, ESQ.
Florida Bar Number 23181
Pippen Law Group
10225 Ulmerton Rd.
Bldg. 11,
Largo, Florida 33756
(727) 586-3306 / (727) 585-4209
Steve@attypip.com
PippenHitchcock@gmail.com
November 6, 13, 2026 26-05194N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-009234
Division: Probate
IN RE: ESTATE OF
KIMBERLY ANN GERLICK
(A/K/A KYM GERLICK
A/K/A KIM GERLICK)
Deceased.

The administration of the estate of Kimberly Ann Gerlick (a/k/a Kym Gerlick a/k/a Kim Gerlick), deceased, whose date of death was May 11, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 6, 2026.

Personal Representative:
Michael Mayers
13242 Old Dock Road
Orlando, Florida 32828
Attorney for Personal Representative:
Tanya Bell, Esq.
Florida Bar Number: 52924
2611 Keystone Road,
Suite B-1
Tarpon Springs, Florida 34688
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
JackieK@BellLawFirmFlorida.com
November 6, 13, 2026 26-05172N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009311-ES
Division PROBATE
IN RE: ESTATE OF
JOSEPH STARESINIC
Deceased.

The administration of the estate of JOSEPH STARESINIC, deceased, whose date of death was June 20, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Probate Court Records, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 6, 2026.

Personal Representative:
TIFFANI CORIN NEU
1001 Starkey Road Lot 597
Largo, Florida 33771
Attorney for Personal Representative:
PRESERVATION LAW FIRM
/s/Adam T. Rauman
Adam T. Rauman Attorney
Florida Bar Number: 85296
1920 East Bay Dr
Largo, FL 33771
Telephone: (727) 250-0432
Fax: (727) 250-0006
E-Mail:
eservice@preservationlawfirm.com
November 6, 13, 2026 26-05171N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010094-ES
IN RE: ESTATE OF
CONSTANTINE M. TZOUGARAKIS, a/k/a
CONSTANTIN TZOUGARAKIS
Deceased.

The administration of the estate of CONSTANTINE M. TZOUGARAKIS a/k/a CONSTANTIN TZOUGARAKIS, deceased, whose date of death was February 16, 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 November 6, 2026.

Personal Representative:
George Tzougarakis
(**Oct 2, 2026 11:28:20 EDT**)
GEORGE TZOUGARAKIS
1022 de la lavande
Laval, Quebec, H7Y 2G6,
Canada H7Y 2G6
Attorney for Personal Representative:
MICHAEL T. HEIDER, ESQ. Attorney
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
2629 McCormick Drive, Suite 102
Clearwater, FL 33759
Telephone: (727) 235-6005
Fax: (888) 615-3326
E-Mail: michael@heiderlaw.com
Secondary E-Mail:
probate4@heiderlaw.com
November 6, 13, 2026 26-05160N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No. 2026CP006435
IN RE: ESTATE OF
CHESTER D SCHRIVER,
Deceased.

The administration of the estate of CHESTER D SCHRIVER deceased, whose date of death was July 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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.

I am disclosing that AI has been or may have been used in the filing, and certify, that each and every citation to the law or the record in the document, has been independently verified as accurate.

The date of first publication of this notice is November 6, 2026.

Personal Representative:
PATTI JOH SCHIRVER
1600 CLARK STREET
CLEARWATER, FLORIDA 33755
Attorney for Personal Representative:
DAVID W. VELIZ, ESQUIRE
Florida Bar No. 846368
VELIZ KATZ LAW
630 North Wymore Road, Suite 330
Maitland, Florida 32751
Telephone: (407) 849-7072
Facsimile: (407) 849-7075
E-Mail:
VelizKatz@VelizKatzLaw.com
Secondary:
Probate@VelizKatzLaw.com
Attorney for Petitioner
November 6, 13, 2026 26-05142N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 26-010829-ES
Division: Probate
IN RE: ESTATE OF
Eric K. Arneson,
Deceased.

The administration of the estate of Eric Keith Arneson, deceased, whose date of death was 08/11/2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The 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 THE DATE THAT IS 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

All 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 November 6th, 2026.

Personal Representative:
Signature: Jason Kral
Email: jkral@mattweidnerlaw.com
Jason Kral
856 2nd Avenue North,
St. Petersburg, FL 33701
Attorney for Personal Representative:
Signature: matthew weidner
(Oct 22, 2026 08:14:31 ADT)
Email: weidner@mattweidnerlaw.com
Matthew D. Weidner, Esquire
Attorney for Personal Representative
Florida Bar No.: 0185957
Weidner Law
856 2nd Avenue North
St. Petersburg, FL 33701
Telephone: (727) 954-8752
E-Mail: service@mattweidnerlaw.com
Secondary E-Mail:
julia@mattweidnerlaw.com
November 6, 13, 2026 26-05201N

Q&A

What is a public notice?

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

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

LV18237_V34

--- PROBATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-005788-ES
IN RE: ESTATE OF HOWARD FREDERICK LEMKE
Deceased.

The administration of the estate of HOWARD FREDERICK LEMKE, deceased, whose date of death was February 4, 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 November 6, 2026.

Personal Representative:
Mary Skene
1448 Hoversham Drive
New Port Richey, FL 34655

Attorney for Personal Representative:
Zachary Ryan Walters, Esq.
Attorney
Florida Bar Number: 1059075
WOLLINKA & WOLLINKA, ATTORNEYS AT LAW
10015 Trinity Blvd,
Suite 101A
TRINITY, FL 34655
Telephone: (727) 937-4177
E-Mail: Zack@wollinka.com
November 6, 13, 2026 26-05199N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009817-ES
Division Probate
IN RE: ESTATE OF HOWARD LUMPKIN
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is November 6, 2026.

Personal Representative:
CHRISTOPHER LUMPKIN
11833 93rd Avenue
Seminole, Florida 33772

Attorney for Personal Representative:
ANTHONY G. MOWRY Attorney
Florida Bar Number: 107374
Berg, Sloan, & Mowry, PLLC
1872 S. Tamiami Trail, Suite D
Venice, FL 34293
Telephone: (941) 493-0871
Fax: (941) 486-4106
E-Mail: tony@sloanmowry.com
Secondary E-Mail:
jen@sloanmowry.com
November 6, 13, 2026 26-05216N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010050-ES
Division Probate
IN RE: ESTATE OF JOSEPH T. MCCARRIN
Deceased.

The administration of the estate of Joseph T. McCarrin, deceased, whose date of death was July 18, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 November 6, 2026.

Personal Representative:
Thomas P. McCarrin
PO BOX 1000
Albrightsville, PA 18210

Attorney for Personal Representative:
Rachel M. Wagoner
E-mail Addresses:
Rachel@colenwagoner.com,
Probate@colenwagoner.com
Florida Bar No. 736066
Colen & Wagoner, P.A.
1756 N Belcher Rd
Clearwater, FL 33765
Telephone: (727) 545-8114
November 6, 13, 2026 26-05170N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010052-ES
IN RE: ESTATE OF EVELYN CLAIRE BALLARD
Deceased.

The administration of the estate of Evelyn Claire Ballard deceased, whose date of death was August 21, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 15 Court Street, Clearwater, Florida 33756. The file number for the estate is 26-010052-ES. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 November 6, 2026

Personal Representative:
JEFFERSON LEE BALLARD
4905 19th Street N.,
St. Petersburg, FL 33714

Attorney for Personal Representative:
SANDRA F. DIAMOND
Florida Bar Number: 275093
DIAMOND & LILE
150 2nd Avenue North, Suite 570
St. Petersburg, FL 33701
Telephone: (727) 823-1400
Fax: (727) 999-5111
E-Mail: sandra@diamondlile.com
Secondary E-Mail:
madeline@diamondlile.com
November 6, 13, 2026 26-05141N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522026CP009471XXESPR
FILE NO. 26-009471-ES
IN RE: ESTATE OF TY C. VAUGHAN,
Deceased.

The administration of the estate of TY C. VAUGHAN, Deceased, whose date of death was August 23, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, File No. 26-009471-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 unmatured, contingent, or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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: November 6, 2026

Personal Representative:
CHRISTOPHER D. VAUGHAN
18089 West 164th Terrace
Olathe, Kansas 66062

Attorney for Personal Representative:
DAVID W. FOSTER, ESQUIRE
2111 Dr. Martin Luther King Jr. Street North
St. Petersburg, Florida 33704
Telephone: (727) 822-2013
November 6, 13, 2026 26-05140N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009310-ES
Division PROBATE
IN RE: ESTATE OF ARLENE STARESINIC
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is November 6, 2026.

Personal Representative:
TIFFANI CORIN NEU
1001 Starkey Road Lot 597
Largo, Florida 33771

Attorney for Personal Representative:
/s/Adam T. Rauman
Adam T. Rauman Attorney
Florida Bar Number: 85296
1920 East Bay Dr
Largo, FL 33771
Telephone: (727) 250-0432
Fax: (727) 250-0006
E-Mail:
eservice@preservationlawfirm.com
November 6, 13, 2026 26-05159N

FIRST INSERTION

NOTICE TO CREDITORS
(formal administration)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010625-ES
IN RE: ESTATE OF STEPHEN DUNHAM
Deceased.

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

The administration of the estate of Stephen Dunham, deceased, File Number 26-010625-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this Notice is November 6, 2026.

Margaret Peters,
Personal Representative

David Berman, Esq.
Attorney for Personal Representative
Fla. Bar No. 109395
1331 N Mills Ave.
Orlando, FL 32803
Tel.: 407-663-5533
E-mail: david@estateco.com
November 6, 13, 2026 26-05148N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-008386
IN RE: ESTATE OF NIGEL KYLE DIGGS,
Deceased.

The administration of the estate of NIGEL KYLE DIGGS, 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.

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

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

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

The date of first publication of this notice is: November 6, 2026.

LELETIA DIGGS
Personal Representative
9925 Ulmerton Road, Lot 21
Largo, FL 33771

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
November 6, 13, 2026 26-05173N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-009687-ES
Section: 004
IN RE: ESTATE OF GERARD NAZZARO
Deceased.

The administration of the estate of Gerard Nazzaro, deceased, File No: 26-009687-ES, Section: 004, whose date of death was July 4, 2025, is pending in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Probate Division, the address of which is 315 Court street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER 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 decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211.

The date of first publication of this Notice is November 6, 2026.

Personal Representative
Tamara Nazzaro

Attorney for Personal Representative
Jordan W. Jacob, Esq.
Fla. Bar No.: 110051
Jacob & Greenfield, PLLC
9314 Forest Hill Blvd., #44
Wellington, FL 33411
Tel.: 561-717-9854
jordan@floridaestateplanninglawyer.com
admin@floridaestateplanninglawyer.com
November 6, 13, 2026 26-05162N

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Business Observer

LV20906_V34

--- PROBATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010287-ES
IN RE: ESTATE OF DAVID TODD CHARLES, a/k/a DAVID T. CHARLES, a/k/a DAVID CHARLES
Deceased.

The administration of the estate of DAVID TODD CHARLES, a/k/a DAVID T. CHARLES, a/k/a DAVID CHARLES, deceased, whose date of death was August 16, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 6, 2026.

Personal Representative:
PAMELA L. CHARLES
1345 Irving Ave
Clearwater, Florida 33756

Attorney for Personal Representative:
MICHAEL D. CAVONIS
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavonis, P.A.
8640 Seminole Blvd,
Seminole, FL 33772
Tele: (727) 397-5571
Fax: (727) 393-5418
E-Mail: mcavonis@dhclaw.com
Secondary E-Mail: bking@dhclaw.com
November 6, 13, 2026 26-05244N

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009273-ES
IN RE: ESTATE OF MARGARET M. VON SCHONDORF, a/k/a MARGARET MARY VON SCHONDORF
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of MARGARET M. VON SCHONDORF, also known as MARGARET MARY VON SCHONDORF, deceased, File Number 26-009273-ES, by the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 First Avenue N., St. Petersburg, FL 33701; that the decedent's date of death was February 15, 2026; that the total value of the estate is $10,024.36 and that the names and addresses of those to whom it has been assigned by such order are:

Name Patricia Von Schondorf, Individually & as Trustee UDT 11-20-2014
Address 7069 S. Shore Drive S.
South Pasadena, FL 33707

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is November 6, 2026.

PATRICIA VON SCHONDORF
P.O. Address: 7069 S. Shore Drive S.
South Pasadena, FL 33707
Attorneys for Person Giving Notice
Email Addresses:
lawjcorrea@gmail.com
Florida Bar No. 330061
SPN 002142
Correa Legal Services, PLLC
275 96TH AVENUE NORTH
SUITE 6
ST. PETERSBURG, FL 33702
Telephone: (727) 577-9876
Alternate Email Addresses:
jcorrealaw@tampabay.rr.com
November 6, 13, 2026 26-05239N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010569-ES
IN RE: ESTATE OF RICHARD D. ADIS,
Deceased.

The administration of the Estate of RICHARD D. ADIS, Deceased, whose date of death was October 1, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is: 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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 November 6, 2026.

Personal Representative:
SIDNEY WERNER
450 Carillon Parkway, Suite 150
St. Petersburg, FL 33716

Attorney for Personal Representative:
RANDALL D. BASKIN, ESQUIRE
FBN 118082
BASKIN EISEL RIGHTMYER,
Attorneys at Law
450 Carillon Parkway,
Suite 150
St. Petersburg, FL 33716
Telephone: 727-572-4545
Facsimile: 727-572-4646
Primary Email:
rbaskin@baskineisel.com
Secondary Email:
brittany@baskineisel.com
eservice@baskineisel.com
November 6, 13, 2026 26-05232N

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
NON JUDICIAL TIMESHARE FORECLOSURES FOR CAMARON COVE RESORT CONDOMINIUM ASSOCIATION, INC.

TO: Any and All Known and Unknown Heirs,
Devisees, Grantees or Assignees of Mary Sharp, Deceased
The Estate of Mary Sharp, Deceased
Any and All Known and Unknown Heirs,
Devisees, Grantees or Assignees of The Estate of Mary Sharp, Deceased
C/O Matt Sharp
7280 Jerry Drive
West Chester, OH 45069-4216
Harriet Thomlison a/k/a
Harriet R. Thomlison
C/O Sheryl Helms
13374 Wood Land Lane
Suring, WI 54174

YOU ARE HEREBY NOTIFIED of an action for a trustees non judicial foreclosure of timeshare units and weeks listed in the Claim of Lien filed and recorded for CAMARON COVE RESORT CONDOMINIUM ASSOCIATION, INC., a Florida nonprofit corporation, on September 29, 2026 at O.R. Book 23707, Pages 2326-2328, of the Public Records of Pinellas County, Florida. The units and weeks listed in attached Exhibit "A" are for the following described real property located in PINELLAS COUNTY, STATE OF FLORIDA:

Unit Numbers and Week Numbers (as described in attached Exhibit "A") of Camaron Cove Resort, a condominium, together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium and all its attachments and amendments, as recorded in O.R. Book 5430, Page 1801, and as recorded in Condominium Plat Book 65, Page 58 inclusive, Public Records of Pinellas County, Florida.
ATTACHMENT "A"
Any and All Known and Unknown Heirs, Devisees, Grantees or Assignees of Mary Sharp, Deceased The Estate of Mary Sharp, Deceased Any and All Known and Unknown Heirs, Devisees, Grantees or Assignees of The Estate of Mary Sharp, Deceased
C/O Matt Sharp
7280 Jerry Drive
West Chester, OH 45069-4216
Unit 103, Week 49
$945.00
Per Diem Interest $.45
Harriet Thomlison a/k/a
Harriet R. Thomlison
C/O Sheryl Helms
13374 Wood Land Lane
Suring, WI 54174
Unit 502, Week 05
$945.00
Per Diem Interest $.45

The assessment lien created by the Claim of Lien was properly created and authorized, pursuant to the timeshare instrument and applicable law, and the amounts secured by said lien is as set forth in Exhibit "A" along with the per diem interest. You may cure the default at any time prior to the issuance of the Certificate of Sale by paying the amount due to the undersigned Trustee at the address set forth below within thirty (30) days of first publication date of this Notice of Action.

If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in §721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form exercising your right to object to the use of the trustee foreclosure procedure by calling or writing the trustee set forth below for a copy of the objection form. Upon the trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this action shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

You are required to object in writing. Objections are to be mailed to the trustee, Brian P. Deeb, Esquire, at 6677 13th Avenue North, Suite 3A, St. Petersburg, FL 33710 within thirty (30) days of the first publication date of this Notice of Action.

Dated this 29th day of October, 2026.
DEEB LAW GROUP, P.A.
BRIAN P. DEEB, ESQUIRE
Fla. Bar No. 500534
6677 13th Avenue North
Suite 3A
St. Petersburg, FL 33710
Primary Email Address:
bpdeeb@deeblawgroup.com
Secondary Email address:
snieratko@deeblawgroup.com
Trustee for Camaron Cove Resort Condominium Association, Inc.
Prepared by:
Brian P. Deeb, Esquire
Deeb Law Group, P.A.
6677 13th Avenue North, Suite 3A
St. Petersburg, FL 33710
November 6, 13, 2026 26-05161N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-005420-CI
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2025-RTL1, MORTGAGE-BACKED NOTES, SERIES 2025-RTL1,
Plaintiff, v.
BEACH PROPERTY VENTURES LLC, a Florida Limited Liability Company; JAMES POLACEK A/K/A JAMES R. POLACEK, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale dated October 5, 2026 entered in Civil Case No. 25-005420-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2025-RTL1, MORTGAGE-BACKED NOTES, SERIES 2025-RTL1, Plaintiff and BEACH PROPERTY VENTURES LLC, a Florida Limited Liability Company and JAMES POLACEK A/K/A JAMES R. POLACEK, an Individual; are defendants, Ken Burke, Clerk of Court, will sell the property at public sale at www.pinellas.realforeclose.com beginning at 10:00 A.M. on December 8, 2026 the following described property as set forth in said Uniform Final Judgment of Foreclosure, to-wit:.

LOT 9, BLOCK 7, OAKHURST SHORES SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 67, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 11889 Walker Ave, Seminole, FL 33772

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

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

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

Kelley Kronenberg
Bidder Account 36186
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 3843.000276
November 6, 13, 2026 26-05235N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 26-009806-CO
ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
ELIZABETH FULLERTON, RICHARD PIPE, STEPHEN PIPE, AND MANOEL MACHADO AND UNKNOWN TENANT(S),
Defendants.

TO: ELIZABETH FULLERTON

YOU ARE NOTIFIED that an action for foreclosure on the following property in Pinellas County, Florida:

That certain Condominium parcel composed of Unit No. 54, Building 90, of ON TOP OF THE WORLD UNIT EIGHTY-SEVEN, A CONDOMINIUM, according to the plat thereof recorded in Condominium Plat Book 113, Pages 43 through 45, inclusive, and being further described in that certain Declaration of Condominium recorded in Official Records Book 8416, Pages 651 through 693, inclusive of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements.

PARCEL ID NO.: 06-29-16-64128-090-0540 ("Property")
Property Address: 2220 Spanish Drive Unit 54, Clearwater, FL 33763

A Lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once each week for two consecutive weeks in The Business Observer.

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

WITNESS my hand and the seal of this Court on this 28 day of October, 2026.

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

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10569-121
November 6, 13, 2026 26-05135N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 26-009806-CO
ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
ELIZABETH FULLERTON, RICHARD PIPE, STEPHEN PIPE, AND MANOEL MACHADO AND UNKNOWN TENANT(S),
Defendants.

TO: MANOEL MACHADO,

YOU ARE NOTIFIED that an action for foreclosure on the following property in Pinellas County, Florida:

That certain Condominium parcel composed of Unit No. 54, Building 90, of ON TOP OF THE WORLD UNIT EIGHTY-SEVEN, A CONDOMINIUM, according to the plat thereof recorded in Condominium Plat Book 113, Pages 43 through 45, inclusive, and being further described in that certain Declaration of Condominium recorded in Official Records Book 8416, Pages 651 through 693, inclusive of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements.

PARCEL ID NO.: 06-29-16-64128-090-0540 ("Property")
Property Address: 2220 Spanish Drive Unit 54, Clearwater, FL 33763

A Lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once each week for two consecutive weeks in The Business Observer.

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

WITNESS my hand and the seal of this Court on this 28 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 Court
BY: /S/ MILAGROS SOTO
DEPUTY CLERK

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10569-121
November 6, 13, 2026 26-05136N

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

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26-002272-CI
Division: 7
ELIANE MACHADO, derivatively on behalf of EMPORIUM INTERNATIONAL MEAT MARKET, LLC,
Plaintiff, v.
PAULO FONTES and EMPORIUM INTERNATIONAL MEAT MARKET, LLC,
Defendants.

TO: PAULO FONTES
Known address identified in diligent-search materials: 1700 Wood Stork Dr., Conway, SC 29526
Other address identified in diligent-search materials: 91 Bolton St., Marlborough, MA 01752

YOU ARE NOTIFIED that a verified derivative petition concerning Emporium International Meat Market, LLC has been filed in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 26-002272-CI. The petition asserts claims concerning duties owed to the LLC and requests injunctive, management-related, and other relief. You are required to file written defenses with the Clerk of the Circuit Court in and for Pinellas County, Florida, and to serve a copy on Plaintiff's attorney, Brent Schneider, Esq. Valor Law PLLC, 14055 46th St. N., Ste 1102, Clearwater, FL 33762, brent@valorlawfl.com, on or before November 26, 2026. If you fail to do so, a default may be entered against you for such relief as the court has jurisdiction to grant on the 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: October 29, 2026.

KEN BURKE
Clerk of the Circuit Court
By: Deputy Clerk

Nov. 6, 13, 20, 27, 2026 26-05157N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-004163-CI
PACIFIC LIFE INSURANCE COMPANY,
Plaintiff, v.
NXT BAR INVESTMENTS LLC, et al,
Defendant(s).

To the following Defendant(s):
MARK YORK ROLLINS
(Last Known Address: 495 BRICKELL AVE, APT. 505, MIAMI, FL 33131)

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

LOTS 8 AND 9, BLOCK 2, BAYVIEW TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE(S) 11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 3734 26TH AVE S, SAINT PETERSBURG, FL 33711

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 , a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

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

WITNESS my hand and the seal of this Court this OCT 28 2026.

KEN BURKE
As Clerk of the Court
By /S/ D. Lubig
As Deputy Clerk

November 6, 13, 2026 26-05137N

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

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: 26-005951-CI
IN RE: FORFEITURE OF $4,866.00 U.S. CURRENCY
BOB GUALTIERI, as Sheriff of Pinellas County, Florida, Petitioner, vs.
Willie J. Calhoun, III, Claimant.

TO: Willie J. Calhoun, III, and all others who may claim an interest in the above-described $4,866.00 U.S. Currency (hereinafter the "Property"). Petitioner, BOB GUALTIERI, as Sheriff of Pinellas County, Florida, seized the Property on or about September 30, 2026, at or near the area of 50th Ave. N and 34th St. N., St. Petersburg, FL, Pinellas County, and will file or has filed with the Pinellas County Circuit Court a verified Complaint for Forfeiture to obtain a Final Order of Forfeiture perfecting the right, interest and title to the Property for the use or benefit of the Pinellas County Sheriff's Office, all pursuant to Section 932.701-.704, Florida Statutes (2018).

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

November 6, 13, 2026 26-05237N

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.: 25-005688-CI
T&K SHAURETTE, INC., a Florida corporation,
Plaintiff, v.
CHISA BROOKES, as trustee of the Quelbe Trust dated February 10, 2022; KEVIN KOLINSKI, individually and as personal guaranty; UNKNOWN TENANT #1; UNKNOWN TENANT #2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendants.

NOTICE is hereby given that, pursuant to the Final Summary Judgment of Foreclosure as to Counts II and IV entered on September 29, 2026 in the above-referenced matter pending in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, the Clerk of this Court, Ken Burke, CPA, will sell the following described property situated in Pinellas County, Florida:

Lot 7 of BRUNSON-DOWELL SUBDIVISION NO. 1, according to the Plat thereof as recorded in Plat Book 1, Page(s) 49, of the Public Records of Pinellas County, Florida.

a/k/a 1900 QUINCY ST SOUTH, ST PETERSBURG, FL 33711

at public sale, to the highest and best bidder, for cash, on November 25, 2026, beginning at 10:00 a.m., conducted electronically online at the following website: 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, 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: November 4, 2026

/s/ Kyle F. McCabe
GERALD D. DAVIS,
Florida Bar No. 764698
gdavis@trenam.com /
bshepard@trenam.com
KYLE F. MCCABE,
Florida Bar No. 1025563
kmccabe@trenam.com |
kkovach@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
100 E. Kennedy Blvd.
Suite 2700
Tampa, FL 33601
Tel: (727) 896-7171
Attorneys for Plaintiff

November 6, 13, 2026 26-05242N

FIRST INSERTION

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

NOTICE is hereby given that Ken Burke, Clerk of the Circuit Court of Pinellas County, Florida, will on December 3, 2026, at 10:00 a.m. ET, via the online website www.pinellas.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pinellas County, Florida, to wit:

Lot 1, Block 7, FIRST UNIT OF MONTICELLO PARK SUBDIVISION, according to the plat thereof as recorded in Plat Book 7, Page 57, Public Records of Pinellas County, Florida.
Property Address: 900 46th Avenue N., St. Petersburg, FL 33703

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

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

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

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

SUBMITTED on this 2nd day of November, 2026.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201

November 6, 13, 2026 26-05198N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6th JUDICAL CIRCUIT, IN AND FOR PINELLAS, FLORIDA.
CASE No. 26-004950-CI
LONGBRIDGE FINANCIAL, LLC,
Plaintiff vs.
ANN M. ENGLISH AKA ANNIE MAE MOBLEY AKA ANNIE ENGLISH AKA ANNIE M. ENGLISH AKA ANNIE MAE ENGLISH, et al.,
Defendants

TO:
ANN M. ENGLISH AKA ANNIE MAE MOBLEY AKA ANNIE ENGLISH AKA ANNIE M. ENGLISH AKA ANNIE MAE ENGLISH
425 41ST AVE S, ST PETERSBURG, FL 33705
UNKNOWN SPOUSE OF ANN M. ENGLISH AKA ANNIE MAE MOBLEY AKA ANNIE ENGLISH AKA ANNIE M. ENGLISH AKA ANNIE MAE ENGLISH
425 41ST AVE S, ST PETERSBURG, FL 33705
UNKNOWN TENANT #1
425 41ST AVE S, ST PETERSBURG, FL 33705
UNKNOWN TENANT #2
425 41ST AVE S, ST PETERSBURG, FL 33705
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 69, BAYOU VIEW, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 3, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 26 day of October, 2026.

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

Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(26-002461-01)

November 6, 13, 2026 26-05163N

FIRST INSERTION

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

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

That certain parcel consisting of Apartment No. 108, Building F, as shown on Condominium Plat of HEATHER LAKE APARTMENTS NO, III, A CONDOMINIUM, according to the Condominium Plat Book 16, Page 75, Public Records of Pinellas County, Florida, and being further described in that certain Declaration of Condominium in O.R. Book 4117, Pages 670 through 699, together with such additions and amendments to said Declaration and Condominium Plat as from time to time may be made, all as recorded in the Public Records of Pinellas County, Florida, together with the exhibits attached thereto an made a part thereof; and together with an undivided share in the common elements appurtenant thereto.
PARCEL ID NO.: 26-28-15-38018-006-1080 ("Property")
Property Address: 936 Virginia Street, Unit 108, Dunedin, FL 34698

at public sale, to the highest and best bidder for cash at 10:00 a.m. on December 3, 2026. The sale shall be conducted online at http://www.Pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 4th day of November 2026.

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ D. Jefferson Davis
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No.: 0394580
Adam C. Gurley,
Florida Bar No.: 112519
D. Jefferson Davis,
Florida Bar No.: 0073771
10015-103

November 6, 13, 2026 26-05233N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-005394-CI
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
MARYANNE H. GAMBLE, et al.,
Defendants.

TO: Fred H. Gamble
2224 47th Street S
Saint Petersburg, FL 33711
Fred H. Gamble
1201 Seminole Blvd., Apt. 510
Largo, FL 33770
Maryanne H. Gamble
2224 47th Street S
Saint Petersburg, FL 33711
Maryanne H. Gamble
1201 Seminole Blvd., Apt. 510
Largo, FL 33770

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

Lot 21, Block A, WEST SHADOW LAWN, according to the plat thereof, recorded in Plat Book 9, Page 58, of the Public Records of Pinellas County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pinellas County, Florida, this 3 day of November, 2026.

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

November 6, 13, 2026 26-05238N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6th JUDICAL CIRCUIT, IN AND FOR PINELLAS, FLORIDA.
CASE No. 26-005129-CI
CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF EFMT 2026-NQM4,
Plaintiff vs.
ROMA INVEST GROUP WYOMING LLC, et al.,
Defendants

TO: UNKNOWN TENANT #1
4518 HELENA STREET, NE SAINT PETERSBURG, FL 33703
UNKNOWN TENANT #2
4518 HELENA STREET, NE SAINT PETERSBURG, FL 33703
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 11, BLOCK 23, OVERLOOK SECTION OF SHORE ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 36-45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

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..

WITNESS MY HAND AND SEAL OF SAID COURT on this day of OCT 28 2026.

Ken Burke
As Clerk of said Court
By: D. Lubig
As Deputy Clerk

Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(26-002495-01)

November 6, 13, 2026 26-05138N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-001672-CI
WATERFALL CAPITAL INVESTMENTS, LLC, a Florida limited liability company,
Plaintiff, v.
BROOKE M. BENNETT; UNKNOWN SPOUSE OF BROOKE M. BENNETT; FOUNTAIN SQUARE CONDOMINIUM ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure or Order dated November 2, 2026entered in Civil Case No. 26-001672-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein WATERFALL CAPITAL INVESTMENTS, LLC, a Florida limited liability company, Plaintiff and BROOKE M. BENNETT and FOUNTAIN SQUARE CONDOMINIUM ASSOCIATION, INC., 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 December 9, 2026 the following described property as set forth in said Uniform Final Judgment of Foreclosure, to-wit:.

Unit No. 165, Building 23, Fountain Square, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5012, Page 335 through 396, and according to that certain plat recorded in Condominium Plat Book 41, Pages 40 through 44, all of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided percentage share in the common elements.
Property Address: 1799 N Highland Ave, 165, Clearwater, FL 33755

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

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

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

Kelley Kronenberg
Bidder Account 36186
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 601206.000001

November 6, 13, 2026 26-05236N

--- ACTIONS / SALES ---

FIRST INSERTION

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

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

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

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

PARCEL ID NO.: 07-30-15-98326-000-1020 ("Property")

Property Address: 326 Windrush Boulevard, Unit 102, Indian Rocks Beach, FL 33785

at public sale, to the highest and best bidder for cash at 10:00 a.m. on December 3, 2026. The sale shall be conducted online at http://www.Pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 4th day of September 2026.

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ D. Jefferson Davis
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No.: 0394580
Adam C. Gurley,
Florida Bar No.: 112519
D. Jefferson Davis,
Florida Bar No.: 0073771
10463-008
November 6, 13, 2026 26-05234N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case #: 23-009333-CI
DIVISION: 7
U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2007-WF2
Plaintiff, -vs.-
Elain Kay Eikle Tracy a/k/a Kay E. Tracy a/k/a Kay E. Eikel a/k/a Eliane Kay Eikle Tracy; Unknown Spouse of Elain Kay Eikle Tracy a/k/a Kay E. Tracy a/k/a Kay E. Eikel a/k/a Eliane Kay Eikle Tracy; Pinellas County, Florida Acting Through the Board of County Commissioners; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-009333-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2007-WF2, Plaintiff and Elain Kay Eikle Tracy a/k/a Kay E. Tracy a/k/a Kay E. Eikel a/k/a Eliane Kay Eikle Tracy 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 17, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOTS 16 AND 17, SUTHERLAND HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 53, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

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

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

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

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd.,
Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700
Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLeService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/Lara Diskin FL Bar # 43811
for Michael L. Tebbi, Esq.
FL Bar # 70856
23-330105 FC01 ALW
November 6, 13, 2026 26-05197N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 26-2364-CO
BRITTANY'S PLACE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
WILLIAM RANDALL GOSS 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 301 of BRITTANY'S PLACE, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 15244, Page 273, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Property Address: 7298 Ulmerton Rd., #301, Largo, Florida, 33771

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 2nd day of November, 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
November 6, 13, 2026 26-05196N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-004397-CI
Hon. Amy Williams
Section 11
JOAN L. FITTERLING, as Trustee of the Joan L. Fitterling Revocable Trust dated August 15, 1995,
Plaintiff, vs.
MARC ALLEN, POINTE WINDWARD CONDOMINIUM ASSOCIATION, INC., UNITED STATES OF AMERICA, STATE OF FLORIDA, QUANNIESHA L. WILLIAMS, CITY OF ST. PETE BEACH, ROONEY ROOFING AND REPAIRS, LLC, and all known or unknown sub-contractors, sub-sub-contractors, and materialmen who may claim a right to file a lien, UNKNOWN PERSON IN POSSESSION, with said unknown person being a fictitious name signifying any unknown party(ies) in possession under unrecorded leases or otherwise,
Defendants.

TO: QUANNIESHA L. WILLIAMS

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real Property:

(a) The plaintiff has instituted this action against you seeking to foreclose on the following Property:

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

All right to use and interest in that Boat Slip space designated as 16 of WINDWARD POINTE, A CONDOMINIUM in accordance with the provisions of the Declaration of Condominium.

Property Address: 326 Windrush Boulevard, #102, Indian Rocks Beach, FL 33785

has been filed against you and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff's counsel Ellison | Lazenby, ATTN: Jason M. Ellison, Esq., 9800 4th Street, N., Suite 206, St. Petersburg, Florida 33702, 30 days from date of first publication of this Notice and file the original with the Clerk of this Court before service on Plaintiff's counsel, or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint.

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

Dated: November 2, 2026.

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

Jason M. Ellison, Esq.
Ellison | Lazenby
9800 4TH Street North
Suite 206
St. Petersburg, Florida 33702
(727) 362-6151
November 6, 13, 2026 26-05195N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-005286-CI
NEWREZ LLC,
Plaintiff, vs.
ESTATE OF CHARLENE EVANS A/K/A CHARLENE K. EVANS, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF CHARLENE EVANS A/K/A CHARLENE K. EVANS, DECEASED; SHARON RAE VALKO; THE TOWNHOMES OF LAKE SEMINOLE CONDOMINIUM NO. 3 ASSOCIATION, INC.; THE TOWNHOMES OF LAKE SEMINOLE PROPERTY OWNERS ASSOCIATION, INC.; PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY BANK;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.
Defendant(s).

TO: ESTATE OF CHARLENE EVANS A/K/A CHARLENE K. EVANS, DECEASED
(Current Residence Unknown)
(Last Known Address)
9209 SEMINOLE BOULEVARD, #8
SEMINOLE, FL 33772
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF CHARLENE EVANS A/K/A CHARLENE K. EVANS, DECEASED
(Last Known Address)
9209 SEMINOLE BOULOEVARD, #8
SEMINOLE, FL 33772

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

THAT CERTAIN CONDOMINIUM PARCEL CONSISTING OF UNIT 8, BLDG. 2 OF THE TOWNHOMES OF LAKE SEMINOLE CONDOMINIUM UNIT NO. 3, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE TERMS, CONDITIONS, COVENANTS, EASEMENTS, RESTRICTIONS, AND OTHER PROVISIONS OF THAT CERTAIN DECLARATION OF CONDOMINIUM OF DATED MARCH 7, 1980, RECORDED IN O.R. BOOK 5006, PAGES 929 THROUGH 995, AND ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 40, PAGES 113 THROUGH 119, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
A/K/A: 9209 SEMINOLE BOULOEVARD, #8, SEMINOLE, FL 33772.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this day of 10/28/2026.

KEN BURKE
As Clerk of the Court and/or
Comptroller
(SEAL) D. Lubin
November 6, 13, 2026 26-05149N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 26-000488-CI
JACOLADE TRUST INC.
Plaintiff, vs.
BLISSFUL TIMES INC.
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to the Default Final Judgment for Partition dated October 29, 2026 and entered in Case Number 26-000488-CI-19 of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, wherein Jacolade Trust Inc. is the Plaintiff and Blissful Times Inc. is the Defendant, Ken Burke, CPA as the Clerk of the Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, on December 3, 2026, at 10:00 AM, the following described property as set forth in said Default Final Judgment for Partition, to wit:

Lot(s) 416, GREENDALE ESTATES – THIRD ADDITION, according to the Plat thereof as recorded in Plat Book 57, Page(s) 91, of the Public Records of Pinellas County, Florida.

More commonly known as: 8785 58th Lane North, Pinellas Park, FL. 33782 ("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 accordance with Florida Statute, Section 45.031.

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs 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 Coordination, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated October 30, 2026

COMPASS LEGAL, PLLC
Attorney for Defendant
1371 Oakfield Dr.
Brandon, FL 33511
Telephone: 813-661-9100
Matt@Compasslegalteam.com
By: /s/ Matthew D. Wolf
MATTHEW D. WOLF, FBN: 92611
November 6, 13, 2026 26-05169N

SUBSEQUENT INSERTIONS

THIRD 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

SECOND INSERTION

NOTICE OF ACTION
Pinellas County
BEFORE THE BOARD OF NURSING

IN RE: The license to practice Nursing Assistance

Angela Brown, C.N.A.
856 25th Avenue South,
Saint Petersburg, Florida 33705

2919 Fairfield Avenue South,
Saint Petersburg, Florida 33712

CASE NO.: 2025-54342

LICENSE NO.: CNA197271

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 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 December 11, 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. 30; Nov. 6, 13, 20, 2026
26-04990N

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386
and select the appropriate County name from the menu option
or email legal@businessobserverfl.com


SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 15-003343-CI (15)
MULLER REAL ESTATE HOLDINGS, LLC, a Florida limited liability company,
Plaintiff, -vs-
GINA PRESSON A/K/A GINA DAWN PRESSON, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order dated the 15th day of October 2026, entered in the above-captioned action, Case No. 15-003343-CI, the Clerk of the Court, KEN BURKE, CPA, will sell to the highest and best bidder for cash, by electronic sale beginning at 10:00 a.m. at www.pinellas.realforeclose.com, on December 1, 2026, the following described property as set forth in said final judgment, to-wit:

Lot 6, in Block S, Capri Isle Blocks P-Q-R-S and T, according to the Plat thereof, as recorded in Plat Book 49, Page 36, Public Records of Pinellas County, Florida.
Property Address: 725 123rd Ave. Treasure Island, FL 33706

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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 October 22, 2026.

WEITZ & SCHWARTZ, P. A.
Attorneys for Plaintiff
1000 Corporate Dr., Suite 320
Fort Lauderdale, FL 33334
Phone (954) 468-0016
Fax (954) 468-0310
By: /s/ Steven C. Weitz
Steven C. Weitz, Esq.,
FBN: 788341
stevenweitz@weitzschwartz.com
Oct. 30; Nov. 6, 2026 26-05008N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 26-005208-CI
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
CECILY LYONS A/K/A CECILY M. LYONS; JAMES THROCKMORTON A/K/A JAMES L. THROCKMORTON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

To the following Defendant(s):
JAMES THROCKMORTON A/K/A JAMES L. THROCKMORTON
(LAST KNOWN ADDRESS)
905 SERPENTINE DRIVE, S.
ST. PETERSBURG, FLORIDA 33705

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

LOT 12, 13, 14, 15 AND 16, BLOCK 7, PINELLAS POINT ADDITION SECTION "A" OF MOUND SECTION ST. PETERSBURG FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 65, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
a/k/a 905 SERPENTINE DRIVE, S., ST. PETERSBURG, FLORIDA 33705

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

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

WITNESS my hand and the seal of this Court this 21 day of Oct, 2026.

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

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 26-00736 NML
Oct. 30; Nov. 6, 2026 26-04993N

SECOND INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case #: 26-001659-CI
DIVISION: 20
Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A.
Plaintiff, -vs.-
Michael Stackpole; Teresa K Stackpole a/k/a Teresa Doerfler Stackpole; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

TO: Unknown Parties in Possession #1: 13519 88Th Avenue, Seminole, FL 33776 and Unknown Parties in Possession #2: 13519 88Th Avenue, Seminole, FL 33776

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

LOT 3, BLOCK 3, OAKHURST HILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE(S) 58, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
more commonly known as 13519 88Th Avenue, Seminole, FL 33776.

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 Raton, 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 demanded in the Complaint.

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

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

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

WITNESS my hand and seal of this Court on the 22 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
25-334487 FC01 CXE
Oct. 30; Nov. 6, 2026 26-05006N

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-001858-CI
BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM7 FOR CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE
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 October 5, 2026 in the above-captioned action, the Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24th 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 11, BLOCK 10, WEST CENTRAL AVENUE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 35, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property address: 3645 5th Avenue South, Saint Petersburg, FL 33711

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

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

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

Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-002192-2
Oct. 30; Nov. 6, 2026 26-05007N

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.: 26000151CI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
RICHARD JENNINGS; RICHARD M. DAUVAL, AS CHAPTER 7 TRUSTEE; SOUTHBAY CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court for PINELLAS County shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com at, 10:00 AM on the 15 day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 206, BUILDING D, OF SOUTH BAY CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 4516, PAGE(S) 147, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 7432 SUNSHINE SKYWAY LN S, UNIT 206, SAINT PETERSBURG, FL 33711

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 21 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
25-05826 - NOS -Provide Bidder Number: 11951
25-05008
Oct. 30; Nov. 6, 2026 26-04984N

SECOND INSERTION

NOTICE OF ACTION
(Constructive Service — §49.08, Fla. Stat.)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-003845-ES
Section: 003
IN RE: THE ESTATE OF JEANNE MARIE ZUEHLKE,
Deceased.

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JEANNE MARIE ZUEHLKE, DECEASED, AND ALL UNKNOWN PERSONS CLAIMING AN INTEREST IN HER ESTATE AS HEIRS AT LAW,
whose names and residences are unknown.

YOU ARE NOTIFIED that a Petition to Determine Beneficiaries has been filed in the above-styled estate in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida, Probate Division, File No. 26-003845-ES. The Petition asks the Court to determine the persons, if any, entitled to take the estate of JEANNE MARIE ZUEHLKE, deceased, by intestate succession, and alleges that no person is so entitled and that the estate escheats to the State of Florida under section 732.107, Florida Statutes.

The proceeding concerns the real property located at 115 S. Orion Avenue, Clearwater, Florida 33765, described as:

LOT EIGHT (8), BLOCK "D", UNIT FOUR (4), SKYCREST SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 23, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

You are required to serve written defenses to the Petition on Erin M. Rose Quinn, Esq., Quinn Legal, P.A., 4025 Tampa Road, Suite 1205, Oldsmar, Florida 34677, and to file the original with the Clerk of this Court, on or before 11/20, 2026, which date is not less than 28 nor more than 60 days after the date of first publication of this notice. Failure to do so may result in a judgment or order for the relief demanded in the Petition, without further notice.

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 21ST day of OCTOBER, 2026.

(SEAL) KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
PINELLAS COUNTY, FLORIDA
Clerk of the Circuit Court
By: /s/
Deputy Clerk

Quinn Legal, P.A.
4025 Tampa Road, Suite 1205
Oldsmar, FL 34677
Phone: 727-474-9603
eservice@quinnlegal.com
equinn@quinnlegal.com
Oct. 30; Nov. 6, 13, 20, 2026
26-04986N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 26-002726-CI
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
BARBARA A REA, et al.,
Defendant.

To: LEAH R REA, 5926 13TH AVE NORTH, SAINT PETERSBURG FL, 33710
UNKNOWN SPOUSE OF LEAH R REA, 5926 13TH AVE NORTH, SAINT PETERSBURG FL, 33710
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF RODNEY JAMES REA, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN)
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 44, BLOCK 1, WEST BAY VILLAGE- PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 91 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Joshua Fidelo, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 21st day of Oct, 2026.

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-21995FL
Oct. 30; Nov. 6, 2026 26-04982N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 26-003608-CI
CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2024-NQM1,
Plaintiff, vs.
RASHIDA STROBER; BAY POINT PLAZA CONDOMINIUM ASSOCIATION, INC.; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

To the following Defendant(s):
RASHIDA STROBER
6100 12TH STREET S, UNIT # 107,
ST. PETERSBURG, FLORIDA 33705
who is evading service of process and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
To the following Defendant(s):
UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY
6100 12TH STREET S, UNIT # 107
ST. PETERSBURG, FLORIDA 33705

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

UNIT 7, BUILDING C, OF BAY POINT PLAZA APARTMENTS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 3153, PAGE 534, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS AND ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 4, PAGE 56, AND ANY AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

a/k/a 6100 12TH STREET S, UNIT # 107, ST. PETERSBURG, FLORIDA 33705

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

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

WITNESS my hand and the seal of this Court this 21 day of Oct, 2026.

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

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
26-00486 SM, LLC
Oct. 30; Nov. 6, 2026 26-04992N

--- PROBATE ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-002781-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-SPL1 TRUST
Plaintiff vs.
THE ESTATE OF EDDIE TALLEY; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF EDDIE TALLEY N/K/A SABRINA GREEN TALLEY; BERNARD TALLEY; TARYAL TALLEY; GRACE TALLEY; KIMBERLY TALLEY CANTU; SLC 2018-1 TRUST; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/ UNKNOWN TENANT, in possession of the subject real property
Defendants

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court, Ken Burke, of Pinellas County, Florida will sell the following property situated in Pinellas County, Florida described as:

Lot 27, Block "D", Ridgecrest Acres Unit Three, according to plat thereof recorded in Plat Book 57, page 90, Public Records of Pinellas County, Florida

Property Address: 13264 119TH ST LARGO Florida 33778

at public sale, to the highest and best bidder for cash, in an online sale at: www.pinellas.realforeclose.com beginning at 10:00 a.m. on December 3, 2026. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made on or before 5:00 P.M. on the date 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. 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."

LAW OFFICE OF GARY GASSEL, P.A.
2191 Ringling Boulevard
Sarasota, Florida 34237
(941) 952-9322
Attorney for Plaintiff
By GARY GASSEL, ESQUIRE
Florida Bar No. 500690
Oct. 30; Nov. 6, 2026 26-05046N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION
Case No. 25-007253-CI
MICHAEL SZALACH,
Plaintiff, v.
SCOTT ALLEN WRIGHT, SHELLY BROOKE WRIGHT, UNKNOWN PERSON(S) IN POSSESSION, CITY OF PINELLAS PARK, FLORIDA,
Defendants.

PLEASE TAKE NOTICE that pursuant to the Uniform Final Judgment of Foreclosure entered on June 12, 2026 (Doc. No. 36) in this cause, in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, the office of Ken Burke, Clerk of the Circuit Court, shall sell the following property situated in Pinellas County Florida described as:

Lot 7, Block 64, SKYVIEW TERRACE FIRST ADDITION, according to the map or plat thereof as recorded in Plat Book 50, Pages 29, 30, 31 of the Public Records of Pinellas County, Florida
Parcel ID: 21-30-16-82800-064-0070
Street Address: 9420 56th Way, Pinellas Park, FL 33782

At a public sale, to the highest and best bidder, for cash, online at www.pinellas.realforeclose.com, on December 2, 2026 beginning at 10:00am.

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 report the surplus as unclaimed.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT:

HUMAN RIGHTS OFFICE 400 S. FT. HARRISON AVE., STE. 500 CLEARWATER, FL 33756

PHONE: 727.464.4062 V/TDD OR 711 FOR THE HEARING IMPAIRED

CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS.

Dated: October 26, 2026
/s/ George A.D. Thurlow
George A.D. Thurlow, Esquire
FBN 1019960
Rahdert, Mortimer & Thurlow
535 Central Avenue, Suite 200
St. Petersburg, FL 33701
Phone: (727)823-4191
Email: gthurlow@rahdertlaw.com
tmccreary@rahdertlaw.com
Attorney for Plaintiff
Oct. 30; Nov. 6, 2026 26-05045N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION
Case No. 25-002781-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-SPL1 TRUST
Plaintiff vs.
THE ESTATE OF EDDIE TALLEY; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF EDDIE TALLEY N/K/A SABRINA GREEN TALLEY; BERNARD TALLEY; TARYAL TALLEY; GRACE TALLEY; KIMBERLY TALLEY CANTU; SLC 2018-1 TRUST; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/ UNKNOWN TENANT, in possession of the subject real property
Defendants

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court, Ken Burke, of Pinellas County, Florida will sell the following property situated in Pinellas County, Florida described as:

Lot 27, Block "D", Ridgecrest Acres Unit Three, according to plat thereof recorded in Plat Book 57, page 90, Public Records of Pinellas County, Florida

Property Address: 13264 119TH ST LARGO Florida 33778

at public sale, to the highest and best bidder for cash, in an online sale at: www.pinellas.realforeclose.com beginning at 10:00 a.m. on December 3, 2026. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made on or before 5:00 P.M. on the date 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. 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."

LAW OFFICE OF GARY GASSEL, P.A.
2191 Ringling Boulevard
Sarasota, Florida 34237
(941) 952-9322
Attorney for Plaintiff
By GARY GASSEL, ESQUIRE
Florida Bar No. 500690
Oct. 30; Nov. 6, 2026 26-05046N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No. 52-2026-CP-009696-ES
Division 003
IN RE: ESTATE OF
JEAN E. PANCOAST A/K/A JEAN ELIZABETH PANCOAST
Deceased.

The administration of the estate of Jean E. Pancoast a/k/a Jean Elizabeth Pancoast, deceased, whose date of death was July 18, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
Douglas F. Kovach
2883 Owl Avenue
Palm Harbor, Florida 34683
Attorney for Personal Representative:
Ryan A. Doddridge, Esq.
Attorney
Florida Bar Number: 74728
STEARNS, WILLIAMS & DODDRIDGE, PA
526 E. Tarpon Avenue
Tarpon Springs, Florida 34689
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatetrustlaw.com
Secondary-E-Mail:
michelle@flprobatetrustlaw.com
Oct. 30; Nov. 6, 2026 26-05044N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
Case No.: 2026-CP-008665
IN RE: ESTATE OF ALEXANDER CARPENTER EWING,
Deceased.

The administration of the estate of Alexander Carpenter Ewing, deceased, whose date of death was June 19, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is St. Petersburg Judicial Building, 545 1st Avenue North, St. Petersburg, Florida 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 30, 2026.

Personal Representative:
/s/ Brice Zoecklein
Brice Zoecklein, Esq.
150 E. Bloomingdale Avenue
Brandon, Florida 33511
Attorney for Personal Representative:
/s/ Brice Zoecklein
Brice Zoecklein, Esq.
Fla. Bar. No.: 0085615
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511
brice@zoeckleinlawpa.com
eservice1@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310
Oct. 30; Nov. 6, 2026 26-05080N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No. 26-009793-ES
Division: Probate
IN RE: ESTATE OF ELSIE S. LOVE (A/K/A ELSIE SCHATZ LOVE A/K/A ELSIE LOVE)
Deceased.

The administration of the estate of Elsie S. Love (a/k/a Elsie Schatz Love a/k/a Elsie Love), deceased, whose date of death was March 28, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 30, 2026

Personal Representative:
Katharine Adams-Love
5327 Siesta Cove Drive
Sarasota, Florida 34242

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
Oct. 30; Nov. 6, 2026 26-05053N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-008537
IN RE: ESTATE OF RANDY MEADE,
Deceased.

The administration of the estate of RANDY MEADE deceased, whose date of death was January 27, 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.

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 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.

I am disclosing that AI has been or may have been used in the filing, and certify, that each and every citation to the law or the record in the document, has been independently verified as accurate.

The date of first publication of this notice is October 30, 2026.

Personal Representative:
RENEE MEADE
356 71 AVENUE
ST. PETERSBURG, FLORIDA 33706
Attorney for Personal Representative:
DAVID W. VELIZ, ESQUIRE
Florida Bar No. 846368
VELIZ KATZ LAW
630 North Wymore Road, Suite 330
Maitland, Florida 32751
Telephone: (407) 849-7072
Facsimile: (407) 849-7075
E-Mail: VelizKatz@VelizKatzLaw.com
Secondary:
Probate@VelizKatzLaw.com
Attorney for Petitioner
Oct. 30; Nov. 6, 2026 26-04991N

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No. 26-010092-ES
Division PROBATE
IN RE: ESTATE OF KENNETH D. VANDERHYDE A/K/A KENNETH VANDERHYDE
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of KENNETH D. VANDERHYDE A/K/A KENNETH VANDERHYDE, deceased, File Number 26-010092-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave N, St. Petersburg, FL 33701; that the decedent's date of death was July 9, 2026; that the total value of the estate is $91,894.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

KENNETH D. AND MARY B. VANDERHYDE TRUST AGREEMENT, DATED APRIL 4, 1991 c/o Angelo Spinola a/k/a Michaelangelo Spinola, Successor Co-Trustee
1224 Peachtree Battle Avenue, NW
Atlanta, GA 30327

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is October 30, 2026.

Person Giving Notice:
Angelo Spinola a/k/a Michaelangelo Spinola
1224 Peachtree Battle Avenue NW
Atlanta, GA 30327
Attorney for Person Giving Notice
FEDERICO MOJICA, ESQUIRE
Attorney for Petitioner
Florida Bar Number: 0124187
Ross & Mojica Law Group
871 Venetia Bay Blvd., Ste. 300B
Venice, FL 34285
Telephone: (941) 480-1948
Fax: (941) 480-9277
E-Mail: federico@rossmojicalaw.com
Secondary E-Mail:
shawn@rossmojicalaw.com
Oct. 30; Nov. 6, 2026 26-05071N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
case # 26-006883-ES
IN RE: ESTATE OF
Rosemarie LoTempio, a/k/a Hon. Rosemarie E. LoTempio
Deceased.

The administration of the estate of Rosemarie LoTempio, also known as Hon. Rosemarie E. LoTempio, deceased, whose date of death was October 7, 2025 is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 30, 2026

Paul Hojnacki
P.O. Address: 5433 Waterlefe Drive, Clarence, NY 14031
Personal Representative
Hodgson Russ LLP
Attorneys for Personal Representative
440 Royal Palm Way Suite 202
Palm Beach, FL 33480
Telephone: 561-656-8011
By: Salvatore A. Polidoro, Esq.
Florida Bar No. 1018389
Email Addresses:
Spolidoro@hodgsonruss.com
Oct. 30; Nov. 6, 2026 26-05054N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-003930
IN RE: ESTATE OF KENDALL JANILLE WILLSON,
Deceased.

The administration of the estate of KENDALL JANILLE WILLSON deceased, whose date of death was December 28, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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.

I am disclosing that AI has been or may have been used in the filing, and certify, that each and every citation to the law or the record in the document, has been independently verified as accurate.

The date of first publication of this notice is October 30, 2026.

Personal Representative:
KYLEE TAYLOR MATTHEWS
4246 WOODSVILLE DRIVE
NEW PORT RICHIE, FLORIDA 34652
Attorney for Personal Representative:
DANIELLE WHITE, ESQUIRE
Florida Bar No. 1035906
VELIZ KATZ LAW
630 North Wymore Road, Suite 330
Maitland, Florida 32751
Telephone: (407) 849-7072
Facsimile: (407) 849-7075
E-Mail: VelizKatz@VelizKatzLaw.com
Secondary:
Probate@VelizKatzLaw.com
Attorney for Petitioner
Oct. 30; Nov. 6, 2026 26-04988N

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--- ACTIONS / SALES ---

FOURTH 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 HOMEOWNER'S 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 HOMEOWNER'S 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 Conty, 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

FOURTH 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 OLSOVSKY, 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, 2026
26-04766N

FOURTH 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

FOURTH 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 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, 2026
26-04788N

THIRD 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

LEGAL DESCRIPTION
4051 58TH STREET NORTH, APT 238, KENNETH CITY, PINELLAS COUNTY, FLORIDA 33763
Lot 2, Clearview Oaks, according to the plat thereof as recorded in Plat Book 56, Page 67, Public Records of Pinellas County, 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 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 case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

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

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

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

Dated: 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

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.

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SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 26-CO-008548
HOME OWNERS OF PALM HILL., a Florida Corporation,
Plaintiff, v.
JAMES R. ANNICHARICO; MAUREEN J. ANNICHARICO; JOHN DOE AS UNKNOWN HEIR OR OCCUPANT; AND JANE DOE AS UNKNOWN HEIR OR OCCUPANT,
Defendants.
TO: JAMES R. ANNICHARICO
MAUREEN J. ANNICHARICO
JOHN DOE AS UNKNOWN HEIR OR OCCUPANT
JANE DOE AS UNKNOWN HEIR OR OCCUPANT

YOU ARE NOTIFIED that an action has been filed by Plaintiff, HOME OWNERS OF PALM HILL, INC., a Florida corporation, seeking foreclosure of a lien on the following real property:

Lot 74, Block 6, PALM HILL MOBILE HOME PARK (unrecorded) according to the Master Form Exclusive Right of Possession Agreement recorded in Official Records Book 6384, Page 1015, Public Records of Pinellas County, Florida, together with all exhibits and amendments thereto (the "Unit ");
TOGETHER WITH that certain Membership Certificate Number 3602 issued by the Cooperative to JAMES R. AND MAUREEN J. ANNICHARICO, JT WROS, evidencing their percentage interest in the Cooperative, and any other incident of ownership arising therefrom (the "Certificate");
TOGETHER WITH that certain Mobile Home located thereon (the "Mobile Home")
The street address of the Property is 74 Thatch Palm Street Eest, Largo, Florida 33770, and the Parcel Identification Number of the Property is 03/30/15/65684/006/0740.

and you are required to serve a copy of a written defense, if any, to Allison N. Zunica, Esq., Plaintiff's attorney, whose address is 100 North Tampa Street, Suite 4000, Tampa, Florida 33602, within thirty (30) days from the first date of publication of this Notice, and file the original with the Clerk of this Court, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in Plaintiff's 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.

Dated this 26 day of October 2026.

(SEAL)
CLERK OF COURT
PINELLAS COUNTY, FLORIDA
KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
By: /s/ MILAGROS SOTO
DEPUTY CLERK

Andrew J. McBride, Esq.
Florida Bar No. 0067973
Allison N. Zunica, Esq.
Florida Bar No. 1049314
Primary: Andrew.McBride@arlaw.com
Secondary: grace.hirigoyen@arlaw.com
Primary: Allison.Nelson@arlaw.com
Secondary: Faith.Hackbarth@arlaw.com
ADAMS & REESE, LLP
100 North Tampa Street, Suite 4000
Tampa, Florida 33602
Attorneys for Plaintiff
Oct. 30; Nov. 6, 2026 26-05036N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 26-004624-CI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
WILLIAM LEMMINN A/K/A WILLIAM J. LEMMINN, et al.,
Defendant.
To: WILLIAM LEMMINN A/K/A WILLIAM J. LEMMINN
1484 SANTA CLARA DR, DUNEDIN, FL 34698
STEFANI LEMMINN A/K/A STEFANI M. LEMMINN
1484 SANTA CLARA DR, DUNEDIN, FL 34698
UNKNOWN TENANT IN POSSESSION 1
1484 SANTA CLARA DR, DUNEDIN, FL 34698
UNKNOWN TENANT IN POSSESSION 2
1484 SANTA CLARA DR, DUNEDIN, FL 34698
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 17, BLOCK F, HILLSIDE PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 41, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PARCEL IDENTIFICATION NUMBER: 26-28-15-40014-006-0170

has been filed against you and you are required to a copy of your written defenses, if any, to it, on Sara Collins, Esq. McCalla Raymer Leibert Pierce, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on 26 day of October, 2026.

KEN BURKE, CPA
CLERK OF COURT OF
PINELLAS COUNTY
By /s/ MILAGROS SOTO
As Deputy Clerk

Sara Collins, Esq.
McCalla Raymer Leibert Pierce, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
26-22825FL
Oct. 30; Nov. 6, 2026 26-05037N

THIRD 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

--- PROBATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA.
PROBATE DIVISION
UCN: 522026CP009222XXESPR
Reference#: 26-009222-ES
IN RE: ESTATE OF LINDA M. KALAJAINEN, Deceased.

The administration of the Estate of LINDA M. KALAJAINEN, deceased, whose date of death was March 25, 2026, is pending in the Circuit Court in and 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 the Decedent's estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 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.

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 Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this Notice is October 30, 2026.

Personal Representative:
CHARLES M. KALAJAINEN
614 Frederica Lane
Dunedin, FL 34698

Attorney for Personal Representative:
SEAN D. K. SCOTT, ESQ.
Scott Law Firm
Attorney for Personal Representative
153 E. Kamehameha Ave., Suite 104
PMB 184
Kahului, HI 96732
(808) 500-3570
Email: sean@scottlawhi.com
Florida Bar No.: 0046711
Oct. 30; Nov. 6, 2026 26-05030N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 26-010608-ES-03
IN RE: ESTATE OF LIDIJA CAKSTE, DECEASED.

The Formal Administration of the Estate of LIDIJA CAKSTE, deceased, File No. 26-010608-ES-03 is pending in the Circuit Court for Pinellas County, Probate Division, 315 Court St., Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL CREDITORS ARE NOTIFIED THAT:

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

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

The date of the first publication of this Notice is Friday, October 30, 2026.

Personal Representative:
Margot Pequignot, Esq.
164 8th Ave. SW
Largo, FL 33770

Attorney for Personal Representative:
Margot Pequignot, Esq.
164 8th Ave. SW
Largo, FL 33770
(727) 518-7330
marpeq@aol.com
FBN 319155
Oct. 30; Nov. 6, 2026 26-05059N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File Number 26-010058-ES
IN RE: THE ESTATE OF VERONICA ANNE ABBOTT, Deceased.

The administration of the estate of VERONICA ANNE ABBOTT, deceased, whose date of death was August 4, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, Florida 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 30, 2026.

VINCENT T. ABBOTT, JR.
201 Rhue Hollow Lane
Roseland, Virginia 22967

LAW OFFICE OF COX & SANCHEZ
Thomas F. Cox
Thomas F. Cox, Esq.
P.O. Box 21351
St. Petersburg, Florida 33742
Florida Bar No: 397873
Telephone (727) 896-2691
Attorney for Personal Representative
Thom@CoxSanchez.com
Electronic Service:
pleadings@CoxSanchez.com
Oct. 30; Nov. 6, 2026 26-04996N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 26-009237-ES
IN RE: ESTATE OF RONALD MICHAEL NEWMAN, Deceased.

The administration of the estate of RONALD MICHAEL NEWMAN, deceased, whose date of death was June 6, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Clerk of Court, Probate Division, 315 Court Street, Rm 106, Clearwater, FL 33756.

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

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

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

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

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

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

The date of first publication of this notice is October 30, 2026.

FELITA WINGARD-NEWMAN
Personal Representative
2250 W. Bay Isle Drive SE
St. Peterburg, Florida 33705

LIZ MONEYMAKER, ESQ.
Liz Moneymaker, P.A.
Florida Bar Number: 885851
3833 Central Avenue
St. Petersburg, FL 33713
Phone: (727) 231-1540
Fax: (941) 751-0127
Email: liz@lizmoneymakerlaw.com
Secondary:
assistant@lizmoneymakerlaw.com
Oct. 30; Nov. 6, 2026 26-05043N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
NO. 26-005446-ES
IN RE: ESTATE OF SHERRY L. HOUSTON, Deceased.

The administration of the Estate of Sherry L. Houston, Deceased, whose date of death was April 11, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File Number 26-005446-ES; the address of which is 315 Court Street, Clearwater, Florida, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED 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 the first publication of this Notice is October 30, 2026.

Lisa Brianne Holder
Personal Representative
Post Office Box 30
St. Petersburg, Florida 33731-0030

Peter R. Wallace
Skelton, Willis & Wallace, LLP
Attorneys for the
Personal Representative
259 Third Street North
St. Petersburg, Florida 33701-3818
Telephone: (727) 822-3907
Florida Bar Number 292532
prw@swbwlaw.com
stacey@swbwlaw.com
Oct. 30; Nov. 6, 2026 26-04997N

SECOND INSERTION

NOTICE TO CREDITORS
(**testate**)
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, STATE OF FLORIDA
PROBATE DIVISION
File No: 522025CP012165XXESPR
IN RE:
FRANCO FABRIS DI FAVARO
Deceased

The administration of the estate of FRANCO FABRIS DI FAVARO, deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 15 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

Any interested person on whom a copy of the notice of administration is served must file on or before the date that is 3 months after the date of service of a copy of the notice of administration on that person any objection that challenges the qualifications of the personal representative, the venue, or the jurisdiction of the court, or those objections are forever barred.

Any persons entitled to exempt property under Section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceeding involving any other matter affecting any part of the exempt property. An election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death.

Personal Representative
Louis Hoffmeyer
2734 2nd Avenue North,
St. Petersburg, Florida 33713

ATTORNEY FOR PERSONAL REPRESENTATIVE
Boyer Law Firm, P.L.
Francis M. Boyer, Esq.
Florida Bar No. 55458
9471 Baymeadows Road, Suite 406
Jacksonville, Florida 32256
Office: (904) 236-5317
Fax: (904) 371-3935
Oct. 30; Nov. 6, 2026 26-04989N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-006431-CI
J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WF1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE
Plaintiff(s), vs.
BARBARA J DEVIVO; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on October 1, 2026 in the above-captioned action, the Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of December, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 44, DUNEDIN LAKEWOOD ESTATES 3RD ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 47, PAGE 71, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property address: 621 Pinewood Drive, Dunedin, FL 34698

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

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

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

Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-010859-1
Oct. 30; Nov. 6, 2026 26-05083N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010368-ES
IN RE: ESTATE OF MARY JANE LEAGHTY a/k/a MARY JANE TINSLEY LEAGHTY Deceased.

The administration of the state of Mary Jane Leaghty a/k/a Mary Jane Tinsley Leaghty, deceased, whose date of death was October 2, 2026 is pending in the Circuit Court for Pinellas County, Florida Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
John M. Sakellarides
29605 US Highway 19 N
Suite 110
Clearwater, FL 33761

Attorney for Personal Representative:
John M. Sakellarides
Attorney for Personal Representative
Florida Bar No. 935107
John M. Sakellarides, P.A.
29605 U.S. Hwy 19 North, Suite 110
Clearwater, FL 33761
Telephone: (727) 785-1228
E-mail: john@jsaklaw.com
Oct. 30; Nov. 6, 2026 26-04987N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-004405-ES
IN RE: ESTATE OF JOSEPH RUMPH, Deceased.

The administration of the estate of JOSEPH RUMPH, Deceased, whose date of death was November 28, 2025, 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 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 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 30, 2026.

FANNIE RUMPH,
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:
angelica@srblawyers.com
Oct. 30; Nov. 6, 2026 26-05015N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No 26-007269 ES
IN RE: ESTATE OF PAUL H. MULLINS, JR. Deceased.

The administration of the estate of PAUL H. MULLINS, JR deceased, whose date of death was May 7, 2026; File Number 26-007269 ES is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All 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 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 30, 2026.

Signed on August 2, 2026

SSCOTT W. MULLINS
Personal Representative
9194 52nd St. N.
Pinellas Park, FL 33782

Gregory H. Fisher
Attorney for Personal Representative
Florida Bar No. 0198986
SPN#00000171
Law Offices of Gregory H. Fisher
5520 First Avenue North
St. Petersburg, Florida 33710-8006
Telephone: 727-344-5512
Email: fishlaw@gte.net
Oct. 30; Nov. 6, 2026 26-05031N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-009440-ES
DIVISION: 004
IN RE: ESTATE OF DEBORAH MARIE PARNELL, Deceased.

The administration of the Estate of Deborah Marie Parnell, deceased, whose date of death was May 17, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Ste 300, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 written demand must be filed with the Clerk.

The date of first publication of this notice is October 30, 2026.

Personal Representative:
Shanon Skasko
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601

Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
E-Mail: LMURALT@BJA-Law.com
Oct. 30; Nov. 6, 2026 26-05060N

--- PUBLIC SALES / PUBLIC NOTICE ---

NOTICE OF PUBLIC SALE

The following personal property of ANDREW MARTORANO will, on November 24, 2026, at 10:00 a.m., at 12100 Seminole Blvd., Lot #119, Largo, Pinellas County, Florida 33778; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1981 PALM MOBILE HOME,
VIN: 17286A,
TITLE NO.: 0019704960, and
VIN: 17286B, TITLE NO.: 0019704961
and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#11096-3718)
Oct. 30; Nov. 6, 2026 26-05092N

SECOND INSERTION

PUBLIC NOTICE

NOTICE OF PHYSICIAN RETIREMENT NOTICE IS HEREBY GIVEN that Thomas O. Pearson, MD, 35111 US Hwy 19 N, Suite 207, Palm Harbor, FL 34684, will retire from the practice of neurology effective December 18, 2026.

Claudio A. Osorio, MD, neurologist, welcomes Dr. Pearson's patients and will have their medical records available to ensure a seamless transition of care. Patients may be seen at the same Palm Harbor office located at 35111 US Hwy 19 N, Suite 207, or at Neurology and Epilepsy Center in Westchase, 12015 Whitmarsh Lane, Tampa, FL 33626.

For all inquiries, appointments, or medical record requests, please contact:

Phone: 813-680-4058
Fax: 813-680-4057
Email: emedina@fcneurology.net
Mailing Address: 12015 Whitmarsh Lane, Tampa, FL 33626

Oct. 30; Nov. 6, 13, 20, 2026 26-05016N

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of ADOLFO CAPONE and ROSE CAPONE will, on November 12, 2026, at 10:30 a.m., at 39248 U.S. Highway 19 North, Lot #229, Tarpon Springs, Pinellas County, Florida 34689; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1974 MALB MOBILE HOME,
VIN: 03887CA,
TITLE NO.: 0011155021, and
VIN: 03887CB,
TITLE NO.: 0011155022
and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#3326-562)
Oct. 30; Nov. 6, 2026 26-05058N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

a 1972 Mobile Home, VIN LD36242724A/LD36242724B and the contents herein, if any, abandoned by former tenant, Slavco Arsov

On November 12, 2026 at 9:20am at Tarpon Lakeview Mobile Home Park, 37376 US Highway 19 N, Lot 161, Palm Harbor, FL 34684.
THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard,
Suite 400
Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorney for Tarpon Lakeview MHP
By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com
Oct. 30; Nov. 6, 2026 26-05050N

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of GERTRUDE MAE LAKIS and JOSEPH MATTHEW BLAKE will, on November 12, 2026, at 10:00 a.m., at 39248 U.S. Highway 19 North, Lot #196, Tarpon Springs, Pinellas County, Florida 34689; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1974 IMPE MOBILE HOME,
VIN: 313836A,
TITLE NO.: 0011495046, and
VIN: 313836B,
TITLE NO.: 0011495045
and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#3326-564)
Oct. 30; Nov. 6, 2026 26-05057N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

a 1964 Mobile Home, VIN FCABPM3S1626 and the contents herein, if any, abandoned by former tenant, Gregory James Cohn

On November 12, 2026 at 9:10am at Tarpon Lakeview Mobile Home Park, 37376 US Highway 19 N, Lot 106, Palm Harbor, FL 34684.
THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard,
Suite 400
Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorney for Tarpon Lakeview MHP
By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com
Oct. 30; Nov. 6, 2026 26-05051N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11-23-2026 at 11:00 a.m. the following trailer may be sold by public sale to satisfy the lien per TL-28 Section 83.805-83.806 Florida Statutes for the amount owed on trailer for any recovery charges, storage, and administrative fees Tenant Cody & Andrea Henson 2010 Forest River Travel Trailer VIN: 4X4FSAN23AJ024903 No Tag No Registration Record Found. Sale To Be Held At St Pete Boat & RV Storage LLC 700 49th St S St Petersburg Fl 33707 trailer may be released prior to the Sale. St Pete Boat & RV Storage LLC reserves the right to accept /reject any or all bids All Sales Held With Reserve
Oct. 30; Nov. 6, 2026 26-05005N

SECOND INSERTION

NOTICE OF PUBLIC SALE
OF PERSONAL PROPERTY

Notice is hereby given that US Storage Centers - Clearwater, phone (727) 605-5905, located at 1000 South Myrtle Avenue , Clearwater, FL, 33756 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on Thursday November 19, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

1198 - Chantel Alondra Jelks
2351 - Jessica Lynn Harris
1301 - Samantha Leggett

Oct. 30; Nov. 6, 2026 26-05009N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522025CP003665XXESPR
REF #: 25-003665-ES -
Section 003
IN RE: THE ESTATE OF
SIOUX YOHE
Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of $ 5,326.15 are being held for Mirror Lake Community Library in the registry of court, deposited per order of June 22, 2026, in IN RE: THE ESTATE OF SIOUX YOHE, deceased; case number 25-003665-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 7th day of October, 2026.
KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
Oct. 9; Nov. 6, 2026 26-04721N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522022CP002860XXESXX
REF #: 22-002860-ES -
Section 004
IN RE: THE ESTATE OF
WILLIAM R. COX
Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of $ 4,375.43 are being held for Estate of Dennis M. Cox in the registry of court, deposited per order of July 16, 2026, in IN RE: THE ESTATE OF WILLIAM R. COX, deceased; case number 22-002860-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 7th day of October, 2026.
KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
Oct. 9; Nov. 6, 2026 26-04720N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522022CP002860XXESXX
REF #: 22-002860-ES -
Section 004
IN RE: THE ESTATE OF
WILLIAM R. COX
Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of $ 4,375.43 are being held for Estate of Robert D. Hopes in the registry of court, deposited per order of July 16, 2026, in IN RE: THE ESTATE OF WILLIAM R. COX, deceased; case number 22-002860-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 7th day of October, 2026.
KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
Oct. 9; Nov. 6, 2026 26-04719N

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 11/18/2026 @ 1:00PM
Samantha Pedata - furniture clothing, electronics tables, beds, mattresses tvs
Lee Thomas Norwood - furniture, boxes and totes

Extra Space Storage 13880 Walsingham Rd, Largo, FL 33774 on 11/18/2026 @ 11:30AM
Caulin Donaldson – bedding, cabinets, toys, and furniture
Phillips James – appliances and cabinets

Extra Space Storage 10833 Seminole Blvd, Seminole, FL 33778 on 11/19/2026 @ 12:30PM
Shawn Pope - Holiday Decoration, Clothes, Boxes
Sherry Morin - Wheel Chairs, Clothing, Boxes
Stevenson Parks - Household Furniture

Extra Space Storage 1945 Sunset Point Rd, Clearwater, FL 33765 on 11/20/2026 @ 12:30PM
April Lynette Greer - king sz mtrss, boxes
April Lynette Greer - Household items , grandmothers dresser
Michael Mitchell - Home goods clothes machines

Extra Space Storage 1660 Gulf to Bay Blvd, Clearwater, FL 33755 on 11/20/26 @ 2:00PM
Kelly Bryans - Bed
Ross Briand - Household goods, tools
Riley Kopetsky - Personal items

Extra Space Storage 111 N. Myrtle Ave, Clearwater, FL 33755 on 11/20/2026 @ 12:00PM
Elizabeth Henderson- Children's items, clothing/shoes, personal effects, boxes,
Chiquerra Jones- bed frame
George Pearson- bikes, totes, baskets, helmet, clock
Mary Clemons-children's items, clothing/shoes, books, furniture, boxes, carpets, decor, bags

Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 11/20/2026 @ 11:00AM
Charles Hammon - Household Goods

Extra Space Storage 1675 Starkey Rd, Largo, FL 33771 on 11/20/2026 @ 1:00PM
Penny Kasper - Lamp, Microwave, Stroller, Drum, Cooler
Shannon Dunlavy - Home Item, Furniture

Extra Space Storage 10501 Belcher Rd S, Largo, FL 33777 on 11/18/2026 @ 10:30AM
Alicia Betterly - Household

Extra Space Storage 1016 N. Belcher Rd, FL 33765 on 11/20/2026 @ 1:30PM
Michael Cooper - shelves, boxes, bicycle, Turkish rugs
Michaele Turner - furniture, hh items
Darrien May - tv bed
Deven Dearick - Bed dresser & clothing

Extra Space Storage 9125 Ulmerton Rd, Largo, FL 33771 on 11/18/2026 @ 12:30
Tara Dennis - 2 door fridge, blower, cords

Extra Space Storage 18524 US Hwy 19 N, Clearwater FL 33764 on 11/18/2026 @ 11:00AM
Mimi Myers - Kitchen ware Bed Toys

Extra Space Storage 404 Seminole Blvd, Largo, FL 33770 on 11/20/2026 @ 11:30AM
Carlos Thompson - Household Goods Totes Bags

Extra Space Storage 1426 N McMullen Booth Rd, Clearwater, FL 33759 on 11/20/2026 @ 10:30AM
Franchesca Dixon - Household goods
Kylii Clay - Household goods/ Furniture
Christiann Hammond - Toys, Children's furniture, boxes.

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.
Oct. 30; Nov. 6, 2026 26-04972N

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
LV10248

SECOND INSERTION

Public Sale Notice

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

4319 Duhme Rd, St Petersburg, FL 33708 on 11/18/2026 at 10:30am
Rosavinia RO Nieves — Household items

9999 Gandy Blvd N., St Petersburg, FL 33709 on 11/18/2026 at 11:00am
Aysha Gardner — Bed, Household items, Boxes, TV, Furniture
David Ceasar — Clothes

6901 Park Blvd, Pinellas Park, FL 33781 on 11/18/2026 at 12:00pm
Curtis Ritchie IV — Household Items
Curtis Ritchie IV — Sofa, TV's, Tv Stand, Chest of Drawers, Computer Desk, Boxes, Household Goods

1159 94TH Ave N., St Petersburg, FL 33702 on 11/18/2026 at 12:30pm
Jason Byers — Barbershop equipment, house hold goods
Jalique Tinsley — Home items
Joneicia McAffie — Clothes beds

4495 49TH St N, St Petersburg, FL 33709 on 11/19/2026 at 10:00am
Alexander Hollis — Toys, clothes, household items

1855 32ND St N, St Petersburg, FL 33713 on 11/19/2026 at 10:30am
Michelle Williams — 10 boxes, couch

10700 US Highway 19 N, Pinellas Park, FL 33782 on 11/19/2026 at 11:00am
Taquisha Mustafic — Bins with clothes household accessories shoes

1650 7TH Ave N, St Petersburg, FL 33713 on 11/19/2026 at 11:00am
DyNaysia Davis — Couch, tv, 7-10 boxes
Raymond Striker — Household items
Kyle Moffitt — Household goods

930 Pasadena Ave S, St Petersburg, FL 33707 on 11/19/2026 at 11:15am
John Redman — Household Items

5890 54TH Ave N, St Petersburg, FL 33707 on 11/19/2026 at 11:30am
Toni Bryant — 4 bedroom home

2950 Gandy Blvd, St Petersburg, FL 33702 on 11/19/2026 at 12:00pm
Dasani Watson — Sectional, table, boxes
Drayson Gadson — Bed, couch, table

3201 32ND Ave S, St Petersburg, FL 33712 on 11/20/2026 at 10:30am
Alexander Gray — 2 bed rooms, dining room table, boxes
Ken Goolsby — Tubs 6 bedframe book shelf dresser

4750 62ND Ave N, Pinellas Park, FL 33781 on 11/20/2026 at 11:00am
Helen Chalmers — Small bedroom of furniture
Nancy Kline — Boxes of household items
Oanh Do — Art supplies, seasonal clothing, restaurant supplies, cleaning supplies and equipment

2925 Tyrone Blvd N, St Petersburg, FL 33710 on 11/20/2026 at 11:30am
Casey Lands — Random household stuff
Lucas Stevenson — Bedroom furniture and clothes

8610 66TH St N, Pinellas Park, FL 33782 on 11/20/2026 at 12:30pm
Xchiesau Dawn Black — Boxes, furniture
Aaron Motta — furniture, appliances
Andrew Mitchell — entire apartment
Denise Roeder — clothes, household, desk

7220 4TH St N, St Petersburg, FL 33702 on 11/20/2026 at 1:00pm
Ryan Readenour — Household 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.
Oct. 30; Nov. 6, 2026 26-05011N

--- PROBATE / ACTIONS---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-004297-CI
ROCKET MORTGAGE, LLC
Plaintiff, VS.
DAVID REYES JR.;JULIETTE REYES A/K/A JULIETTE CLAIRE REYES; et al.,
Defendant(s).

TO: David Reyes Jr.
Last Known Residence: 162 SE Lincoln Cir N Saint Petersburg, FL 33703
TO: Unknown Spouse of David Reyes Jr.
Last Known Residence: 162 SE Lincoln Cir N Saint Petersburg, FL 33703

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

LOT 14, BLOCK 39, PLAT OF NORTH ST. PETERSBURG, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 days after the 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 27, 2026.

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

1190-1062B
Ref# 27539
Oct. 30; Nov. 6, 2026 26-05082N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 26-009926-ES
IN RE: ESTATE OF
JAMES AIDEN FOYNES
Deceased.

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

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Anthony P. Granese
1012 Drew Street
Clearwater, Florida 33755
/s/ Richard D. Green
Richard D Green, Esquire
FLA BAR 205877
Attorney for Personal Representative
1010 Drew Street
Clearwater, Florida 33755
(727) 441-8813
Email: richglaw@aol.com
Email: kdileone@greenlawoffices.net
Oct. 30; Nov. 6, 2026 26-05081N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26-004902-CI
GRANADA INSURANCE COMPANY,
Plaintiff, vs.
TOWPROS TOWING & RECOVERY, LLC, MARK ALADAR WOLFE, JAMES JOSEPH MIECZKOWSKI, and ZUHAYLA ZONAY VEGA FAISON,
Defendants.

TO: MARK ALADAR WOLFE
12500 McMullen Loop, Riverview, FL 33569

YOU ARE HEREBY NOTIFIED that a Complaint for Declaratory Relief has been filed against you in the above styled case and in the above referenced court. You are required to file written defenses, if any, with the clerk of the court and to serve a copy on or before 30 Days after 1st Publication, 2026, on Alejandro A. Gonzalez, Esq., Plaintiff's attorney, whose address is Hinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., Suite 1000, 10th Floor, Coral Gables, Florida 33134.

To be published for 4 consecutive weeks.

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

DATED on 10-21-2026

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

Oct. 30; Nov. 6, 13, 20, 2026 26-04983N

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: Case No.: 26-006726-CO
STRATEGIC ROOFING, LLC
Plaintiff, v.
DAVID FRIED and KATHRYN FRIED
Defendant.

TO: DAVID FRIED

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

Legal description: SNELL & HAMLETT'S NORTH SHORE ADD BLK 69, LOT 6
Address: 1700 Beach Drive Northeast, St. Petersburg, FL 33704
Parcel No.: 17-31-17-83220-069-0060

has been filed against you and you are required to serve a copy of your written defenses, if any, on Amy Cuykendall Jones, Esquire, the Plaintiff's attorney, whose address is 13143 66th Street, Largo, Florida 33773, within 30 days after the first publication of the notice, and file the original with the Clerk of Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (727) 464-4062, or 711 if you are hearing or voice impaired. Contact should be initiated at least 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.

DATED on 10/21/2026, 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
By /s/ Thomas Smith
Deputy Clerk

Oct. 30; Nov. 6, 2026 26-04994N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009985-ES
Division: Probate
IN RE: ESTATE OF
MICHAEL WARREN EDER (A/K/A MICHAEL W. EDER A/K/A MICHAEL EDER) Deceased.

The administration of the estate of Michael Warren Eder (a/k/a Michael W. Eder a/k/a Michael Eder), deceased, whose date of death was August 28, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 30, 2026

Personal Representative:
Jeffrey Eder
2537 Oak Valley Lane
Dacula, Georgia 30019
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
Oct. 30; Nov. 6, 2026 26-05089N

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 26-010237-CO
SEVILLE CONDOMINIUM 2, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
FRANCE MERMET and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

TO: FRANCE MERMET

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, SEVILLE CONDOMINIUM 2, INC., herein in the following described property:

Unit 109 of Seville Condominium 2, a Condominium according to the Declaration of Condominium recorded in Book 3316 at Pages 809-891, and all exhibits and amendments thereto, and recorded in Condominium Plat Book 5 at Pages 56-60, inclusive, of the Official Records of Pinellas County, Florida, together with the Grantor's fee simple interest in and to the undivided 2.238% share in the Common Elements appurtenant thereof and the carport space previously assigned to Grantee, as shown on the Condominium Plat herein described, together with all easements, rights and privileges as set forth in the Declaration of Condominium. With the following street address: 1001 Pearce Drive, #109, Clearwater, Florida 33764.

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 26 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. 30; Nov. 6, 2026 26-05035N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-005627-CI
ROCKET MORTGAGE, LLC
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF WANDA S. BEAVER, DECEASED; et al.,
Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Wanda S. Beaver, Deceased
Last Known Residence: Unknown

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

UNIT 5, BUILDING I, NORMANDY PARK SOUTH CONDOMINIUM II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 3542, PAGE 219, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM PLAT BOOK 7, PAGES 90 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT 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 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 26, 2026.

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

1190-1074B
Ref# 27707
Oct. 30; Nov. 6, 2026 26-05061N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009791-ES
Division Probate
IN RE: ESTATE OF
CRAIG FARLEY
Deceased.

The administration of the estate of Craig Farley, deceased, whose date of death was August 12, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St # 300, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is October 30, 2026.

Personal Representative:
Amanda Farley
Attorney for Personal Representative:
/s/ Debra A. Faulkner
Debra A. Faulkner, Esq.
Florida Bar Number: 94212
The Faulkner Firm, P.A.
4056 Tampa Road
Oldsmar, FL 34677
Telephone: (727) 939-4900
E-Mail: debbie@thefaulknerfirm.com
Secondary E-Mail:
probate@thefaulknerfirm.com
Oct. 30; Nov. 6, 2026 26-05033N

THIRD 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

a 1967 Mobile Home, VIN F1305 (Title Number 2634850) and the contents herein, if any, abandoned by former tenants, Thomas J. Novick and John Korczukowski

On November 12, 2026 at 9:00am at Tarpon Lakeview Mobile Home Park, 37376 US Highway 19 N, Lot 137, Palm Harbor, FL 34684.

THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard,
Suite 400
Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorney for Tarpon Lakeview MHP
By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com
Oct. 30; Nov. 6, 2026 26-05052N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No. 26-009790-ES
IN RE: ESTATE OF
ERNEST PETERSON,
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is: October 30, 2026.

LARNETTA PETERSON
Personal Representative
1963 68th Avenue South
St. Petersburg, FL 33712
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
Oct. 30; Nov. 6, 2026 26-05034N

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: Case No.: 26-006726-CO
STRATEGIC ROOFING, LLC
Plaintiff, v.
DAVID FRIED and KATHRYN FRIED
Defendant.

TO: KATHRYN FRIED

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

Legal description: SNELL & HAMLETT'S NORTH SHORE ADD BLK 69, LOT 6
Address: 1700 Beach Drive Northeast, St. Petersburg, FL 33704
Parcel No.: 17-31-17-83220-069-0060

has been filed against you and you are required to serve a copy of your written defenses, if any, on Amy Cuykendall Jones, Esquire, the Plaintiff's attorney, whose address is 13143 66th Street, Largo, Florida 33773, within 30 days after the first publication of the notice, and file the original with the Clerk of Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (727) 464-4062, or 711 if you are hearing or voice impaired. Contact should be initiated at least 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.

DATED on 10/21, 2026.

KEN BURKE
CLERK OF THE CIRCUIT COURT
By /s/ Thomas Smith
Deputy Clerk

Oct. 30; Nov. 6, 2026 26-04995N

The History
How We Got Here

Cradle to Grave

The election of 1932 changed how the public viewed the role of government. Every decade since, government has continually expanded, with greater regulation and one failed welfare program after another.

BY **MILTON & ROSE FRIEDMAN**

The presidential election of 1932 was a political watershed for the United States.

Herbert Hoover, seeking re-election on the Republican ticket, was saddled with a deep depression. Millions of people were unemployed. The standard image of the time was a breadline or an unemployed person selling apples on a street corner.

Though the independent Federal Reserve System was to blame for the mistaken monetary policy that converted a recession into a catastrophic depression, the president, as the head of state, could not escape responsibility. The public had lost faith in the prevailing economic system. People were desperate. They wanted reassurance, a promise of a way out.

Franklin Delano Roosevelt, the charismatic governor of New York, was the Democratic candidate. He was a fresh face, exuding hope and optimism.

True enough, he campaigned on the old principles. He promised if elected to cut waste in government and balance the budget, and berated Herbert Hoover for extravagance in government spending and for permitting government deficits to mount.

At the same time, both before the election and during the interlude before his inauguration, Roosevelt met regularly with a group of advisers at the Governor's Mansion in Albany — his "brain trust," as it was christened. They devised measures to be taken after his inauguration that grew into the "New Deal" FDR had pledged to the American people in accepting the Democratic nomination for president.

> **The role of the federal government in the economy has multiplied roughly tenfold in the past half-century.**

The election of 1932 was a watershed in narrowly political terms.

In the 72 years from 1860 to 1932, Republicans held the presidency for 56 years, Democrats for 16. In the 48 years from 1932 to 1980, the tables were turned: Democrats held the presidency for 32 years, Republicans for 16.

The election was also a watershed in a more important sense: It marked a major change in both the public's perception of the role of government and the actual role assigned to government.

One simple set of statistics suggests the magnitude of the change. From the founding of the Republic to 1929, spending by governments at all levels — federal, state, and local — never exceeded 12% of the national income except in time of major war, and two-thirds of that was state and local spending. Federal spending typically amounted to 3% or less of the national income.

Since 1933, government spending has never been less than 20% of national income and is now over 40%, and two-thirds of that is spending by the federal government.

True, much of the period since the end of World War II has been a period of cold or hot war. However, since 1946 non-defense spending alone has never been less than 16% of the national income and is now roughly one-third the national income. Federal government spending alone is more than one-quarter of the national income in total, and more than a fifth for non-defense purposes alone. By this measure, the role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

ROOSEVELT'S UTOPIAN FANTASY

Roosevelt was inaugurated on March 4, 1933 — when the economy was at its lowest ebb. Many states had declared a banking holiday, closing their banks. Two days after he was inaugurated, President Roosevelt ordered all banks throughout the nation to close.

But Roosevelt used his inaugural address to deliver a message of hope, proclaiming that "the only thing we have to fear is fear itself." And he immediately launched a frenetic program of legislative measures — the "100 days" of a special congressional session.

The members of FDR's brain trust were drawn mainly from the universities — in particular, Columbia University. They reflected the change that had occurred earlier in the intellectual atmosphere on the campuses — from

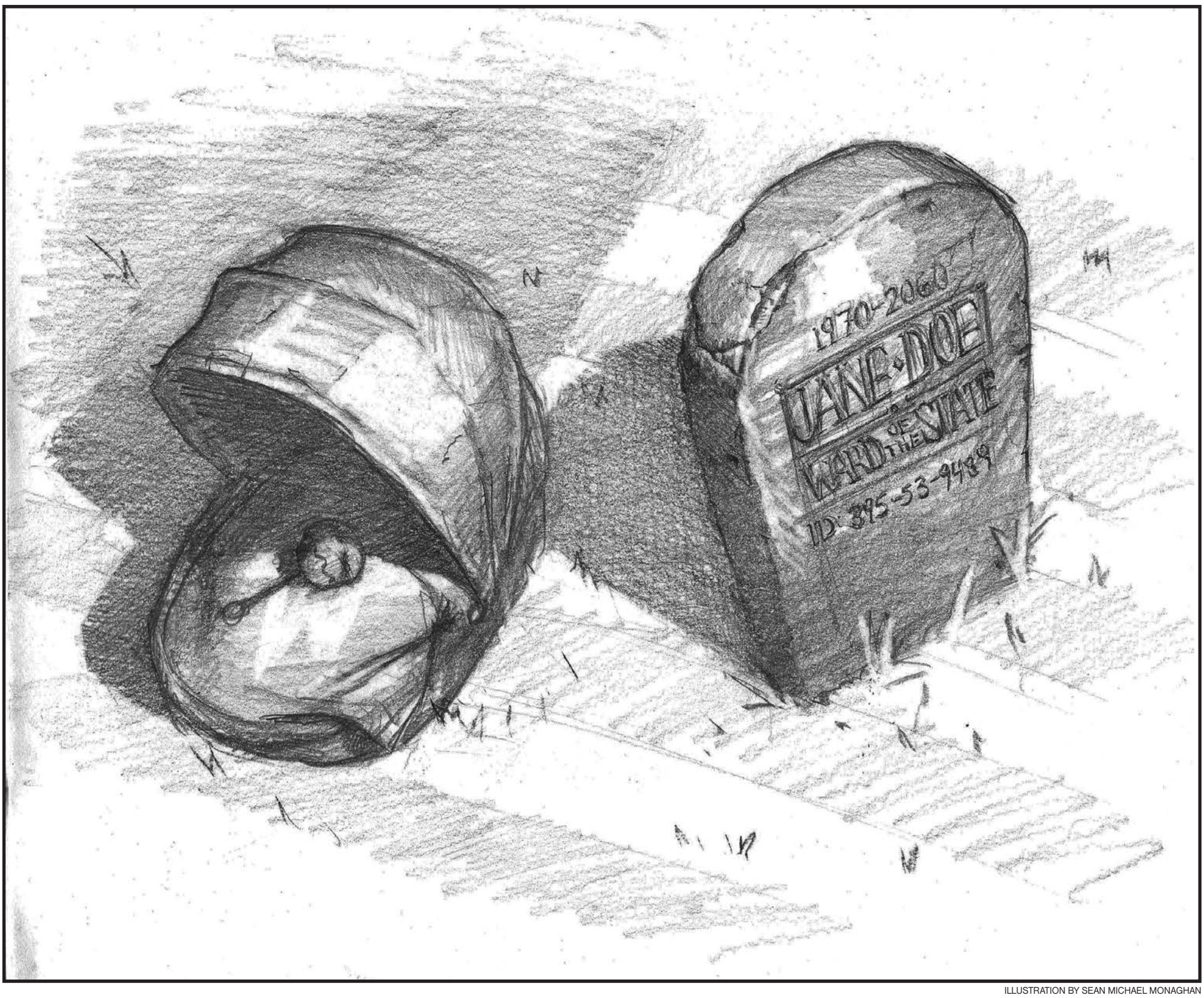


ILLUSTRATION BY SEAN MICHAEL MONAGHAN

belief in individual responsibility, laissez faire and a decentralized and limited government to belief in social responsibility and a centralized and powerful government. It was the function of government, they believed, to protect individuals from the vicissitudes of fortune and to control the operation of the economy in the "general interest," even if that involved government ownership and operation of the means of production.

These two strands were already present in a famous novel published in 1887, "Looking Backward," by Edward Bellamy, a utopian fantasy in which a Rip Van Winkle character who goes to sleep in the year 1887 awakens in the year 2000 to discover a changed world. "Looking backward," his new companions explain to him how the utopia that astonishes him emerged in the 1930s — a prophetic date-from the hell of the 1880s.

That utopia involved the promise of security "from cradle to grave" — the first use of that phrase we have come across — as well as detailed government planning, including compulsory national service by all persons over an extended period.

Coming from this intellectual atmosphere, Roosevelt's advisers were all too ready to view the depression as a failure of capitalism and to believe that active intervention by government — and especially central government — was the appropriate remedy. Benevolent public servants, disinterested experts, should assume the power that narrow-minded, selfish "economic royalists" had abused. In the words of Roosevelt's first inaugural address, "The money changers have fled from the high seats in the temple of our civilization."

In designing programs for Roosevelt to adopt, they could draw not only on the campus, but on the earlier experience of Bismarck's Germany, Fabian England and middle-way Sweden. The New Deal, as it emerged during the 1930s, clearly reflected these views.

It included programs designed to reform the basic structure of the economy. Some of these had to be abandoned when they were declared unconstitutional by the Supreme Courrt, notably the NRA (National Recovery Administration) and the AAA (Agricultural Adjustment Administration). Others are still with us, notably the Securities and Exchange Commission, the National Labor Relations Board, and nationwide minimum wages.

The New Deal also included programs to provide security against misfortune, notably Social Security (OASI: Old Age and Survivors Insurance), unemployment insurance and public assistance.

The New Deal also included programs intended to be strictly temporary, designed to deal with the emergency situation created by the Great Depression. Some of the temporary programs became permanent, as is the way with government programs.

The most important temporary programs included "make work" projects under the Works Progress Administration, the use of unemployed youth to improve the national parks and forests under the Civilian Conservation Corps, and direct federal relief to the indigent.

At the time, these programs served a useful function. There was distress on a vast scale; it was important to do something about that distress promptly, both to assist the people in distress and to restore hope and confidence to the public. These programs were hastily contrived, and no doubt were imperfect and wasteful, but that was understandable and unavoidable under the circumstances. The Roosevelt administration achieved a considerable measure of success in relieving immediate distress and restoring confidence.

CENTRAL PLANNING TAKES OVER

World War II interrupted the New Deal, while at the same time strengthening greatly its foundations. The war brought massive government budgets and unprecedented control by government over the details of economic life: fixing of prices and wages by edict, rationing

of consumer goods, prohibition of the production of some civilian goods, allocation of raw materials and finished products, control of imports and exports.

The elimination of unemployment, the vast production of war materiel that made the United States the "arsenal of democracy" and unconditional victory over Germany and Japan — all these were widely interpreted as demonstrating the capacity of government to run the economic system more effectively than "unplanned capitalism."

One of the first pieces of major legislation enacted after the war was the Employment Act of 1946, which expressed government's responsibility for maintaining "maximum employment, production and purchasing power" and, in effect, enacted Keynesian policies into law.

The war's effect on public attitudes was the mirror image of the depression's. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

The depression was produced by a failure of government, not of private enterprise. As to the war, it is one thing for government to exercise great control temporarily for a single overriding purpose shared by almost all citizens and for which almost all citizens are willing to make heavy sacrifices; it is a very different thing for government to control the economy permanently to promote a vaguely defined "public interest" shaped by the enormously varied and diverse objectives of its citizens.

At the end of the war, it looked as if central economic planning was the wave of the future. That outcome was passionately welcomed by some who saw it as the dawn of a world of plenty shared equally. It was just as passionately feared by others, including us, who saw it as a turn to tyranny and misery. So far, neither the hopes of the one nor the fears of the other have been realized.

Government has expanded greatly. However, that expansion has not taken the form of detailed central economic planning accompanied by ever widening nationalization of industry, finance and commerce, as so many of us feared it would. Experience put an end to detailed economic planning, partly because it was not successful in achieving the announced objectives, but also because it conflicted with freedom.

That conflict was clearly evident in the attempt by the British government to control the jobs people could hold. Adverse public reaction forced the abandonment of the attempt. Nationalized industries proved so inefficient and generated such large losses in Britain, Sweden, France and the United States that only a few die-hard Marxists today regard further nationalization as desirable.

The illusion that nationalization increases productive efficiency, once widely shared, is gone. Additional nationalization does occur — passenger railroad service and some freight service in the United States, Leyland Motors in Great Britain, steel in Sweden. But it occurs for very different reasons — because consumers wish to retain services subsidized by the government when market conditions call for their curtailment or because workers in unprofitable industries fear unemployment. Even the supporters of such nationalization regard it as at best a necessary evil.

SOCIALIZING RESULTS OF PRODUCTION

The failure of planning and nationalization has not eliminated pressure for an ever bigger government. It has simply altered its direction. The expansion of government now takes the form of welfare programs and of regulatory activities. As W. Allen Wallis put it in a somewhat different context, socialism, "intellectually bankrupt after more than a century of seeing one after another of its arguments for socializing the means of production demolished — now seeks to socialize the results of production."

In the welfare area, the change of direction has led to an explosion in recent decades, especially after President Lyndon Johnson declared a "War on Poverty" in 1964. New Deal programs of Social Security, unemployment insurance and direct relief were all expanded to cover new groups; payments were increased; and Medicare, Medicaid, food stamps and numerous other programs were added. Public housing and urban renewal programs were enlarged. By now there are literally hundreds of government welfare and income transfer programs.

The Department of Health, Education and Welfare, established in 1953 to consolidate the scattered welfare programs, began with a budget of $2 billion, less than 5% of expenditures on national defense. Twenty-five years later, in 1978, its budget was $160 billion, one and a half times as much as total spending on the Army, the Navy, and the Air Force. It had the third-largest budget in the world, exceeded only by the entire budget of the U.S. government and of the Soviet Union.

> **The war's effect on public attitudes was the mirror image of the depression's. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.**

The department supervised a huge empire, penetrating every corner of the nation. More than one out of every 100 persons employed in this country worked in the HEW empire, either directly for the department or in programs for which HEW had responsibility but which were administered by state or local government units. All of us were affected by its activities. (In late 1979, HEW was subdivided by the creation of a separate Department of Education.)

No one can dispute two superficially contradictory phenomena: widespread dissatisfaction with the results of this explosion in welfare activities; and continued pressure for further expansion.

BAD MEANS FOR GOOD OBJECTIVES

The objectives have all been noble; the results, disappointing. Social Security expenditures have skyrocketed, and the system is in deep financial trouble. Public housing and urban renewal programs have subtracted from rather than added to the housing available to the poor. Public assistance rolls mount despite growing employment.

By general agreement, the welfare program is a "mess" saturated with fraud and corruption. As government has paid a larger share of the nation's medical bills, both patients and physicians complain of rocketing costs and of the increasing impersonality of medicine. In education, student performance has dropped as federal intervention has expanded.

The repeated failure of well-intentioned programs is not an accident. It is not simply the result of mistakes of execution. The failure is deeply rooted in the use of bad means to achieve good objectives.

Despite the failure of these programs, the pressure to expand them grows. Failures are attributed to the miserliness of Congress in appropriating funds, and so are met with a cry for still bigger programs. Special interests that benefit from specific programs press for their expansion — foremost among them the massive bureaucracy spawned by the programs.

An attractive alternative to the present welfare system is a negative income tax. This proposal has been widely supported by individuals and groups of all political persuasions. A variant has been proposed by three presidents; yet it seems politically unfeasible for the foreseeable future.