Public Notices

Business Observer

PAGES 17-40

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES / PUBLIC NOTICE ---

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Earth Rising located at 260 1st Ave S Ste 200-51 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 18th day of November, 2026
Earth Rising LLC
November 20, 2026 26-05526N

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 Unified Conversations located at 7901 4TH ST N #35657 in the City of ST. PETERSBURG, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 18th day of November, 2026
Willow Accord Professional Services
November 20, 2026 26-05524N

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 Beatdrop located at 7901 4th St. North, Ste #35846 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 17th day of November, 2026
Charles Johnson
November 20, 2026 26-05513N

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 CRYSTAL CLEAR RESOURCES 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 17th day of November, 2026
RE-SOLVED LLC
November 20, 2026 26-05491N

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 Lady in the Bottle located at 2618 64th Pl N 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 17th day of November, 2026
Stephen Kastner
November 20, 2026 26-05506N

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 Kaia Bowls Clearwater Beach South located at 309 Coranado Dr in the City of Clearwater Beach, Pinellas, FL 33767 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of November, 2026
Cristinela Ancuta
November 20, 2026 26-05507N

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 OneZero Labs 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 17th day of November, 2026
RCW Technologies LLC
November 20, 2026 26-05508N

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 Heart of Care Services located at 6144 103rd Ave N in the City of Pinellas Park, Pinellas, FL 33782 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of November, 2026
YELENA S Krutskikh
November 20, 2026 26-05509N

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 CAT 5 Sales Systems located at 7901 4TH ST N STE 300 in the City of ST. PETERSBURG, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
Jeffrey Meyers
November 20, 2026 26-05474N

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 Datawharf Tools located at 7901 4th St N, Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
NoxGrid Systems LLC
November 20, 2026 26-05475N

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 Dance located at 401 S County Rd Unit 2273 in the City of Palm Beach, Pinellas, FL 33480 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of November, 2026
PALM BEACH RADIO LLC
November 20, 2026 26-05490N

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 Summit & Cove located at 7901 4th ST N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
Stacey in the Wild LLC
November 20, 2026 26-05467N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of St.Pete Lash Specialist located at 8800 49th street Unit 204 33782 in the City of Pinellas Park, Pinellas, FL 33782 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
Julia Paino
November 20, 2026 26-05468N

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 Grace Ridge Coffee Co located at 7901 4th St N, Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
GRACE RIDGE COFFEE LLC
November 20, 2026 26-05471N

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 Neuroplasticity Advantage located at 7901 4th St N Suite 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
Jamie Dallas Leadership LLC
November 20, 2026 26-05473N

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 Choublak & Co located at 7901 4th St N Ste 300 in the City of Saint Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
Faith with Fruit LLC
November 20, 2026 26-05466N

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 Uncle Bigs located at 7901 4th st N Suite 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
Aaron Campbell
November 20, 2026 26-05462N

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 Root to Rise Counseling Collective located at 4321 Balboa Ave. #1265 in the City of San Diego, CA 92117 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
Hayley Eglash
November 20, 2026 26-05461N

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 Spanish Main Coffee Company located at 7901 4th St N #37268 in the City of St Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
Blue Wolf Mountain LLC
November 20, 2026 26-05460N

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 Winn Services located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
C&E Golden LLC
November 20, 2026 26-05457N

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 GTX LLC located at 7901 4th St N # 37149 in the City of St Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
PROCAD North America LLC
November 20, 2026 26-05454N

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 Restorative Sound Journey located at 1836 Kendall Drive 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 13th day of November, 2026
Diana Deye
November 20, 2026 26-05440N

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 Keyholder located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 12th day of November, 2026
Chancey Bosch
November 20, 2026 26-05432N

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 NimbleKit located at 1443 54th Avenue NE in the City of Saint Petersburg, Pinellas, FL 33703 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of November, 2026
Christopher Ryan Duncan
November 20, 2026 26-05431N

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 Se7en Strategies Insurance Agency 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 18th day of November, 2026
SEVEN WORKSITE LLC
November 20, 2026 26-05525N

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 LIFEVerity located at 7901 4th St N #37173 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 18th day of November, 2026
LIFEVerity LLC
Scott A. Mirowitz, Sole Member
November 20, 2026 26-05523N

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 Foxtail coffee co located at 6950 22nd Ave N Saint Petersburg, FL 33710 United States in the City of Saint Petersburg, Pinellas, FL 33710 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of November, 2026
Bilal El Saifi
November 20, 2026 26-05512N

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 DRAWN TO REALITY 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 17th day of November, 2026
MOONSHOT IN THE DARK LLC
Benjamin Gardner, Manager
November 20, 2026 26-05511N

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 BYRD AI located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of November, 2026
BYRD AI CONSULTING LLC
Hugens Valmont, Manager
November 20, 2026 26-05503N

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 SOMA FORTIS 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 17th day of November, 2026
Innovance Advisors, LLC
Christophe Masiero
November 20, 2026 26-05510N

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 INNISBROOK GOLF RESORT located at 36750 U.S. HIGHWAY 19 NORTH in the City of PALM HARBOR, Pinellas, FL 34684 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of November, 2026
CGP INNISBROOK, LLC
November 20, 2026 26-05489N

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 Sentinel Ridge Homes located at 7901 4th St N, Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
Sentinel Ridge Services LLC
Jason Morrison, Authorized Member
November 20, 2026 26-05469N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Dental Sleep Billing, with a mailing address of 7901 4th St N, Ste 300, St. Petersburg, Florida 33702, in Pinellas County, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Owner: Lucra Health Services LLC
Dated this 16th day of November, 2026.
November 20, 2026 26-05459N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Skyline Liquors located at 19080 US Highway 19 N, in the County of Pinellas in the City of Clearwater, Florida 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 16th day of November, 2026.
Skyline Innovations LLC
November 20, 2026 26-05458N

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 TANGO FUNDING located at 7901 4TH ST N STE 300 in the City of ST. PETERSBURG, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
TANGO LEGAL FUNDING OF FLORIDA LLC
November 20, 2026 26-05453N

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 Switchboard Insurance Services located at 602 Bergen St #2 in the City of Brooklyn, Pinellas, NY 11238 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of November, 2026
Switchboard Risk Technologies Inc
Matthew Levin, President
November 20, 2026 26-05446N

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.

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--- 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 CTX Premier Properties-Florida located at 7901 4th St N #34366 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 13th day of November, 2026
CTX Premier Realty-Florida LLC
November 20, 2026 26-05443N

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 Weirdly Odd Shop located at 7501 142nd Ave N, Lot 671 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 12th day of November, 2026
Lindsey Crow
November 20, 2026 26-05425N

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 ARIOL PLUMBING located at 2425 BAYWOOD DR E in the City of DUNEDIN, Pinellas, FL 34698 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 12th day of November, 2026
ARIOL PLUMBING LLC
November 20, 2026 26-05414N

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 AccuDek located at 6037 Anchorage Way S in the City of Saint Petersburg, Pinellas, FL 33712 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of November, 2026
Devil in the Detail Marine LLC
November 20, 2026 26-05445N

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 GhostyAI 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 13th day of November, 2026
Ghosty Labs LLC
November 20, 2026 26-05444N

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 People Are Dumb Shop located at 1524 Essex Drive 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 12th day of November, 2026
David Gross
November 20, 2026 26-05429N

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 Taldea Events located at 7901 4th St N # 36355 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 18th day of November, 2026
Andrea Gonzalez Caballero
November 20, 2026 26-05527N

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 Table Vignettes located at 3201 118th Ave N Unit 8 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 11th day of November, 2026
Bebe's Attic
November 20, 2026 26-05412N

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 Spirit Mom Life located at Address: 7901 4th St N, #36428 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 12th day of November, 2026
Schall Adams Collective, LLC
November 20, 2026 26-05413N

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 Cryptic Elixirs located at 7901 4th St. N #20778 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of November, 2026
Kerra Almy
November 20, 2026 26-05411N

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 KNOWMO located at 7901 4th St N, Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of November, 2026
Ghosty Labs LLC
November 20, 2026 26-05529N

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 Golden Compliance Services located at 2625 State Road 590, Apt 714, in the City of Clearwater, Pinellas, FL 33759 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of November, 2026
Alex Mucaj
November 20, 2026 26-05528N

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 Rearboard 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 18th day of November, 2026
Starship Garage LLC
Jernej Basic, Member
November 20, 2026 26-05541N

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 One Notary Services located at 7901 4th St N, Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 18th day of November, 2026
The One Enterprises of Florida LLC
Mirelis A. Blanco, Manager
November 20, 2026 26-05546N

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 Find by Aperture Estate located at 628 Cleveland St #611 in the City of Clearwater, Pinellas, FL 33755 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 18th day of November, 2026
Aperture Estate LLC
Michael Dementov
November 20, 2026 26-05545N

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 One Cleaning Services located at 7901 4th St N, Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 18th day of November, 2026
The One Enterprises of Florida LLC
Mirelis A. Blanco, Manager
November 20, 2026 26-05544N

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 LaVista REI located at 7901 4th St. N. in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 19th day of October, 2026
Carmen J Cuevas Panay
November 20, 2026 26-05408N

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 LucieTrax Services located at 7901 4th St N STE 36669 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 12th day of November, 2026
Elvina L Alexandre
November 20, 2026 26-05407N

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 Grade 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 18th day of November, 2026
Florida Grade Products LLC
November 20, 2026 26-05532N

FICTITIOUS NAME NOTICE

Notice is hereby given that OSL LARGO OPERATING LLC, OWNER, desiring to engage in business under the fictitious name of THE OPAL AT LARGO located at 750 STARKEY RD, LARGO, FLORIDA 33771 intends to register the said name in PINELLAS county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
November 20, 2026 26-05418N

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 12-18-2026 AT 10:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 125 19TH ST SOUTH ST PETERSBURG, FL 33712 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

WT4820C0314C
2001 BIKE/ELECTRA
1C4RDHEG0GC419409 2016 DODG
1FTNW21L63ED66612 2003 FORD
1FTPX14584NC28214 2004 FORD
1FTNE24W75HB21795 2005 FORD
JH2RC3808SM301638 1995 HOND
5NPET46C46H108283 2006 HYUN
1C4NJCBA6GD681620 2016 JEEP
KNADN4A30H6007281 2017 KIA
5XXG34J26MG079501 2021 KIA
5XYRL4LC7PG220445 2023 KIA
JTHBH96S265014846 2006 LEXS
3MZBN1U70HM141048 2017 MAZD
3N1AB61E29L616524 2009 NISS
3N1AB7APXKY361590 2019 NISS
WP1AA2A52NLB09040 2022 PORS
1G8AJ55F57Z128326 2007 SATURN
ZZN11407L102 2001 SEEDOO
JF2GTABC6PH214152 2023 SUBA
JTKDE167780264964 2008 TOYT
4T1BF1FK9DU720347 2013 TOYT
NO VIN 2000 TRAILER
NOVIN 2004 TRAILER
3VW5M7BU0RM047121 2024 VOLK

November 20, 2026 26-05505N

FICTITIOUS NAME
FICTITIOUS NAME NOTICE

Notice is hereby given that (Pauline Rietz), desiring to engage in business under the fictitious name (Soul & Substance) located at (1762 Sanctuary Place, Crystal Beach, FL34681), intends to register said name in (Pinellas) County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
November 20, 2026 26-05442N

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 EVERYBIT MANAGED IT SERVICES located at 7901 4th St N, Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
EveryBit MSP LLC
Leonardo Gevaerd, Managing Member
November 20, 2026 26-05472N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of BOTS FOR HIRE located at 2137 Georgianna Street in the City of Largo, Pinellas, FL 33774 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
Tampa Bay Total Loss and Diminished Value Experts LLC
Tyler Depergola, Manager
November 20, 2026 26-05470N

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 Legacy 215 Virtual Academy located at 7901 4th St N, STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of November, 2026
Legacy 215 School Solutions LLC
Charles Cunningham,
Managing Member
November 20, 2026 26-05405N

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 TravelClubHQ and unheardnomore and renovatepulse located at 7901 4TH ST N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of November, 2026
116 Ventures LLC
Sidney Johnson
November 20, 2026 26-05465N

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 One Day Doors Tampa located at 13353 W Hillsborough Ave Ste 101, in the County of Pinellas, in the City of Tampa, Florida 33635 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 11 day of November, 2026.
ONE DAY DOORS FLORIDA LLC
November 20, 2026 26-05417N

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 Meadow Cremations and Funerals 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 13th day of November, 2026
CHORUS PARTNERS INC.
Sam Gerstenzang
November 20, 2026 26-05430N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: DECEMBER 28TH 2026: **AFFORDABLE AUTO & TRUCK REPAIR OF CLEARWATER LLC** 4655 118TH AVE SUITE B CLEARWATER, FL 33762 PHONE (727)329-8728 MV99284 2014 NISSAN 3N1CN7AP2EL837168 $1848.10 **JUNIORS RESTORATION LLC** 720 WESLEY AVE STE #10 TARPON SPRINGS,FL 34689 PHONE (727)953-2816 MV107244 1972 PONTIAC 2D37X2A155700 $6,522.69
November 20, 2026 26-05488N

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED INTENDS TO SELL THE PERSONAL PROPERTY DESCRIBED BELOW TO ENFORCE A LIEN IMPOSED ON SAID PROPERTY UNDER The Florida Self Storage Facility Act Statues (section 83.801-83.809) The undersigned will sell at public sale 12/17/2026 scheduled to end at 10:00AM on www.storagetreasures.com. Items will be retrieved from the premise where said property has been stored and which are located at **Storquest 1505 S. fort Harrison Ave** County of Pinellas State of Florida, the following

Name	Unit	contents
Ashlee Duckworth	106	Household goods
Jennifer Barger	18	Household goods

Purchases must be paid for at the time of purchase in cash only. All purchased items are sold as is, where is and must be removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party
November 20, 27, 2026 26-05416N

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#
12	DODGE	2C3CDYBT0CH161198
20	DODGE	2C3CDXBGXLH150318
10	FORD	1FTEX1C81AKE63490
14	JEEP	1C4NJCEA0ED645298
07	TOYOTA	JTNBB46K273030382
12	TOYOTA	5YFBU4EE4CP031089

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 12-18-26 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 20, 2026 26-05522N

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

--- PUBLIC NOTICE / PROBATE ---

FICTITIOUS NAME NOTICE

Notice is hereby given that Perkins Group Holdings, LLC, desiring to engage in business under the fictitious name Iceberg Labs located at 7901 4th St N Ste 300, St. Petersburg, FL 33702, intends to register said name in Pinellas County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
November 20, 2026 26-05421N

FICTITIOUS NAME NOTICE

Notice is hereby given that HS PINELLAS OPERATING LLC, OWNER, desiring to engage in business under the fictitious name of HALLOWSTONE SENIOR LIVING OF PINELLAS PARK located at 8980 49TH STREET N, PINELLAS PARK, FLORIDA 33782 intends to register the said name in PINELLAS county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
November 20, 2026 26-05420N

FICTITIOUS NAME NOTICE

Notice is hereby given that OSL DUNEDIN OPERATING LLC, OWNER, desiring to engage in business under the fictitious name of THE OPAL AT DUNEDIN located at 880 PATRICIA AVE, DUNEDIN, FLORIDA 34698 intends to register the said name in PINELLAS county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
November 20, 2026 26-05419N

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 Tagorra 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 18th day of November, 2026
Jernej Basic, Member
November 20, 2026 26-05542N

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 Padel Conquest 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 18th day of November, 2026
Jernej Basic, Member
November 20, 2026 26-05543N

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 Legacy 215 Driver Academy located at 7901 4th St N, STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of November, 2026
Legacy 215 School Solutions LLC
Charles Cunningham,
Managing Member
November 20, 2026 26-05404N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of PARKS COMMUNICATIONS located at 57 HERRON AVENUE, in the County of BUNCOMBE in the City of ASHEVILLE, NC 28806 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at PINELLAS COUNTY, this 12th day of NOVEMBER, 2026.
PARKS PR, LLC
November 20, 2026 26-05424N

SECTION 00100 - INVITATION TO BID

Jerry Branch Gabion Repair
Financial Project #: 531701
Bid #: 26-2631

CITY OF DUNEDIN
FLORIDA

The work generally consists of the following:

This project involves installing erosion and sediment controls, managing site safety and access, demolishing existing fencing and gabion structures, and constructing a new stabilized gabion wall system with proper subgrade, geotextile, and backfill materials. Work includes excavation, dewatering, rebuilding the wall, restoring the surrounding area with topsoil and sod, installing a new fence, and completing final site cleanup and restoration.

The Engineer's Estimate for the project is $2,302,635.

The time allotted for this project is 210 calendar days for substantial completion.

A Non-Mandatory Pre-Bid meeting will be held on, December 8, 2026, at 10:00 a.m. at the construction site. Access to site visit will be north of 1444 Sandalwood Drive, Dunedin, FL 34698.

All contractor Requests for Information (RFI) must be submitted ten (10) days before the bid opening. The request should be sent in writing via email to Tammy.Winton@dunedin.gov. The City will not respond to RFIs submitted after that date. An addendum posted to https://www.demandstar.com will communicate questions and answers to all respondents. The last addendum will be posted to https://www.demandstar.com five (5) days before the bid due stated below. The City reserves the right to modify this schedule at any time.

Sealed proposals will be accepted via DemandStar.com, until

2:00 P.M., Local Time
Tuesday, December 29, 2026

All work performed shall be in accordance with the Contract Documents. Plans and specifications can be obtained by going to DemandStar at www.demandstar.com .

It is the bidder's responsibility to check www.demandstar.com for final documents and addendum prior to bid submittal.

Submittals shall be clearly marked:

Jerry Branch Gabion Repair
Financial Project #: 531701
Bid #: 26-2631

In addition, the proposals must be marked with the bidder's name and address. Proposals must be accompanied by a bid bond in an amount not less than five percent (5%) of the total bid as a guarantee that the BIDDER will not withdraw from the competition after the opening of the bids and, if written notice is given of such award, enter into a written Contract with the City of Dunedin, Florida, in accordance with the written Proposal. Should the successful BIDDER fail to enter into a Contract, the bid bond shall be forfeited as liquidated damages.

No proposal may be withdrawn after the scheduled closing time for the receipt of bids for a period of sixty (60) days without the consent of the City.

The successful bidder will be required to furnish and pay for a Certificate of Insurance and a Performance and Payment Bond and meet other requirements, as set forth in the contract.

The City of Dunedin will only accept bids via www.demandstar.com .

The City of Dunedin, Florida, reserves the right to reject any and all bids received, waive any irregularities or informalities, re-advertise, and award the Contract in its best interest. Bids that are incomplete or that are not submitted in accordance with the instructions in the invitation may be disqualified.

END OF SECTION 00100

November 20, 2026 26-05538N

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 Reel Champ located at 7901 4th St N, Suite 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 18th day of November, 2026
Botic Point LLC
By: Leon Ashby, Manager
November 20, 2026 26-05536N

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 Hush Willow 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 18th day of November, 2026
Rylei & Grant LLC
Tristan Alston
November 20, 2026 26-05539N

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 EmployMe 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 18th day of November, 2026
Starship Garage LLC
Jernej Basic, Member
November 20, 2026 26-05540N

INVITATION TO BID

TO: ALL **INTERESTED** BIDDERS

The following construction projects will be solicited within 30 days:

27-0039-ITB-C FY27-FY29 Stormwater Cured-In-Place Pipelining (CIPP) Rehabilitation Work Order Contract

26-0404-ITB-C Alderman Rd from US Alt 19/Palm Harbor Blvd to Belcher Rd (PID 004543A)

Plans, specifications, bid forms and information will be available at https://procurement.opengov.com/signup

You can find information at the Pinellas County Purchasing website:
www.pinellascounty.org/purchase
Bids submitted after the deadline listed in OpenGov will not be considered.

Merry Celeste,
Purchasing Division Director
November 20, 2026 26-05533N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 26-010897-ES
IN RE: ESTATE OF
VASILIOS GARGEROS
Deceased,

The administration of the estate of VASILIOS GARGEROS, deceased, File Number 26-010897-ES is pending in the Circuit Court for PINELLAS County, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756.

The names 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 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.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is November 20, 2026.

MARIA MELISSAS
2706 Alt US 19 N. Ste 316
Palm Harbor, FL 34683
Personal Representative

/s/ Luis Garcia-Rivera
LUIS GARCIA-RIVERA
Attorney at Law
Florida Bar #0101930
SPN #2254811
2706 Alt. U.S. 19 N.
Ste. 316
Palm Harbor, Florida 34683
(727) 772-8818 Voice
(727) 787-8193 (fax)
lgrivera@lgrivera.com
Attorney for Personal Representative
November 20, 27, 2026 26-05482N

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010024-ES
IN RE: ESTATE OF
ELLEN P. HELGESON
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 Ellen P. Helgeson, deceased, File Number [*26-010024-ES*], by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756; that the decedent's date of death was February 12, 2026; that the total value of the estate is $137,751.54 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Eric Perkins as trustee of the Ellen P. Helgeson Trust U/T/D March 22, 2023
10615 Harborside Drive,
Largo, FL 33773

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 11/20/2026.

Person Giving Notice
Eric Perkins
10615 Harborside Drive
Largo, Florida 33773

Attorney for Person Giving Notice
Michael J. Heath, Esquire
Attorney
Florida Bar Number: 0010419
167 108th Ave
Treasure Island, FL 33706
Telephone: (727) 360-2771
Fax: (727) 475-5323
E-Mail:
mike@attorneymichaelheath.com
Secondary E-Mail:
Jennifer@attorneymichaelheath.com
Karen S. Keaton, Esquire
Co-counsel for Petitioner
Florida Bar Number: 394165
P.O. Box 1139
St. Petersburg, FL 33731
Telephone: (727) 822-2200
Fax: (727) 822-1985
Email: Karen@gulfbeacheslaw.com
November 20, 27, 2026 26-05497N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
26-010779-ES
IN RE: ESTATE OF
BRIAN PETER BARNES,
a/k/a
BRIAN PETER WARD BARNES
Deceased.

The administration of the estate of BRIAN PETER BARNES, also known as BRIAN PETER WARD BARNES, deceased, whose date of death was March 17, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33547. 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 20, 2026.

TONIA BARNES
Personal Representative
431 45th Street, Apt. 2
Brooklyn, NY 11220
STEVEN M. WILSEY
Attorney for Personal Representative
Florida Bar No. 0948209
Fisher and Wilsey, PA
1000 16th Street North
St. Petersburg, FL 33705-1147
Telephone: 727-898-1181
Email: swilsey@fisher-wilsey-law.com
Secondary:
eoldja@fisher-wilsey-law.com
November 20, 27, 2026 26-05423N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-010837
Section 004
IN RE: ESTATE OF
CHRISTOPHER CLARK
LOCKWOOD,
Deceased.

The administration of the estate of CHRISTOPHER CLARK LOCKWOOD, deceased, whose date of death was July 25, 2026, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, 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 20, 2026.

Personal Representative:
Leia Carothers
(Oct 15, 2026 22:49:42 EDT)
LEIA CAROTHERS
1846 Country Club Rd N
St Petersburg, Florida 33710
Attorney for Personal Representative:
s/ Erin Whittemore Lohmiller
Erin Whittemore Lohmiller, Esq.
Florida Bar Number: 0038631
LOHMILLER LAW, PLLC
136 4th Street, N., Suite 201
St. Petersburg, Florida 33701
Telephone: (727) 643-3818
E-Mail: erin@lohmillerlaw.com
lohmillerlaw@gmail.com
November 20, 27, 2026 26-05493N

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009112-ES
IN RE: ESTATE OF
TIMOTHY D. HESKIN
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Timothy D. Heskin, deceased, File Number [*26-009112-ES*], by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756; that the decedent's date of death was March 31, 2026; that the total value of the estate is $12,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Elizabeth Arlene Matthews as Trustee Of the Testamentary Trust created under the Last Will and Testament of Timothy D. Heskin dated March 24, 2026 (FBO Kelcea Elizabeth-Anne Heskin)
4700 16th Street North
St. Petersburg, FL 33703

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 [*11/20/2026*].

Person Giving Notice:
Elizabeth Arlene Matthews
4700 66th Street North
St. Petersburg, Florida 33703
Attorney for Person Giving Notice
Michael J. Heath, Esquire Attorney
Florida Bar Number: 0010419
167 108th Ave
Treasure Island, FL 33706
Telephone: (727) 360-2771
Fax: (727) 475-5323
E-Mail:
mike@attorneymichaelheath.com
Secondary E-Mail:
jennifer@attorneymichaelheath.com
November 20, 27, 2026 26-05520N

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--- PROBATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-001577-ES
Division PROBATE
IN RE: ESTATE OF REBECCA B.MARTENFELD
Deceased.

The administration of the estate of REBECCA B. MARTENFELD, deceased, whose date of death was December 22, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 COURT ST., CLEARWATER, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 20, 2026.

Personal Representative:
EDWARD G. MARTENFELD
5661 17th WAY
APT B
ST. PETERSBURG, Florida 33712

Attorney for Personal Representative:
ADAM T. RAUMAN
Attorney
Florida Bar Number: 85296
PRESERVATION LAW FIRM
1920 East Bay Dr
Largo, FL 33771
Telephone: (727) 250-0432
Fax: (727) 250-0006
E-Mail:
eservice@preservationlawfirm.com
November 20, 27, 2026 26-05451N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522026CP010975XXESPR
FILE NO. 26-010975-ES
IN RE: ESTATE OF MICHAEL BRADLEY SHAW,
Deceased.

The administration of the estate of MICHAEL BRADLEY SHAW, Deceased, whose date of death was June 17, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, File No. 26-010975-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 20, 2026

Personal Representative:
LESLIE ANN POWELL
5228 -58th Avenue North
St. Petersburg, Florida 33709

Attorney for Personal Representative:
DAVID W. FOSTER, of
FOSTER AND FOSTER
ATTORNEYS, P.A.
2111 Dr. Martin Luther King Jr.
Street North
St. Petersburg, Florida 33704
Telephone: (727) 822-2013
November 20, 27, 2026 26-05484N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 26-010054-ES
IN RE: ESTATE OF ANDREW MICHAEL CALCATERRA,
Deceased.

The administration of the estate of ANDREW MICHAEL CALCATERRA, deceased, whose date of death was August 26, 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.

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.

The date of first publication of this notice is November 20, 2026.

THOMAS L. CALCATERRA
Personal Representative
5 Morningside Drive
Bluffton, SC 29910

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
November 20, 27, 2026 26-05422N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-10970-ES
IN RE: ESTATE OF MARIANNE L. KAMMERUD
Deceased.

The administration of the estate of Marianne L. Kammerud, deceased, whose date of death was September 28, 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 20, 2026.

Personal Representative:
Marshall James Kammerud
125 8th Ave NE, Unit A
St. Petersburg, Florida 33701

Attorney for Personal Representative:
Denyse D. Kruse, Esq.
Florida Bar Number: 127152
Kruse Law, P.A.
600 1st Avenue North
St. Petersburg, FL 33701
Telephone: (727) 256-4860
E-Mail: denyse@kruselawgroup.com
November 20, 27, 2026 26-05537N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA, PROBATE DIVISION
REF: 26-010028-ES-3
IN RE: ESTATE OF PAUL A. GERMAIN a/k/a PAUL ALBERT GERMAIN
Deceased

The administration of the estate of PAUL A. GERMAIN, deceased, whose date of death was on October 18, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Department, 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 the 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 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claim with this court WITHIN THREE 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 Statues.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS' DEATH SI BARRED.

The date of first publication of this Notice is November 20, 2026.

Personal Representative:
Nancy H. Germain
c/o McLane McLane & McLane
275 N Clearwater-Largo Road
Largo, FL 33770

Attorney for Personal Representative:
Sara Evelyn McLane
275 N. Clearwater-Largo Road
Largo, FL 33770-2300
(727) 584-2110
mclane@mclane-law.com
November 20, 27, 2026 26-05486N

FIRST INSERTION

NOTICE TO CREDITORS
(AMENDED)
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., 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. 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 20, 2026.

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

Attorney for Personal Representative:
JOSEPH ANTHONY MANZO, Esq.
Florida Bar No.: 0037646
50 8th Ave. S.W. #658
Largo, FL 33779-0658
Telephone: (973) 794-1179
Fax: (727) 648-4750
E-Mail: Jamanzoesq@gmail.com
Secondary E-Mail:
Jamanzo1@gmail.com
November 20, 27, 2026 26-05521N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA, PROBATE DIVISION
REF: 2026-009685-ES-3
IN RE: ESTATE OF JAMES J. SHEAR a/k/a JAMES JOSEPH SHEAR
Deceased.

The administration of the estate of JAMES J. SHEAR a/k/a JAMES JOSEPH SHEAR, deceased, whose date of death was on September 10, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Department, 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 the 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 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claim with this court WITHIN THREE 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 Statues.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS' DEATH SI BARRED.

The date of first publication of this Notice is November 20, 2026.

Personal Representative:
Patricia M. Poorman
c/o McLane McLane & McLane
275 N Clearwater-Largo Road
Largo, FL 33770

Attorney for Personal Representative:
Sara Evelyn McLane
275 N. Clearwater-Largo Road
Largo, FL 33770-2300
(727) 584-2110
mclane@mclane-law.com
November 20, 27, 2026 26-05499N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-010764
IN RE: ESTATE OF REBECCA R. POLOWNIAK,
Deceased.

The administration of the estate of REBECCA R. POLOWNIAK, deceased, whose date of death was November 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 20, 2026.

SHAWN R. POLOWNIAK
Personal Representative
400 Central Avenue, #2807
St. Petersburg, FL 33701

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 20, 27, 2026 26-05498N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010283-ES Division 03
IN RE: ESTATE OF ARNOLD SCRUTON, JR.
Deceased.

The administration of the estate of Arnold Scruton, Jr., deceased, whose date of death was July 16, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 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 11/20/2026.

Personal Representative:
Gayl Scruton
1167 Dixon Court
Dunedin, Florida 34698

Attorney for Personal Representative:
Nicholas J. Roefaro, Attorney
Florida Bar Number: 89217
1700 N. McMullen Booth Road,
Suite A-6
Clearwater, FL 33759
Telephone: (727) 796-9191
Fax: (727) 491-7051
E-Mail: nick@roefarolaw.com
Secondary E-Mail:
probate@roefarolaw.com
November 20, 27, 2026 26-05480N

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

LV10267

Business Observer

--- PROBATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN RE: ESTATE OF
CONCETTA M. BENNICELLI

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

You are hereby notified that a Trust estate is being administered. CONCETTA M. BENNICELLI, a resident of PINELLAS County, Florida, who died on September 12, 2026, was the settlor of a Trust titled: Nino C. Bennicelli and Concetta M. Bennicelli Trust U/T/D September 24, 1991. The name and address of the Trustee are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with the Successor Trustee at the address listed below 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 HEREIN SET FORTH 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 ARE BARRED.

The date of first publication of this Notice is November 20, 2026.

Trustee:
JEANNETTE LINA BENNICELLI,
Trustee
5242 Walton Ave
Philadelphia PA 19143

Attorney for Trustee:
Francis M. Lee, Attorney
Florida Bar Number: 0642215
4551 Mainlands Boulevard, W., Suite F
Pinellas Park, FL 33782
Telephone: (727) 576-1203
Fax: (727) 576-2161
E-Mail: Frank@FrankLeeLaw.com
Secondary E-Mail:
Patricia@FrankLeeLaw.com
November 20, 27, 2026 26-05439N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA, PROBATE DIVISION
Case No: 26-03112-ES
IN RE: ESTATE OF
HOLLY JEAN KALIHER
Deceased

The administration of the estate of HOLLY JEAN KALIHER, deceased, whose date of death was on February 10, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Department, 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 the decedent's curatorship / 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 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's curatorship / estate, including unmatured, contingent or unliquidated claims, must file their claim 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 THAT 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 20, 2026

Personal Representative:
Heather Harmala
c/o McLane McLane & McLane
275 Clearwater-Largo Road North
Largo, FL 33770

Attorney for Personal Representative:
Sara Evelyn McLane, Esquire
275 Clearwater-Largo Road North
Largo, FL 33770
(727) 584-2110
Florida Bar #845930
E-mail: McLane@McLane-Law.com
November 20, 27, 2026 26-05531N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010018-ES
Division 003
IN RE: ESTATE OF
KENNETH MILLER, JR.
Deceased.

The administration of the estate of KENNETH MILLER, JR., deceased, whose date of death was AUGUST 23, 2026, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 20, 2026.

Personal Representative:
ELEANOR MILLER
1306 Spruce Street
South Pasadena, CA 91030

Attorney for Personal Representative:
CHAD T. ORSATTI, ESQ.
Florida Bar Number: 0168130
ORSATTI & ASSOCIATES, P.A.
2925 Alternate 19 North, Suite B
Palm Harbor, Florida 34683
Telephone: (727) 772-9060
chad@orsattilaw.com
November 20, 27, 2026 26-05492N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No: 26-011195-ES3
IN RE: ESTATE OF:
BONITA S. WARREN
Deceased.

The administration of the estate of BONITA S. WARREN, Deceased, whose date of death was July 24, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Case Number 26-011195-ES3, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: November 20, 2026.

Personal Representative:
NICOLE WARREN

Attorneys for Personal Representative
Alan M. Gross
ALAN M. GROSS, P.A.
4731 Central Ave.
St. Petersburg, FL 33713
Telephone: (727) 327-0100
Facsimile: (727) 327-1797
FBN: 510602 / SPN: 815601
Email: agross@alangrosslaw.com
November 20, 27, 2026 26-05504N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-010969-ES
Division: 003
IN RE: ESTATE OF
FRED W. RICHARDS SR.,
Deceased.

The administration of the estate of Fred W. Richards Sr., deceased, whose date of death was September 27, 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 November 20, 2026.

Personal Representative:
Fred W. Richards Jr.
7510 Brevard Street
Navarre, FL 32566

Attorney for Personal Representative:
Gregory C. Roberts, Esquire
Florida Bar Number: 438782
341 Venice Avenue, West
Venice, FL 34285
Tel. 941-485-2900;
Fax: 941-486-8565 E-Mail: greg@k-rlaw.com
Secondary E-Mail:
deanna@k-rlaw.com;
emily@colemanlaw.com
November 20, 27, 2026 26-05481N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-010165-ES4
IN RE: ESTATE OF
MARYJANE JACKSON DODDS
Deceased.

The administration of the estate of MARYJANE JACKSON DODS, deceased, whose date of death was September 12, 2025; is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File Number 2026-010165-ES4, address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative 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) DATES AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: November 20, 2026

LORA BENOIT HERMES
Personal Representative
948 Colson Way
Galt, CA 95632

JAMES R. KENNEDY, JR. ESQ.
204 37th Avenue North #157
St. Petersburg, FL 33704
(727) 821-6888
Email: Jim@jrklaw.com
SPN 0024319 BAR 343528
Attorney for Petitioner
November 20, 27, 2026 26-05487N

FIRST INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010831-ES
Division: 003
IN RE: ESTATE OF
MARY J. MOGLE,
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 MARY J. MOGLE, deceased, File Number 26-010831-ES3 by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756, that the decedent's date of death was September 28, 2026, that the total value of the estate is $0.00 (ASSETS DEEMED EXEMPT), and that the names and addresses of those to who it has been assigned by such Order are:

Name HILARY J. MCKANE
Address 713 Pinehurst Court Unit 5
Union, NJ 07083
GREGORY R. MOGLE
8467 109th Way Seminole, FL 33772

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. 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 date of first publication of this notice is: November 20, 2026.

Person Giving Notice:
GREGORY R. MOGLE
8467 109th Way
Seminole, FL 33772

Attorney for Person Giving Notice:
THEODORE R. SCHOFNER, ESQUIRE
Florida Bar No. 381357 /
SPN: 01243397
2117 Indian Rocks Road
Largo, Florida 33774
Telephone: (727) 588-0290
Fax: (727) 584-0932
Email:
info@elderlawattorney.com
November 20, 27, 2026 26-05519N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-004283-ES
IN RE: ESTATE OF
MARTA B CAMPUZANO a/k/a MARTA BEATRIZ CAMPUZANO a/k/a MARTA CAMPUZANO a/k/a MARTA B FERNANDEZ DE CAMPUZANO,
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: the Summary Administration of the estate of MARTA B CAMPUZANO a/k/a MARTA BEATRIZ CAMPUZANO a/k/a MARTA CAMPUZANO a/k/a MARTA B FERNANDEZ DE CAMPUZANO, deceased, File Number 26-004283-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue North, St. Petersburg, FL 33. The names and addresses of the petitioner and that petitioner's attorney are set forth below.

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

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

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

The date of the first publication of this Notice is November 20, 2026.

Signed on this 16th day of November, 2026.

ATTORNEY FOR ESTATE
s/David Blum
DAVID BLUM, ESQ.
FBN: 0632759
david@davidblumlaw.com
David Blum, P.A.
P.O. Box 7624
Seminole, FL 33775
Tel.: (727) 642-2931;
Fax: (727) 319-4733
Attorney for Petitioner
MARIA LODER a/k/a MARIA VICTORIA CAMPUZANO LODER
November 20, 27, 2026 26-05483N

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.
522026CP010772XXESPR
PROBATE DIVISION
REFERENCE NO. 26-010772-ES
IN RE: THE ESTATE OF:
DAVID LEE HENDERSON aka DAVID L. HENDERSON aka DAVID HENDERSON,
Deceased.

The administration of the Estate of DAVID LEE HENDERSON aka DAVID L. HENDERSON aka DAVID HENDERSON, deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The Estate is testate and the date of the decedent's Will is May 4, 2022.

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

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

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

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

The date of the first publication ofthis Notice is November 20, 2026.

DATED: November 17, 2026.

SANDRA H. BROWN
Personal Representative
2058 Valencia Way
Clearwater, FL 33764

DAVID A. LUCZAK
3233 East Bay Drive, Suite 103
Largo, FL 33771-1900
Telephone: (727) 531-8989
Florida Bar No. 0174670
Attorney for Personal Representative
November 20, 27, 2026 26-05495N

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF NO. 26-011178-ES
In re: Estate of
DEBORAH SUZANNE BECKER A/K/A
DEBORAH S. BECKER FERRARA,
Deceased.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of death of the decedent is October 10, 2026.

The date of first publication of this notice is November 20, 2026.

Personal Representative:
DONALD W. JORDAN
8013 24th Ave. N.
St. Petersburg, FL 33710

Attorney for Personal Representative:
TERRY J. DEEB
DEEB ELDER LAW, P.A.
6699 - 13th Avenue North,
Suite 4B
St. Petersburg, FL 33710
Ph: #727/381-9800;
Fx: #727/381-1155 E-Mail: servicekat@deebelderlaw.com E-Mail: servicedck@deebelderlaw.com E-Mail: servicejcj@deebelderlaw.com Florida Bar Number: #997791
November 20, 27, 2026 26-05534N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.:
522023CP005526XXESXX
SECTION: 003
IN RE: ESTATE OF
SHARON E. SHARPE,
Deceased.

The administration of the estate of Sharon E. Sharpe, deceased, whose date of death was June 10, 2022, 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 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 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 20, 2026.

Person Giving Notice:
Brian M. Sharpe,
as Personal Representative
P.O. Box 151
Helena, NY 13649

Attorney for Person Giving Notice:
Kelly M. Ciccone, Esq.
Attorney for Petitioner
Florida Bar Number: 1008235
BridgeView Law Group, PLLC
P.O. Box 470125
Celebration, FL 34747
Telephone: (407) 566-9080
Fax: (800) 365-4815
E-Mail: kelly@bridgeview.law
Alternate: sheli@bridgeview.law
November 20, 27, 2026 26-05496N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.
522026CP010772XXESPR
PROBATE DIVISION
REFERENCE NO. 26-010772-ES
IN RE: THE ESTATE OF:
DAVID LEE HENDERSON aka DAVID L. HENDERSON aka DAVID HENDERSON,
Deceased.

The administration of the Estate of DAVID LEE HENDERSON aka DAVID L. HENDERSON aka DAVID HENDERSON, 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this Notice is November 20, 2026.

SANDRA H. BROWN
Personal Representative
2058 Valencia Way
Clearwater, FL 33764

DAVID A. LUCZAK
3233 East Bay Drive,
Suite 103
Largo, FL 33771-1900
Telephone: (727) 531-8989
Florida Bar No. 0174670
Attorney for Personal Representative
November 20, 27, 2026 26-05494N

--- PROBATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522026CP010435XXESPR
FILE NO. 26-010435-ES
IN RE: ESTATE OF LAURA CHRISTIAN,
Deceased.

The administration of the estate of LAURA CHRISTIAN, Deceased, whose date of death was June 22, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, File No. 26-010435-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 20, 2026

Personal Representative:
MILTON GINSIORSKY
1611 Eldridge Drive
West Chester, Pennsylvania 19380

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 20, 27, 2026 26-05485N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-009510-ES
IN RE: THE ESTATE OF SANDRA S. PERRAULT-GOVAN,
Deceased.

The administration of the estate of SANDRA S. PERREAULT-GOVAN, deceased, whose date of death was July 13, 2026, File Number 26-009510-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this Notice is November 20, 2026.

Alison Carpenter
Personal Representative
15346 US Hwy 90
Live Oak, FL 32060

ROBERT C. THOMPSON, JR., ESQ.
Florida Bar Number: 390089
THOMPSON & FERNALD, P.A.
611 Druid Road East,
Suite 705
Clearwater, FL 33756
Email: rt@thompsonfernald.com
Tel: (727) 447-2290 |
Fax: (727) 443-1424
Attorney for Personal Representative
November 20, 27, 2026 26-05433N

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-001403-CI
EREGEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
Plaintiff(s), v.
ELITE EQUITY CAPITAL CORP., A FLORIDA CORPORATION, WILLIAM NICKELSON A/K/A CHRISTOPHER WILLIAM NICKELSON, AND CITY OF ST. PETERSBURG, FLORIDA,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated November 6, 2026 and entered in Case No. 26-001403-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida where Eregen, LLC, A Florida Limited Liability Company, is the Plaintiff and Elite Capital Corp., A Florida Corporation, William Nickelson A/K/A Christopher William Nickelson, and City of St. Petersburg, Florida is/are the Defendant(s).

Ken Burke will sell to the highest bidder for cash at www.pinellas.realforeclose.com at 10:00 a.m. on December 17, 2026 the following described properties set forth in said Final Judgment to wit:

Legal Description:
Lot 4, Block 1, John Jurgens Revised Big Bayou Sub, according to the map or plat thereof as recorded in Plat Book 4, Page 76, Public Records of Pinellas County, Florida.

Address: 670 38TH AVE S, ST PETERSBURG, FL 33705
Parcel ID: 06-32-17-45018-001-0040

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.

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

Dated in County, Florida, on November 18, 2026.
Weidner Law, P.A.
Counsel for the Plaintiff
856 2nd Avenue North
St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Email for Service:
Service@MattWeidnerLaw.com
By: s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957
November 20, 27, 2026 26-05535N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-000745-CI
PHH MORTGAGE CORPORATION,
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 JACQUELINE SENNET, DECEASED; et al.,
Defendant(s).

TO: Marianne Lynne Allison a/k/a Marianne Sennet
Last Known Residence: 124 Dolphin Dr S Oldsmar, FL 34677

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

LOT 124, GULL-AIRE VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 40 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH 1985 PALM MANUFACTURED HOME - ID NUMBER PH19938AFL - TITLE NUMBER 41813286 AND ID NUMBER PH19938BFL - TITLE NUMBER 41828194 SITUATED THEREON.

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

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

Dated on November 13, 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
1395-1182B
Ref# 28848
November 20, 27, 2026 26-05455N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-010435-ES
IN RE: ESTATE OF LAURA CHRISTIAN,
Deceased.

The administration of the estate of LAURA CHRISTIAN, Deceased, whose date of death was June 22, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, File No. 26-010435-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 20, 2026

Personal Representative:
MILTON GINSIORSKY
1611 Eldridge Drive
West Chester, Pennsylvania 19380

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 20, 27, 2026 26-05485N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-004040-CI
TRUIST BANK,
Plaintiff, vs.
JAMES M STERK, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 24, 2026 in Civil Case No. 24-004040-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein TRUIST BANK is Plaintiff and James M Sterk, et al., are Defendants, the Clerk of Court, KEN BURKE, CPA, will sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9th day of December, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 80 Pinehurst Highland Subdivision, according to the map or plat thereof as recorded in Plat Book 67, Page 12 of the Public Records Of Pinellas County, Florida.

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

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

/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-07181FL
November 20, 27, 2026 26-05502N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-005133-CI
KIAVI FUNDING, INC.,
Plaintiff, v.
WHITE CABINET CORPORATION, a Florida Corporation; RALPH VILLEDROUIN, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure or Order dated October 27, 2026 entered in Civil Case No. 25-005133-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein KIAVI FUNDING, INC., Plaintiff and WHITE CABINET CORPORATION, a Florida Corporation; RALPH VILLEDROUIN, an Individual, and UNKNOWN TENANT #1, 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 10, 2026 the following described property as set forth in said Uniform Final Judgment of Foreclosure, to-wit:.

LOT 13, BLOCK 22, OVERLOOK SECTION OF SHORE ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 36, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 1600 Delaware Ave NE, St Petersburg, FL 33703

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE 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: 3843.000284
November 20, 27, 2026 26-05428N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-004094-CI
PNC BANK, NATIONAL ASSOCIATION,
Plaintiff, VS.
GERARD R. STEFANELLI; UNKNOWN SPOUSE OF GERARD R. STEFANELLI; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 28, 2026 in Civil Case No. 24-004094-CI, of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein, PNC BANK, NATIONAL ASSOCIATION is the Plaintiff, and GERARD R. STEFANELLI is the Defendant.

The Clerk of the Court, Ken Burke, CPA will sell to the highest bidder for cash at www.pinellas.realforeclose.com on January 7, 2027 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 11, KENNETH CITY UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE(S) 73 AND 74, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 10th day of November, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Kyle King
Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1457-954B
Ref# 29513
November 20, 27, 2026 26-05436N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-007233-CI
LAKEVIEW LOAN SERVICING LLC,
Plaintiff, vs.
JUSTIN JAMES GARRISON, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 27, 2026, and entered in 25-007233-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein LAKEVIEW LOAN SERVICING LLC is the Plaintiff and JUSTIN JAMES GARRISON are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on December 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BEACON RUN - UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 25, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. A.P.N. 17-30-16-06029-000-0020
Property Address: 10840 65TH WAY N, PINELLAS PARK, FL 33782

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 13 day of November, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Michael DeVincent
Michael DeVincent, Esquire
Florida Bar No. 1070938
Communication Email:
mdevincent@raslg.com
25-308113 - SaA
November 20, 27, 2026 26-05464N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY,
CIVIL DIVISION
CASE NO.: 26-001376-CI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JASON BARTRAM; MARGARET BARTRAM; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; GOODLEAP, LLC F/K/A LOANPAL, LLC; CASTLE CREDIT CO HOLDINGS, LLC; CITY OF SAFETY HARBOR, FLORIDA,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on September 4, 2026, in Case No. 26-001376-CI of the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC, is Plaintiff, and JASON BARTRAM, MARGARET BARTRAM, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, CASTLE CREDIT CO HOLDINGS, LLC, GOODLEAP, LLC F/K/A LOANPAL, LLC, UNKNOWN SPOUSE OF JASON BARTRAM, and UNKNOWN SPOUSE OF MARGARET BARTRAM are Defendants, the Office of Ken Burke, Pinellas County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 10:00 AM on-line at www.pinellas.realforeclose.com on December 8, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 2 OF REVISED MAP OF SEMINOLE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND THE NORTH 1/2 OF VACATED ALLEY ABUTTING ON THE SOUTHERLY LOT LINE
Also known as: 1080 WITHLACOOCHEE ST, SAFETY HARBOR, FL 34695
together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.

"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 12th day of November 2026.
SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
1800 NW Corporate Blvd,
Suite 302
Boca Raton, FL 33431
Telephone: (561) 507-5252
Facsimile: (561) 342-4842
Primary e-mail:
mshapanka@sokrem.com
Secondary e-mail:
pleadings@sokrem.com
By: /s/ Matthew Shapanka
Matthew Shapanka, Esq.
Florida Bar No.: 52874
November 20, 27, 2026 26-05435N

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-002456-CI
REGIONS BANK D/B/A REGIONS MORTGAGE,
Plaintiff, vs.
CAROLYN PRATT, UNKNOWN SPOUSE OF CAROLYN PRATT, WINSTON PARK NORTHEAST 100/200 ASSOCIATION, INC., UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Uniform Final Judgment of Foreclosure dated November 9, 2026, entered in Case No.: 26-002456-CI of the Circuit Court in and for Pinellas County, Florida, wherein CAROLYN PRATT, UNKNOWN SPOUSE OF CAROLYN PRATT, WINSTON PARK NORTHEAST 100/200 ASSOCIATION, INC., UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2, are the Defendants, that the Clerk of the Circuit Court will sell to the highest and best bidder for cash, at www.pinellas.realforeclose.com, on January 26, 2027, bidding begins at 10:00 a.m. (EST), on the following described real property as set forth in the Final Judgment:

UNIT 305 OF WINSTON PARK NORTHEAST 100 CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3644, PAGE(S) 705, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
ALSO KNOWN AS 4885 1ST STREET NE, 305, ST. PETERSBURG, FL 33703.

NOTICE

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.

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 Court Administration at Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756, telephone 727-464-3267 within two working days of your receipt of this notice; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

Dated: 11/12, 2026.

Wayne E. Klinkbeil
Florida Bar #0040037
E-mail: wayne@mkpalegal.com
P.O. Box 3108
Orlando, FL 32802
(407) 422-1966 (Phone)
(407) 932-4750 (Fax)
Carlos J. Melendez
Florida Bar #0047752
E-mail: melendez@mkpalegal.com
Vennia Francois Florida Bar # 52111
Vennia@mkpalegal.com
Alberto J. Melendez
Florida Bar #1002511
E-mail: alberto@mkpalegal.com
Melendez & Klinkbeil, P.A.
20 S. Rose Avenue, Suite 2
Kissimmee, FL 34741
(407) 932-1650 (Phone)
November 20, 27, 2026 26-05449N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION
Case No. 26-004544-CI
GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL
Plaintiff, vs.
JOHN HARRY MIHALY, JR. AKA JOHN HENRY MIHALY, JR., et al.
Defendants.

TO:
JOHN HARRY MIHALY, JR. AKA JOHN HENRY MIHALY, JR.
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
128 119TH AVE
TREASURE ISLAND, FL 33706
UNKNOWN SPOUSE OF JOHN HARRY MIHALY, JR. AKA JOHN HENRY MIHALY, JR.
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
128 119TH AVE
TREASURE ISLAND, FL 33706

You are notified that an action to foreclose a mortgage on the following property in Pinellas County, Florida:

CONDOMINIUM UNIT NO. 103, OF TERRACE PARK OF FIVE TOWNS NO. 18 DORCHESTER BUILDING, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4895, AT PAGE 1305, AS AMENDED, AND AS RECORDED IN CONDOMINIUM PLAT BOOK 35, PAGES 81 AND 82, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

commonly known as 5971 TERRACE PARK DR N, UNIT 103, SAINT PETERSBURG, FL 33709 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David Adamian of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before , (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: 11/12/2026 , 2026.

(SEAL) KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT & COMPTROLLER
PINELLAS COUNTY, FLORIDA
CLERK OF THE COURT
Honorable Ken Burke
315 Court Street
Clearwater, Florida 33756
By: Colleen McNair
Deputy Clerk

181350/2637177/MTS
November 20, 27, 2026 26-05448N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-005283-CI
Pentagon Federal Credit Union,
Plaintiff, vs.
Robert Davis a/k/a Robert S. Davis, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-005283-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein Pentagon Federal Credit Union is the Plaintiff and Robert Davis a/k/a Robert S. Davis; Unknown Spouse of Robert Davis a/k/a Robert S. Davis; United States of America on behalf of the Secretary of Housing and Urban Development; Suncoast Credit Union; Krystin McGill; Melissa S. Kittinger are the Defendants, that Ken Burke, Pinellas County Clerk of Court will sell to the highest and best bidder for cash at, www.pinellas.realforeclose.com, beginning at 10:00 AM on the 6th day of January, 2027, the following described property as set forth in said Final Judgment, to wit:

LOT 10 AND THE NORTH 40 FEET OF LOT 11, BLOCK 1, SECTION "A" - FLORIDA RIVIERA, PLAT NO. 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 34, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
TAX ID: 17-30-17-28512-001-0100

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 11th day of November, 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy,
Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Justin Kelley, Esq.,
Florida Bar No. 32106
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq.,
Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 25-F02351
November 20, 27, 2026 26-05437N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-000164-CI
Freedom Mortgage Corporation,
Plaintiff, vs.
James Leon Poole a/k/a James Poole, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-000164-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and James Leon Poole a/k/a James Poole; Georgia's Own Credit Union; Regency DRT Corporation dba Regency DRT ; Mariners Pass Homeowners' Association, Inc. are the Defendants, that Ken Burke, Pinellas County Clerk of Court will sell to the highest and best bidder for cash at, www.pinellas.realforeclose.com, beginning at 10:00 AM on the 10th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 34, OF MARINERS PASS II, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4139, PAGE 286, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
TAX ID: 33-30-17-55309-000-0340

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 16th day of November, 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy,
Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq.,
Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 25-F03937
November 20, 27, 2026 26-05456N

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-001838-CI
U.S. BANK TRUST, NATIONAL ASSOCIATION AS TRUSTEE FOR LB-SHED SERIES VI TRUST,
Plaintiff, v.
MAKING HOMES LIVABLE LLC, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 15, 2026 and entered in Case No. 26-001838-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein MAKING HOMES LIVABLE LLC, et al., are the Defendants. The Clerk of the Court, KEN BURKE, CPA, will sell to the highest bidder for cash at https://www.pinellas.realforeclose.com on December 17, 2026 at 10:00 am the following described real property as set forth in said Final Judgment, to wit:

LOT 38, GROVE PARK VISTA ANNEX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 69, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
and commonly known as: 2762 GROVE PARK AVE NORTH , ST. PETERSBURG, FL 33714 (the "Property").

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

IMPORTANT

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

[CLERK OF THE COURT NAME]
As Clerk of the Circuit Court
Pinellas County, Florida
DEPUTY CLERK

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
November 20, 27, 2026 26-05479N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No. 2022-005901-CI
AMERICAN MOMENTUM BANK, a Texas Banking Corporation
Plaintiff, v.
ALICA DZELILOVIC AND WILLIAMSBURG OF ST. PETERSBURG, INC.,
Defendants.

NOTICE IS GIVEN that, pursuant to the Amended Uniform Final Judgment of Foreclosure entered on the 12th day of November, 2026 in Case No. 2022-0005901-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida wherein judgment was entered in favor of Plaintiff, AMERICAN MOMENTUM BANK, a Texas Banking Corporation and against Defendant, ALICA DZELILOVIC, Ken Burke, CPA, Clerk of the Circuit Court and Comptroller for Pinellas County, Florida, will sell to the highest bidder for cash, at the foreclosure sale to be conducted in an online sale at www.pinellas.realforeclose.com, on January 6, 2027 at 10:00 a.m., the following described property.

UNIT 1085-B OF WILLIAMSBURG, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 4694, PAGE 457-516, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
Address: 1085 82nd Terrace North, Unit B, Saint Petersburg, FL 33702.

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 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: November 16, 2026.

SHUMAKER, LOOP & KENDRICK, LLP
240 South Pineapple Avenue
Post Office Box 49948
Sarasota, Florida 34230-6948
(941) 366-6660
(941) 366-3999 facsimile
mserrano@shumaker.com (Primary)
eholland@shumaker.com (Secondary)
aschaffer@shumaker.com (Secondary)
Attorneys for Plaintiff
By: /s/ Meghan O. Serrano
Meghan O. Serrano
Florida Bar No. 053124
42147015v1
November 20, 27, 2026 26-05500N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-002276-CI
ROCKET MORTGAGE, LLC,
Plaintiff, VS.
KYLE THOMAS WADLEY; ANDREW WILLIAM MCCLURE; UNKNOWN SPOUSE OF KYLE THOMAS WADLEY; UNKNOWN SPOUSE OF ANDREW WILLIAM MCCLURE; ARBOR GROVE CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 6, 2026 in Civil Case No. 26-002276-CI, of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein, ROCKET MORTGAGE, LLC is the Plaintiff, and KYLE THOMAS WADLEY; ANDREW WILLIAM MCCLURE; UNKNOWN SPOUSE OF KYLE THOMAS WADLEY; ARBOR GROVE CONDOMINIUM ASSOCIATION, INC. are Defendants.

The Clerk of the Court, Ken Burke, CPA will sell to the highest bidder for cash at www.pinellas.realforeclose.com on January 7, 2027 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

UNIT NO. 502, BUILDING 5 OF ARBOR HEIGHTS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 14909, PAGE 1389, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 11 day of November, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Carly Clendening
Carly Clendening, Esq.
FBN: 1008497
Primary E-Mail:
ServiceMail@aldridgepite.com
1271-110B
Ref# 29587
November 20, 27, 2026 26-05434N

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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 26-005190-CO
GEORGETOWN EAST ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
RICHARD M. LACCABUE AND ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary 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:

Lot 37, GEORGETOWN EAST, according to the map or plat thereof as recorded in Plat Book 92, Pages 22-25, Public Records of Pinellas County, Florida.
Property Address: 507 Westborough Lane, Safety Harbor, Florida, 34695

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on January 14, 2027.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this 16th 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 20, 27, 2026 26-05478N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-004460-CO
CROSSINGS AT OLDSMAR BUSINESS CENTER, A CONDOMINIUM, A Florida non-for-profit corporation,
Plaintiff,
3935 TAMPA ROAD, LLC; CREWS BANK AND TRUST f/k/a ENGLEWOOD BANK AND TRUST and ANY UNKNOWN OCCUPANTS IN POSSESSION
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary 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 3, Building 3, of CROSSINGS AT OLDSMAR BUSINESS CENTER, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 149, Page 62, and all subsequent amendments thereto, together with its undivided share in the common elements, of the Public Records of Pinellas County, Florida.
Property Address: 3935 Tampa Rd., #3, Oldsmar, Florida, 34677.

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on December 17, 2026.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this 17th day of November, 2026.

KEN BURKE
CLERK OF THE CIRCUIT COURT
s/ Greg S. Grossman
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Greg S. Grossman
greg@associationlawfl.com)
Bar Number 63921
Attorney for Plaintiff
1964 Bayshore Boulevard,
Suite A
Dunedin, Florida 34698
November 20, 27, 2026 26-05514N

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 26-004932-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE ON BEHALF OF BREAN ASSET BACKED SECURITIES TRUST 2023-RM7,
Plaintiff, vs.
MONICA T. GONZALEZ AND THOMAS W. SANTORE. et. al.
Defendant(s),

TO: UNKNOWN SPOUSE OF MONICA T. GONZALEZ,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT NO. 57, BUILDING 90, OF ON TOP OF THE WORLD, UNIT 87, A CONDOMINIUM, AND AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH, AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORD 8416, PAGE 651, AND ANY AMENDMENTS THEREO, AND THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 113, PAGE 43, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 16 day of November, 2026.

KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
BY: /S/ MILAGROS SOTO
DEPUTY CLERK
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-436061
November 20, 27, 2026 26-05476N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-004852-CI
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND ITS SUCCESSORS OR ASSIGNS,
Plaintiff, v.
SECURE RETIREMENT GROUP, LLC; CORDOVA GREENS FIRST 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),

To the following Defendant(s):
SECURE RETIREMENT GROUP, LLC
115 Poinciana Lane
Largo, FL 33779

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

UNIT 211, CORDOVA GREENS FIRST CONDOMINIUM ASSOCIATION, INC., A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN O.R. BOOK 3684, PAGE 751, AND ALL ITS ATTACHMENTS AND AMENDMENTS AND AS RECORDED IN CONDOMINIUM PLAT BOOK 9, PAGE 75, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
a/k/a 211 CORDOVA GREENS AVE, LARGO, FL 33777

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Ft Lauderdale, FL 33324 on or before , a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT , IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO 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 17 day of November, 2026.

KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
PINELLAS COUNTY, FLORIDA
Ken Burke
As Clerk of the Court
By Deborah A. Lubig
Print Name: ,
As Deputy Clerk
November 20, 27, 2026 26-05518N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-007268-CI
KIAVI FUNDING, INC,
Plaintiff, v.
OP GROUP HH, LLC, a Florida Limited Liability Company; HEATHER HOLLIDAY; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure or Order dated October 30, 2026 entered in Civil Case No. 25-007268-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein KIAVI FUNDING, INC, Plaintiff and OP GROUP HH, LLC, a Florida Limited Liability Company and HEATHER HOLLIDAY 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 17, 2026, the following described property as set forth in said Uniform Final Judgment of Foreclosure, to-wit:

LOT 10, BLOCK 24, REVISED MAP OF OLDSMAR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 6, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 308 Congress St, Oldsmar, FL 34677

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

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

"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/ Vanessa Nieto
Vanessa Nieto, Esq.
FBN: 107084
File No: 3843.000272
November 20, 27, 2026 26-05516N

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 26-005694-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST AB1,
Plaintiff, vs.
ELEANOR L. JASPERS. et. al.
Defendant(s),

TO: ELEANOR L. JASPERS, UNKNOWN SPOUSE OF ELEANOR L. JASPERS,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 65, BLOCK "A", PASADENA GOLF CLUB ESTATES SECTION FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LESS AND EXCEPT:
COMMENCE ON THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1, PASADENA GOLF CLUB ESTATE SECTION 3, IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 16 EAST, AS PRE PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGE 11 AS PER PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AT A POINT 42.00 FEET NORTH 16 DEGREES 10' 00" WEST OF THE NORTHWEST CORNER OF SAID LOT 1, SAID CORNER BEING 106.00 FEET NORTH 16 DEGREES 10' 00" WEST OF THE SOUTHWEST CORNER OF SAID LOT 1; RUN THENCE NORTH 85 DEGREES 57' 00" WEST 63.99 FEET; THENCE SOUTH 16 DEGREES, 10' 00" EAST 42.03 FEET TO A POINT OF BEGINNING; CONTINUE THENCE SOUTH 16 DEGREES 10' 00" EAST 31.08 FEET; THENCE NORTH 43 DEGREES 59' 45" WEST 43.69 FEET; THENCE SOUTH 85 DEGREES 49' 31" EAST 21.75 FEET TO THE POINT OF BEGINNING; LESS EXISTING RIGHTS OF WAY. CONTAINING 317 SQUARE FEET, MORE OR LESS.
THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 13 day of November, 2026.

KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
BY: /S/ MILAGROS SOTO
DEPUTY CLERK
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-441900
November 20, 27, 2026 26-05447N

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 22-004909-CI
AJAX MORTGAGE LOAN TRUST 2021-G, MORTGAGE-BACKED SECURITIES SERIES 2021-G, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,
Plaintiff, vs.
GEORGE HATZI KOSTANTIS A/K/A GEORGE KOSTANTIS; THE UNKNOWN SPOUSE, IF ANY, OF GEORGE HATZI KOSTANTIS A/K/A GEORGE HATZIKOSTANTIS A/K/A GEORGE KOSTANTIS; KAREN DECOLA KOSTANTIS A/K/A KAREN DECOLA-KOSTANTIS A/K/A KAREN KOSTANTIS; THE UNKNOWN SPOUSE, IF ANY, OF KAREN DECOLA KOSTANTIS A/K/A KAREN DECOLA-KOSTANTIS A/K/A KAREN KOSTANTIS; ROBINWOOD HOMEOWNERS ASSOCIATION, INC.; LANSBROOK MASTER ASSOCIATION, INC.; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; UNITED STATES OF AMERICA DEPARTMENT OF TREASURY; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2 REPRESENTING TENANTS IN POSSESSION,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 10, 2023 and an Order Rescheduling Foreclosure Sale dated November 12, 2026, entered in Civil Case No.: 22-004909-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein AJAX MORTGAGE LOAN TRUST 2021-G, MORTGAGE-BACKED SECURITIES SERIES 2021-G, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, and GEORGE HATZI KOSTANTIS A/K/A GEORGE HATZIKOSTANTIS A/K/A GEORGE KOSTANTIS; KAREN DECOLA KOSTANTIS A/K/A KAREN DECOLA-KOSTANTIS A/K/A KAREN KOSTANTIS; ROBINWOOD HOMEOWNERS ASSOCIATION, INC.; LANSBROOK MASTER ASSOCIATION, INC.; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; UNITED STATES OF AMERICA DEPARTMENT OF TREASURY, are Defendants.

KEN BURKE, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pinellas.realforeclose.com, at 10:00 AM, on the 9th day of December, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 60 OF ROBINWOOD AT LANSBROOK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 119, PAGE 69, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

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

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

Dated: November 13, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
24-51396
November 20, 27, 2026 26-05450N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION: Civil Section 7
CASE NO.: 26002567CI
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
PAGE MADSEN; FLORIDA HOUSING FINANCE CORPORATION; ROBERT MADSEN
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 09 day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 3, CHATHAM PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 7, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
AND
THAT CERTAIN TRACT MARKED "LAKE" LYING BETWEEN LOTS 2 AND 3, IN BLOCK 3, CHATHAM PARK, BOUNDED BY THE NORTH AND SOUTH BOUNDARIES OF SAID LOT 3, EXTENDED WESTERLY TO THE EAST LINE OF SAID LOT 2, AS PER PLAT RECORDED IN PLAT BOOK 41, PAGE 7, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THE EASTERLY 72 FEET THEREOF.
PROPERTY ADDRESS: 691 72ND AVE N, SAINT PETERSBURG, FL 33702

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 17 day of November 2026.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
26-00347 -Provide Bidder Number: 11951
26-00347
November 20, 27, 2026 26-05515N

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORFEITURE PROCEEDINGS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 26-006299-CI
IN RE: FORFEITURE OF 2023 TALARIA TL2500 MOTORBIKE
VIN: R73RZN1A5P0002842

BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, Petitioner,
vs.
Blake Coyle, Claimant.

TO: BLAKE COYLE and all others who may claim an interest in the above-described 2023 TALARIA TL2500 MOTORBIKE, VIN: R73RZN1A5P0002842 (hereinafter the "Property"). Petitioner, BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, seized the Property on or about October 14, 2026, at or near the area of Gulf Blvd. and 150th Avenue North, Madeira Beach, in Pinellas County, Florida and will file or has filed with the Pinellas County Circuit Court a verified Complaint for Forfeiture to obtain a Final Order of Forfeiture perfecting the right, interest and title to the Property for the use or benefit of the Pinellas County Sheriff's Office, all pursuant to Section 932.701-704, Florida Statutes (2018).

Emily K. VanOosting, Assoc. Counsel,
FBN: 100063
Pinellas County Sheriff's Office,
10750 Ulmerton Road,
Largo, FL 33778;
Phone: (727) 582-6274
evanoosting@pcsonet.com;
slockheart@pcsonet.com;
Attorneys for Petitioner
November 20, 27, 2026 26-05452N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 26-001459-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Plaintiff(s), vs.
PAUL JOHNSON; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on October 30, 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 10th 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 16, PARADISE ISLAND FIFTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE(S) 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property address: 16 Island Drive, Treasure Island, FL 33706

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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. 25-013482-1
November 20, 27, 2026 26-05501N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-001907-CO
3RD AVENUE SOUTH TOWNHOMES PROPETY OWNERS ASSOCIATION, INC.,
Plaintiff, vs.
ALBERT J. ENZWEILER, ET AL.,
Defendants.

Notice is hereby given that, pursuant to an Order of a Final Judgment of Foreclosure in the above-captioned action, County Court of Pinellas County, Florida, Ken Burke, Clerk of Court will sell all the property situated in Pinellas County, Florida and the foreclosure sale will be conducted online at www.pinellas.realforeclose.com and is described as:

Lot 9, 3rd Avenue Townhomes, according to the plat thereof, as recorded in Plat Book 134, Page 56, Public Records of Pinellas County, Florida. Commonly Referred to: 622 3rd Avenue South, St. Petersburg, Florida 33701.

at public sale, to the highest bidder for cash at 10 a.m., on the 17th day of December 2026. DATED this 16th Day of November 2026.

"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."

STOCKHAM LAW GROUP, P.A.
George D. Root, III
Florida Bar #0078401
109 S Edison Avenue
Tampa, Florida 33606
E-Mail:
groot@stockhamlawgroup.com
P:(813) 867-4455 / F: (813) 867-4454
Attorney for Plaintiff, 3RD AVENUE SOUTH
November 20, 27, 2026 26-05477N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 25-005032-CI
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
HOPE MARIE JOHNSON A/K/A HOPE M. JOHNSON, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 25, 2026, and entered in 25-005032-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and HOPE MARIE JOHNSON A/K/A HOPE M. JOHNSON; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on December 17, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 9, ANN PARK HEIGHTS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 6, PAGE 100, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
Property Address: 4327 43RD AVE N, SAINT PETERSBURG, FL 33714

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 13 day of November, 2026.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Briana Fosah
Briana Fosah, Esquire
Florida Bar No. 1054184
Communication Email:
bfosah@raslg.com
25-330565 - RaO
November 20, 27, 2026 26-05463N

FIRST INSERTION

NOTICE OF ACTION
Pinellas County (County)

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Certified Nursing Assistant

Jazzaniah Robinson, C.N.A. 2026
4th Street South, Apt. 22, St. Petersburg, Florida FL 33705

CASE NO.: 2024-42183
LICENSE NO.: CNA351398

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting Jonathan S. Grout, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9825.

If no contact has been made by you concerning the above by January 4, 2027, 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.

Nov. 20, 27; Dec. 4, 11, 2026
26-05426N

FIRST INSERTION

NOTICE OF ACTION
Pinellas County (County)

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Certified Nursing Assistant

Jazzaniah Robinson, C.N.A. 2121
Auburn Street South
St. Petersburg, Florida FL 33712

CASE NO.: 2024-42183 LICENSE NO.: CNA351398

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting Jonathan S. Grout, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9825.

If no contact has been made by you concerning the above by January 4, 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.

Nov. 20, 27; Dec. 4, 11, 2026
26-05427N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-001387-CI
LAND HOME FINANCIAL SERVICES, INC.,
Plaintiff, VS.
SY MAKEMIN LYDIA SAVANE; AMOZ JAMERSON; NATIONAL HOMEBUYERS FUND, INC.; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ISPC, INC.; GOODLEAP, LLC; OAKHURST COMMUNITY ASSOCIATION INC; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 5, 2026 in Civil Case No. 26-001387-CI, of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein, LAND HOME FINANCIAL SERVICES, INC. is the Plaintiff, and SY MAKEMIN LYDIA SAVANE; AMOZ JAMERSON; NATIONAL HOMEBUYERS FUND, INC.; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ISPC, INC.; GOODLEAP, LLC; UNKNOWN TENANT #1 N/K/A JOYCE JAMERSON; are Defendants.

The Clerk of the Court, Ken Burke, CPA will sell to the highest bidder for cash at www.pinellas.realforeclose.com on January 7, 2027 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THE WEST 34 FEET OF LOT 9 AND THE EAST 24 FEET OF LOT 8, BLOCK A, OAKHURST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 19, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 12th day of November, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Kyle King
Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1100-032B
Ref# 29757
November 20, 27, 2026 26-05517N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-004170-CI
Freedom Mortgage Corporation,
Plaintiff, vs.
Melody Sherman, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 26-004170-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Melody Sherman; Wedge Wood of Palm Harbor Homeowners' Association, Inc. are the Defendants, that Ken Burke, Pinellas County Clerk of Court will sell to the highest and best bidder for cash at, www.pinellas.realforeclose.com, beginning at 10:00 AM on the 4th day of February, 2027, the following described property as set forth in said Final Judgment, to wit:

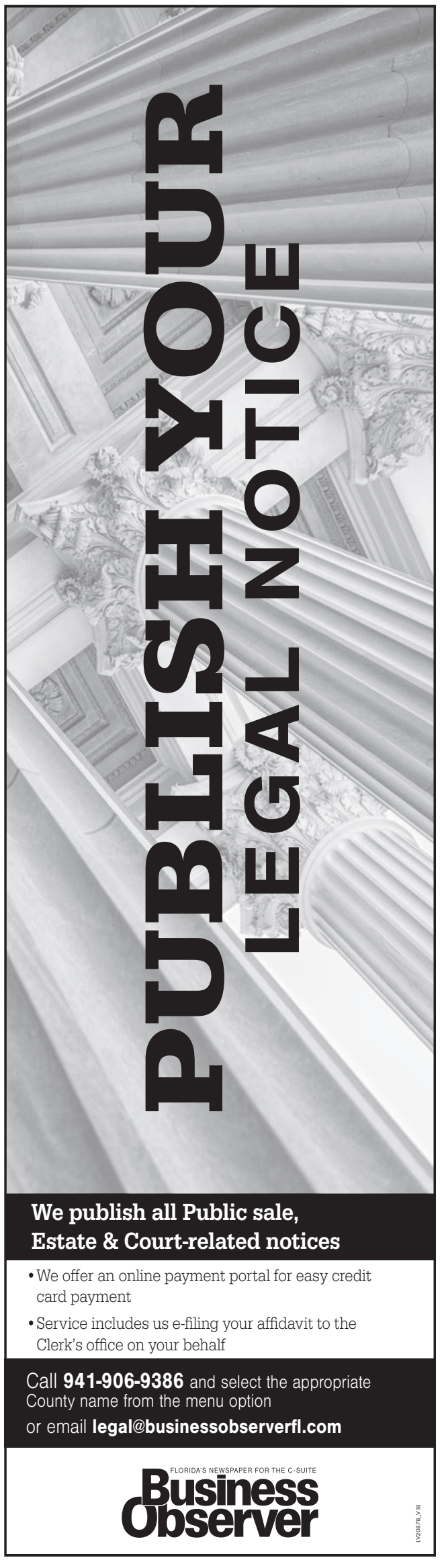
LOT 57C, WEDGE WOOD OF PALM HARBOR - UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 3, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
TAX ID: 07-28-16-95583-000-0573

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 13th day of November, 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq.,
Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 22-F01943
November 20, 27, 2026 26-05438N





Q 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.

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Q Are there different types of legal notices?

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

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

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

Q Who benefits from legal notices?

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

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

Q How much do legal notices cost?

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

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

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

LV18237_V24

SUBSEQUENT INSERTIONS

--- TAX DEEDS / PROBATE ---

THIRD 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

THIRD 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) .

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 26-05095N

THIRD 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

THIRD 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



THIRD 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) .

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 26-05104N

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on November 30, 2026, for United Self Mini Storage - Ulmerton at www.StorageTreasures.com bidding to begin on-line November 13, 2026, at 6:00am and ending November 30, 2026, at 12:00pm to satisfy a lien for the following unit (s). Unit (s) contain general household goods.

Name	Unit
Malik Starlin-Merriam	147

November 13, 20, 2026 26-05356N

THIRD 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

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

LV10184

--- 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.: 26-003592-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT INITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNERTRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST2021-RP3,
Plaintiff, v.
DARLENE R JACKSON, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 10, 2026 and entered in Case No. 26-003592-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein DARLENE R JACKSON, et al., are the Defendants. The Clerk of the Court, KEN BURKE, CPA, will sell to the highest bidder for cash at https://www.pinellas.realforeclose.com on December 16, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 57, PLAN OF LAKE VISTA, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 7, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
and commonly known as: 2363 12TH ST S, SAINT PETERSBURG, FL 33705 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
November 13, 20, 2026 26-05397N

SECOND INSERTION

SECOND AMENDED NOTICE OF ACTION FOR JOINT PETITION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
FAMLY LAW DIVISION
CASE NO: 26-2138-FD
IN THE MATTER OF THE ADOPTION OF:
A.J.N.,
DOB: 05/16/2018
Minor Child.

TO: DONZELL L. GRANT III
7337 South Indiana Avenue
Chicago, IL 60619
(last known address)
Physical Description: African American male, 52 years old, approximately 6 feet tall, brown eyes, black hair, medium/dark complexion and average build.

You are hereby notified that a Joint Petition for Termination of Parental Rights and Stepparent Adoption has been filed in the Circuit Court of the Sixth Judicial Circuit, In and For Pinellas County, Florida for the child currently known as A.J.N., born May 16, 2018 in Omaha, Nebraska. This Petition requests the Court to waive your consent to adoption under a claim of abandonment. You are hereby notified that you must file a written response to the Joint Petition for Termination of Parental Rights and Stepparent Adoption with the Pinellas County Clerk of the Circuit Court located at 315 Court Street, Clearwater, Florida 33756. Your written response, including the case number given above and the names of the parties, must be **filed** if you want the Court to hear your side of the case on or before 30 days after first publication.

If you do not file your written response on time, you may lose the case, and any parental rights you may have regarding the minor child may be terminated thereafter without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book), or you may be entitled to have the Court appoint legal counsel to represent you in this action. If you choose to file a written response yourself, at the same time you file your written response to the Court, you must also mail or take a copy of your written response to:

Tammi J. Driver, Esq.
Law Office of Tammi J. Driver, P.L.
4120 5th Avenue North, Suite 7
St. Petersburg, FL 33713
Attorney for Petitioner

SECOND AMENDED NOTICE OF HEARING

Additionally, you are hereby commanded to appear at a **FINAL HEARING ON JOINT PETITION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION, on January 4, 2027 at 3:30 p.m. EST** before the Honorable Elizabeth Jack at the St. Petersburg Judicial Building. Parties may attend by Zoom video conference by logging onto the following:

https://zoom.us/j/96947744359?pwd=wrYJ2f8K1ihGc30zzJsnbqxxDSbLU9.1&from=addon

Meeting ID: 969 4774 4359
Passcode: 559019

WARNING: UNDER SECTION 63.087(6), FLORIDA STATUTES, FAILURE TO PERSONALLY APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT MAY TERMINATE PARENTAL RIGHTS.

Pursuant to the Americans with Disabilities Act, persons in need of special accommodations to take part in this proceeding must call the ADA Coordinator at 727-464-4062 (Florida Relay Service) no later than 7 days prior to the hearing date.

DATED: NOV 10 2026
(SEAL) KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
PINELLAS COUNTY, FLORIDA
KEN BURKE,
Clerk Circuit Court
CLERK OF THE COURT
By: Deborah A. Lubig
Deputy Clerk
Nov. 13, 20, 27; Dec. 4, 2026
26-05395N

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26-002233-CI
FIFTH THIRD BANK, NATIONAL ASSOCIATION,
Plaintiff, vs.
JASON MANZELLA AND AMANDA MANZELLA. et. al.
Defendant(s),

TO: JASON MANZELLA,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

PORTIONS OF LOT 61 AND 62, PATRICIAN POINT - UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE(S) 87 AND 88, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF LOT 61, AS SHOWN ON SAID PLAT; RUN THENCE NORTH, A DISTANCE OF 81 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 14TH WAY NORTHEAST; RUN THENCE EAST A DISTANCE OF 117.01 FEET TO A POINT OF A CURVE; RUN THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50 FEET, A CENTRAL ANGLE OF 16° 17' 03", AN ARC DISTANCE OF 14.21 FEET, A CHORD DISTANCE OF 14.16 FEET, A CHORD BEARING OF SOUTH 08° 08' 31" WEST, BEING DESCRIBED ON SAID RECORD PLAT AS THE SEAWALL LINE; RUN THENCE SOUTH 66.98 FEET TO THE SOUTHEAST CORNER OF LOT 61; RUN THENCE WEST, 115 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this day of 11/10/2026 03:43:54 PM, 2026.

KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
BY: Colleen McNair
DEPUTY CLERK
(SEAL) KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
PINELLAS COUNTY, FLORIDA
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-399716
November 13, 20, 2026 26-05396N

FOURTH 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

FOURTH 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

FOURTH 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

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication
LV20906_V24
SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
Business Observer
FLORIDA'S NEWSPAPER FOR THE C-SUITE

Q&A
Q Are internet-only legal notices sufficient?
A No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.
Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.
Newspaper legal notices fulfills all of those standards.
VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com
To publish your legal notice Email:
legal@businessobserverfl.com
LV18237_V17

--- PUBLIC SALES / PUBLIC NOTICE ---

SECOND INSERTION

NOTICE OF PUBLIC SALE: THE LOCK UP SELF STORAGE at 1700 1st Ave S, St. Petersburg, FL 33712 will sell the contents of the following units to satisfy a lien to the highest bidder on November 27, 2026 by 11:00AM on www.storagetreasures.com. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 2322 Christopher Stowe-Mirror, dresser, totes, television, lawn tools

November 13, 20, 2026 26-05263N

SECOND INSERTION

NOTICE OF PUBLIC SALE

TROPICANA MINI STORAGE – LARGO, located at **220 Belcher Rd., Largo, FL 33771,** gives notice that the following units will be advertised and sold by competitive bidding on www.storagetreasures.com to satisfy the owner's lien.

B033 + G045 – Cynthia Johansmeyer, G024 – Alvaro Pereira Da Cruz, G231 – Sheena McConnell, E077 – Laura Fagan, H233 – Zorica B. Barnhill, E008 – Nicole Kelly, D251 – Kenyata Brown, I038 – Alyx Cassity, E075 – Jabari Passmore, G261 – Sadashiv Lashkar, F017 – Sharon Lawrence, F037 – Michael Sims, G205 – Drenda Sprague, E009 – Laroy Williams, D007 - Brinda Nettles

The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on **Monday, November, 30, 2026 at 11 AM.** Purchases must be made with cash only and paid at the above referenced facility to finalize the transaction. Tropicana Mini Storage - Largo may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

November 13, 20, 2026 26-05375N

SECOND INSERTION

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 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 12-14-2026 at 11 a.m. of $4,421.20 BENJAMIN WHITE/ ALFREDO JAVIER BLANCO 2006 Dodge 1D7HU18216S675846 sale to be held at Repair Facility MOONLIGHT AUTOMOTIVE INC 1172 TURNER STREET CLEARWATER, FL 33756 727-446-1800 may have be released prior to the sale. ALL Sales ARE HELD WITH RESERVE

November 13, 20, 2026 26-05388N

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 12/02/2026 at 10:30am
Jodi Moore — Household items

10111 Gandy Blvd N., St Petersburg, FL 33702 on 12/02/2026 at 11:30am
John Huges — Household Goods/Furniture
Annie Young — Household
Raquel Sarres — Boxes and small mattress
Chris Brown — Retail packaging supply's

6901 Park Blvd, Pinellas Park, FL 33781 on 12/02/2026 at 12:00pm
Shawn Miele — Bed, Furniture, Tool box, Boxes
Markus Esop — Rolling Metal Table, Packing Grates.

1159 94TH Ave N., St Petersburg, FL 33702 on 12/02/2026 at 12:30pm
Sean McKelvia — Clothes small boxes
Harold Herrera — Models, vcr tapes

4495 49TH St N, St Petersburg, FL 33709 on 12/03/2026 at 10:00am
Shawn Mcnaughton — Misc. garage items
Mike Andrews — Tools
Mike Andrews — Tools
Joshua Taylor — Household goods

1855 32ND St N, St Petersburg, FL 33713 on 12/03/2026 at 10:30am
Sherrie Griffin — Clothes, shoes
Elisa Jean Ginn — Household Goods
Trey Anthony Petro — Couch
John Jones — Furniture and bedroom sets appliances

10700 US Highway 19 N, Pinellas Park, FL 33782 on 12/03/2026 at 11:00am
Anas Khalaf — Household Goods, Furniture
Christie Swigert — Paddle board equipment
John Dominguez — Boxes

1650 7TH Ave N, St Petersburg, FL 33713 on 12/03/2026 at 11:00am
Rashad Rouse — Household items, shelves
Diane Nichols — Coach, 2 beds

930 Pasadena Ave S, St Petersburg, FL 33707 on 12/03/2026 at 11:15am
Jessica Kinkoph — Household Items

950 Pasadena Ave S, St Petersburg, FL 33707 on 12/03/2026 at 11:15am
Steven Richard Clarke — Personal Items

5890 54TH Ave N, St Petersburg, FL 33707 on 12/03/2026 at 11:30am
Kevin Popplewell — Furniture and some boxes

2950 Gandy Blvd, St Petersburg, FL 33702 on 12/03/2026 at 12:00pm
Rashonda Mitchell — 1 bedroom apt, 10 boxes
Haley Miller — Home decor, boxes, work equipment
DDP Medical — Office supplies

4100 Gateway Centre Blvd, Pinellas Park, FL 33782 on 12/03/2026 at 12:30pm
Virginia D'Alessandro — Clothing

3201 32ND Ave S, St Petersburg, FL 33712 on 12/04/2026 at 10:30am
Christina Snoots — Living room and office furniture
Jasmine Wright — Electronics bed clothing
Rebeca Hanson — Household items

4750 62ND Ave N, Pinellas Park, FL 33781 on 12/04/2026 at 11:00am
Michael Keith Scott — Household Items
Kayla Biddle — Household goods
Chiquita Francine Ivory — Bags, nic nacs, household items
Chiquita Francine Ivory — Bags of clothes
Chiquita Francine Ivory — Clothes, household items

2925 Tyrone Blvd N, St Petersburg, FL 33710 on 12/04/2026 at 11:30am
Bryan Powell — Household goods
Charles Watson — Furniture, household goods
Rebecca Chandler — Entire one bedroom apartment, bed, couch, TV, clothes, two dressers
Rebecca Sprague — Clothing, toys, housewares

8610 66TH St N, Pinellas Park, FL 33782 on 12/04/2026 at 12:30pm
Brian Halderman — Household and personal belongs
Rudell Cullen III Betsey — Pictures and sentimental items
Andrew Mitchell — Household items
Robert Weddle — General household items, Xmas decor

7220 4TH St N, St Petersburg, FL 33702 on 12/04/2026 at 1:00pm
Darrell Courson — House hold goods
John Cramer — Personal possessions

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.

November 13, 20, 2026 26-05329N

Q&A

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.

LV18237_V22

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 13880 Walsingham Rd, Largo, FL 33774 on 12/02/2026 @ 11:30AM
Reilly International Law Firm, P.A. - totes, lamps, wall art, memorabilia

Extra Space Storage 1675 Starkey Rd, Largo, FL 33771 on 12/04/2026 @ 1:00PM
Paul Lavelle - Boxes, Spare Items
Jennifer Clanton - Household Items

Extra Space Storage 1945 Sunset Point Rd, Clearwater, FL 33765 on 12/04/2026 @ 12:30PM
Alex Villanueva-queen bed, dressers, couch, tables

Extra Space Storage 1850 N. Hercules Ave, Clearwater, FL 33765 on 12/02/2026 @ 1:00PM
cory jursik - household goods

Extra Space Storage 1660 Gulf to Bay Blvd, Clearwater, FL 33755 on 12/4/26 @ 2:00PM
Andre Pitts- household
Shante Oneal- household

Extra Space Storage 111 N. Myrtle Ave, Clearwater, FL 33755 on 12/04/2026 @ 12:00PM
Luis Fernandez- Dishes/kitchenware, clothing/shoes, electronics, tools/supplies, safe, bags
Karen Bowman-Cabinets/Shelves, lamps, Children's items, collectibles, boxes, VHS, decor, totes
Vartan Adjemian-Wall art, Electronics, boxes, computers, office equipment, totes

Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 12/04/2026 @ 11:00AM
Jacquel Dorn - Clothes, Boxes
Brandon Dyches - Film Equipment
Daq Taylor - Household Goods, Furniture
Tamara Kay Farr - Household Goods, Furniture

Extra Space Storage 10501 Belcher Rd S, Largo, FL 33777 on 12/02/2026 @ 10:30AM
Levie Williams - Pontiac Trans Am, car parts. Note: VEHICLE IS NOT INCLUDED IN THE SALE
Kathleen McClure - Household
Larry Black - White Moped, household items, tools. Note: VEHICLE IS NOT INCLUDED IN THE SALE

Extra Space Storage 1016 N. Belcher Rd, FL 33765 on 12/04/2026 @ 1:30PM
Dario Rosso - Furniture, totes, clothing
Olivia Romano - HH items
Lisa Vaught - HH items
Zachary Cyr - household goods
Nicole Manugas - Furniture, Home goods, clothing

Extra Space Storage 1844 N Belcher Rd Clearwater, FL 33765 on 12/03/2026 @ 11:30AM
Jose Lopez – Bicycle, Tubs, Household Goods
Ronald Burnette – Tools, Fishing poles

Extra Space Storage 13100 66th St, Largo, FL 33773 on 12/03/2026 @ 12:00PM
Patricia Thorbin - Household Goods
Michael Busby - Tools, Clothing, household

Extra Space Storage 9125 Ulmerton Rd, Largo, FL 33771 on 12/02/2026 @ 12:30
Donald Britch - Household Goods

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.

November 13, 20, 2026 26-05290N

THIRD 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on November 30, 2026, for United Self Mini Storage - Countryside at www.StorageTreasures.com bidding to begin on-line November 13, 2026, at 6:00am and ending November 30, 2026, at 12:00pm to satisfy a lien for the following unit (s). Unit (s) contain general household goods.

Name	Unit
Debra Coddington	446
George Lebianc	427428
Cynthia Ramos Gonzalez	265

November 13, 20, 2026 26-05353N

THIRD 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

NOTICE OF SALE

The sale or disposal of the following tenants' personal items will be held at Tyrone Mini Storage, 7750 38th Ave. N., St. Petersburg, FL 33710 on 12-2-2026 at 10:00 am.

Unit #	Tenant	Item
D8	William Bresemann	HHG
G28	Nicole Waterson	HHG
G4	Lisa Daffron	HHG
M25	Adam S Goldstein	HHG
P22	Jacquetta Williams	HHG

Tyrone Mini Storage Center
7750 38th Ave N.
St. Petersburg, FL 33710
T: 727.347.5511 F: 727.347.3764

November 13, 20, 2026 26-05342N

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of will on the 2nd day of December 2026, at 10:00 a.m., on property at 6190 62nd Avenue N., Lot #65, in Lake Bon Bon be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1965 NEWM
Mobile Home
VIN No.: 316413
Title No.: 2203956
And All Other Personal
Property Therein

PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303

November 13, 20, 2026 26-05331N

THIRD 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

On: 12/3/2026, U-Stow-N-Go, located at 1351 Heather Ridge Blvd., Dunedin, Florida, 34698, (727-735-0047), at 2:00 P.M. will conduct a public sale to the highest bidder for cash, of miscellaneous items.

Julia Hopwood Unit # 157 & #163
Christopher Tsavoussis Unit #6

Owner reserves the right to bid, and to refuse or reject any and all bids. The sale is being held to satisfy cost of storage, which has not been paid.

U-STOW-N-GO
1351 HEATHER RIDGE BLVD.
DUNEDIN, FL. 34698
727-735-0047
FAX:727-735-0790

November 13, 20, 2026 26-05278N

FOURTH 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

--- TAX DEEDS ---

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 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

THIRD 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

THIRD 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

THIRD 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 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

THIRD 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



--- TAX DEEDS ---

THIRD 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

THIRD 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 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

THIRD 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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) .

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

26-05127N

THIRD 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

THIRD 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) .

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

Nov. 6, 13, 20, 27, 2026

26-05130N

THIRD 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) .

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

Nov. 6, 13, 20, 27, 2026

26-05122N

Q&A

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

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

Rarely do consumers specifically search online for public notices.

Q How much do legal notices cost?

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

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

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

LV 18237_V36

--- TAX DEEDS ---

THIRD 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) .

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

Nov. 6, 13, 20, 27, 2026

26-05128N

THIRD 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

THIRD 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

THIRD 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) .

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

Nov. 6, 13, 20, 27, 2026

26-05113N

THIRD 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) .

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

Nov. 6, 13, 20, 27, 2026

26-05114N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 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) .

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

Nov. 6, 13, 20, 27, 2026

26-05116N

THIRD 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) .

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

Nov. 6, 13, 20, 27, 2026

26-05132N

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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



--- PROBATE ---

SECOND INSERTION

NOTICE TO CREDITORS
(**Intestate**)
IN THE CIRCUIT COURT FOR
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO: 26-008838-ES-04
IN RE: ESTATE OF
LINDA WARSHAW,
Decedent.

The administration of the Estate of Linda Warshaw, Deceased, whose date of death was July 23, 2026; Case Number 26-008838-ES-04, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The name and address of the Personal Representative are Alexandra Warshaw, 45 Country Club Drive Unit 45, Largo, FL 33771, and the name and address of the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, 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 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, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

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

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

The date of the first publication of this Notice is November 13, 2026.

CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue,
Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000;
Fax: 727-821-4042
Primary email address:
lcarr@carrlawgroup.com
Secondary email address:
pcardinal@carrlawgroup.com
November 13, 20, 2026 26-05355N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010701-ES
IN RE: ESTATE OF
RANDALL SHANE KIBBE
Deceased.

The administration of the estate of Randall Shane Kibbe, deceased, whose date of death was May 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 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 DA TE 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 13, 2026.

Personal Representative:
LAKE CITY BANK
By: Lili A. Dailey, its representative
202 E. Center Street
Warsaw, Indiana 46580
Attorney for Personal Representative:
MARLA D. BOHLANDER
Florida Bar No. 0071514
Primary e-mail:
mdbohlander@trenam.com
Secondary e-Mail:
bbrandt@trenam.com
TRENAM, KEMKER, SCHARF,
BARKIN, FRYE, O'NEILL &
MULLIS, P.A.
Post Office Box 1102
Tampa, Florida 33601
Telephone: (813) 223-7474
November 13, 20, 2026 26-05401N

SECOND INSERTION

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

Case Number: 26-007671-ES

IN RE: ESTATE OF
ANTHONY RAYMOND HILL,
Deceased

The administration of the estate of ANTHONY RAYMOND HILL, deceased, whose date of death was June 23, 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 November 13, 2026.

DAWNA BURKHAMMER
5145 East Bay Drive
Clearwater, Fl 33764

/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
November 13, 20, 2026 26-05300N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-007151-ES
Division: Probate
IN RE: ESTATE OF
CHARLENE T. LOPRESTI (A/K/A
CHARLENE T. CIPOLLONE)
Deceased.

The administration of the estate of Charlene T. Lopresti (a/k/a Charlene T. Cipollone), deceased, whose date of death was April 28, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Room 106, Florida, 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this 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 13, 2026.

Personal Representative:
Charles J. Lopresti
132 Cedar Street
Braintree, Massachusetts 02184
Attorney for Personal Representative:
/s/ Tanya Bell
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
November 13, 20, 2026 26-05308N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003061-ES
IN RE: ESTATE OF
ALBERT MARSHALL JR.,
Deceased.

The administration of the estate of Albert Marshall Jr., deceased, whose date of death was December 26, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 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 13, 2026.

Personal Representative:
Juanita Marshall
365 50th Avenue N.
St. Petersburg, Florida 33703
Attorney for Personal Representative:
RODOLFO SUAREZ JR. ESQ.
Fla. Bar No. 013201
PILAR V. VAZQUEZ, ESQ.
Fla. Bar No. 115839
Suarez Law
Attorneys for Petitioner
9100 S. Dadeland Blvd., Ste. 1620
Miami, Florida 33156
Tel. (305) 448-4244 /
Fax (305) 448-4211
Primary Email: rudy@suarezlawyers.com
Secondary Email:
eservice@suarezlawyers.com
November 13, 20, 2026 26-05299N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6th JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 26-010213-ES
IN RE: ESTATE OF
STEVEN ALEXANDER GIELAZYN,
Deceased.

The administration of the estate of STEVEN ALEXANDER GIELAZYN, deceased, whose date of death was August 14, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is:

Clerk of Court
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 November 13, 2026.

ASHLEY GIELAZYN
Personal Representative
1901 Pinellas Point Drive S
St. Petersburg, FL 33712
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
November 13, 20, 2026 26-05368N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003825-ES
Division: Probate
IN RE: ESTATE OF
JOYCE WALDMAN ABRACEN
Deceased.

The administration of the Estate of Joyce Waldman Abracen, deceased, whose date of death was December 17, 2023, 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 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 13, 2026.

Personal Representatives:
Jonathan Abracen
Petitioners
Naomi Abracen Ellingsen
Petitioners
David Abracen
Petitioners
Attorney for Personal Representative:
/s/ Steven Z. Garellek
Steven Z. Garellek
Attorney for Personal Representatives
Florida Bar Number: 0962480
STEINBERG | GARELLEK
200 East Palmetto Park Road,
Suite 103
Boca Raton, FL 33432
Telephone: (561) 910-7860
E-Mail: szg@steingarlaw.com
Secondary E-Mail:
probate@steingarlaw.com
November 13, 20, 2026 26-05309N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010776-ES
IN RE: ESTATE OF
RICHARD MOORE
Deceased.

The administration of the estate of RICHARD MOORE deceased, whose date of death was September 7, 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 26-010776-ES. The names and addresses of the personal representatives 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 13, 2026.

Personal Representative:
MEGAN TASMAN
7847 Sutter Road,
Greensboro, NC 27455-8208
JESSICA ERVIN
3025 Memorial Drive,
Charleston, SC 29414-8116
Attorney for Personal Representative:
RACHEL N. BARLOW
Attorney for Petitioners
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: rachel@diamondlile.com
Secondary E-Mail:
madeline@diamondlile.com
November 13, 20, 2026 26-05393N

SECOND INSERTION

NOTICE TO CREDITORS
(**Testate**)
IN THE CIRCUIT COURT FOR
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO: 25-010644-ES-04
IN RE: ESTATE OF
ELENA MALDONADO VARGAS
(aka: ELENA M. VARGAS, ELENA
VARGAS MALDONADO),
Decedent.

The administration of the Estate of Elena Maldonado Vargas, Deceased, whose date of death was June 15, 2025; Case Number 25-010644-ES-04, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The date of the Will is March 10, 2025. The name and address of the Personal Representative are Ruben Vargas, 2301 34th Avenue North, St Petersburg, FL 33713 and the name and address of the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, 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 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, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

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

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

The date of the first publication of this Notice is November 13, 2026.

CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue,
Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000;
Fax: 727-821-4042
Primary email address:
lcarr@carrlawgroup.com
Secondary email address:
pcardinal@carrlawgroup.com
November 13, 20, 2026 26-05273N

SAVE TIME
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Business Observer
LV20906_V33

--- PROBATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-007952-ES
UCN #522026CP007952XXESPR
Division: 004
IN RE: ESTATE OF
TEREZINHA HUBENER,
Deceased.

The administration of the estate of TEREZINHA HUBENER, deceased, whose date of death was April 3, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. THE 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 13, 2026.

PEGGY CLARIE, ESQUIRE
Personal Representative
CLARIE LAW OFFICES, P.A.
5922 9th Avenue North
St. Petersburg, FL 33710
PEGGY CLARIE, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 0727946
CLARIE LAW OFFICES, P.A.
5922 9th Avenue North
St. Petersburg, FL 33710
Telephone: (727) 345-0041
Facsimile: (727) 344-6659
E-service: enotify@clarielaw.com
Email: email@clarielaw.com
November 13, 20, 2026 26-05310N

SECOND INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
REF NO. 26-010834-ES
In re: Estate of
STEPHEN THOMAS CLUTE,
Deceased.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of death of the decedent is July 7, 2026.

The date of first publication of this notice is November 13, 2026.

Personal Representative:
ANGELA CLUTE DIAZ
2965 Meadow Oak Drive S.
Clearwater, FL 33761
Attorney for Personal Representative:
TERRY J. DEEB
DEEB ELDER LAW, P.A.
6699 - 13th Avenue North, Suite 4B
St. Petersburg, FL 33710
Ph: #727/381-9800; Fx: #727/381-1155
E-Mail: servicekat@deebelderlaw.com
E-Mail: servicedck@deebelderlaw.com
E-Mail: servicejcj@deebelderlaw.com
Florida Bar Number: #997791
November 13, 20, 2026 26-05341N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010925-ES Division 3
IN RE: ESTATE OF
RITA MARIE WOODS, aka
RITA WOODS
Deceased.

The administration of the estate of RITA MARIE WOODS, also known as RITA WOODS, deceased, whose date of death was November 25, 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: November 13, 2026.

Signed on this 10th day of November, 2026.

NORMAN EDWARD HUNTER
Personal Representative
578 SW Hidden River Avenue
Palm City, FL 34990
J. PAUL RAYMOND
Attorney for Personal Representative
Florida Bar No. 169268
MACFARLANE FERGUSON &
McMULLEN
Post Office Box 1669
Clearwater, FL 33757
Telephone: (727) 441-8966
Email: jpr@macfar.com
Secondary Email: mlh@macfar.com
November 13, 20, 2026 26-05374N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009825-ES
Division Probate
IN RE: ESTATE OF
ROBERTO FANZAGO,
Deceased.

The administration of the estate of ROBERTO FANZAGO, deceased, whose date of death was January 3, 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.

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

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

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

The date of first publication of this notice is: November 13, 2026.

Signed on this 5th day of November, 2026.

JEANELLA P. FANZAGO
Personal Representative
5669 62nd Way North
St. Petersburg, FL 33709
/s/ Travis D. Finchum
TRAVIS D. FINCHUM
Attorney for Personal Representative
Florida Bar No. 75442
Special Needs Lawyers, PA
901 Chestnut Street Suite C
Clearwater, FL 33756
Telephone: (727) 443-7898
Email:
Travis@specialneedslawyers.com
Secondary Email:
Liz@specialneedslawyers.com
November 13, 20, 2026 26-05287N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-010440-ES
IN RE: ESTATE OF
DOUGLAS CARLTON STRIBLING,
DECEASED.

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

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

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

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

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

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

The date of first publication of this notice is November 13, 2026.

Personal Representative:
DOUGLAS CARLTON STRIBLING
Personal Representative
c/o BATTAGLIA, ROSS,
DICUS, MCQUAID, P.A.
5858 Central Avenue
St. Petersburg, Florida 33707
Attorney for Personal Representative:
C. HUNTER RAWLS, ESQ.
BATTAGLIA, ROSS,
DICUS & McQUAID, P.A.
5858 Central Ave.,
St. Petersburg, FL 33707
(727) 381-2300
FBN: 59432
Primary Email: hrawl@brdwlaw.com
Secondary Email:
mflah@brdwlaw.com
November 13, 20, 2026 26-05288N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
26-010932-ES
In Re: Estate of
FRANK STIVER,
Deceased.

The administration of the Estate of FRANK STIVER, deceased, whose date of death was May 3, 2026, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is Attn: Probate Court Records, 545 1st Ave N., St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 13, 2026.

/s/ Cynthia Ann Carmichael
CYNTHIA ANN CARMICHAEL
Personal Representative
5987 60th ST N.,
ST PETERSBURG, FL 33709
Robert D. King, Esq.
Email: bobby@kingfirm.com
Florida Bar No. 89104
The King Firm, PA
3600 5th Avenue N.
St. Petersburg, FL 33713
Telephone: (727) 800-3040
Attorney for Personal Representative
November 13, 20, 2026 26-05391N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
26-010163-ES
In Re: Estate of
Andy Joe Gordon,
Deceased.

The administration of the Estate of Andy Joe Gordon, deceased, whose date of death was April 18, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Circuit Court for Pinellas County, 545 1st Avenue N., Attn: Probate Division, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 13, 2026.

Jackson Bryant
Personal Representative
889 East North Shore Drive,
Brownstown, IN 47220
Robert D. King, Esq.
Email: bobby@kingfirm.com
Florida Bar No. 89104
The King Firm, PA
4430 Park Blvd.
Pinellas Park, Florida 33781
Telephone: (727) 800-3040
Attorney for Personal Representative
November 13, 20, 2026 26-05372N

SECOND INSERTION

NOTICE TO CREDITORS
IN RE: ESTATE OF
RUSSELL C. LOCKWOOD

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

You are hereby notified that a Trust estate is being administered. RUSSELL C. LOCKWOOD , a resident of PINELLAS County, Florida, who died on October 11, 2026 , was the settlor of a Trust titled: RUSSELL C. LOCKWOOD AND TERRELL C. LOCKWOOD TRUST AGREEMENT U/T/D 06/23/2021 . The name and address of the Trustee are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with the *Successor Trustee at the address listed below 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 HEREIN SET FORTH 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 ARE BARRED.

The date of first publication of this Notice is November 13, 2026.

Trustee:
CONSTANCE K. REAMES , Trustee
3910 101ST TERRACE N,
PINELLAS PARK FL 33782
Attorney for Trustee:
Francis M. Lee, Attorney
Florida Bar Number: 0642215
4551 Mainlands Boulevard, W., Suite F
Pinellas Park, FL 33782
Telephone: (727) 576-1203
Fax: (727) 576-2161
E-Mail: Frank@FrankLeeLaw.com
Secondary E-Mail:
Patricia@FrankLeeLaw.com
November 13, 20, 2026 26-05370N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
Case No.: 26-009481-ES
IN RE: ESTATE OF
RICHARD J BRYNDLE
Deceased.

The administration of the Estate of RICHARD J BRYNDLE, deceased, who died on June 17, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is the Honorable Pamela Ann Meacomes Campbell, 545 1st Ave N Saint Petersburg, FL 33701. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 13, 2026.

Personal Representative
Daniel Bryndle
1099 N. Mcmullen Booth Road
Clearwater, Florida 33759
Attorney for the
Personal Representative
Aaron J. Bedy, Esq.
Bedy Law, PLLC
13043 West Linebaugh Avenue
Tampa, Florida 33626
727-308-0529
Florida Bar No.: 99293
aaron@bedylaw.com
November 13, 20, 2026 26-05369N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
26-010823-ES
In Re: Estate of
Leslie A. Torpy,
Deceased.

The administration of the Estate of Leslie A. Torpy, deceased, whose date of death was October 10, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue N., St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 13, 2026.

Brian W. Hines
Personal Representative
22 Fox Hollow Dr.
Lancaster, PA 17602

Robert D. King, Esq.
Email: bobby@kingfirm.com
Florida Bar No. 89104
The King Firm, PA
3600 5th Ave. N.
St. Petersburg, Florida 33713
Telephone: (727) 800-3040
Attorney for Personal Representative
November 13, 20, 2026 26-05286N

SECOND INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT OF
PINELLAS COUNTY
FLORIDA
PROBATE DIVISION
File No.: 26-009925-ES
UCN#: 522026CP009925XXESPR
IN RE: ESTATE OF
ELIZABETH C. LANERI
Deceased.

The administration of the estate of ELIZABETH C. LANERI, deceased, whose date of death was September 11, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the' address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is November 13, 2026.

Personal Representative:
JOHN ROBERT LANERI
2066 Massachusetts Avenue NE
St. Petersburg, FL 33703
Attorney for Personal Representative:
ROLFE D. DUGGAR
4699 Central Avenue
St. Petersburg, FL 33713
(727) 328-1944
November 13, 20, 2026 26-05298N

Business Observer LV4062

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--- PROBATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
UCN:522026CP010832XXESXX
File No. 26-010832-ES
IN RE: ESTATE OF
STEVEN WAYNE RODRIGUEZ,
aka
STEVEN W. RODRIGUEZ
Deceased.

The administration of the estate of STEVEN WAYNE RODRIGUEZ, also known as STEVEN W. RODRIGUEZ, deceased, whose date of death was July 12, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, 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 13, 2026.

Signed on this 5th day of November, 2026.

/s/Vickie J. Rodriguez
VICKIE J. RODRIGUEZ
Personal Representative
10850 109th Street N.
Largo, FL 33778

/s/Danielle McManus Noble
Danielle McManus Noble
Attorney for Personal Representative
Florida Bar No. #119451
McMANUS & McMANUS, P.A.
79 Overbrook Blvd.
Largo, Florida 33770-2899
Telephone: (727) 584-2128
Fax: (727) 586-2324
Email: danielle@
mcmanusestateplanning.com
Secondary Email:
lawoffice@
mcmanusestateplanning.com
November 13, 20, 2026 26-05277N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-10703-ES
Division 04
IN RE: ESTATE OF
DARYL L. BENJAMIN,
Deceased.

The administration of the estate of DARYL L. BENJAMIN, deceased, whose date of death was July 12, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street North, 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 13, 2026.

DANA CUCULICI
Personal Representative
2289 Kingfisher Lane
Clearwater, Florida 33762

DAVID F. WILSEY
Attorney for Personal Representative
Florida Bar No. 0652016
Fisher and Wilsey, P.A.
1000 16th Street North
St. Petersburg, FL 33705
Telephone: 727-898-1181
Email: dwilsey@fisher-wilsey-law.com
Secondary Email:
beisencoff@fisher-wilsey-law.com
November 13, 20, 2026 26-05276N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY
STATE OF FLORIDA
PROBATE DIVISION
File Number 26-005243-ES
Section 003
IN RE: ESTATE OF
ROSE D. RICCIARDI,
Deceased.

The administration of the estate of ROSE D. RICCIARDI, deceased, whose date of death was April 2, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is:

Clerk of the Circuit Court
Probate Division
315 Court Street
Clearwater, Florida 33756

The names and addresses of the Personal Representative and the Personal Representative's attorney is set forth below.

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

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 three (3) months after the date of the first publication of this notice.

All claims not filed within the time periods set forth in Florida statutes, section 733.702, will be forever barred.

Notwithstanding the time periods set forth above, any claim filed two (2) years or more after the decedent=s date of death is barred.

The date of first publication of this notice is November 13, 2026.

MARIA FAVALE
Personal Representative
60 Rambling Brooke Lane, Unit A4
Glastonbury, Connecticut 06033

/s/ Lexy M. Bubley-Creighton
Lexy M. Bubley-Creighton, Esquire
Attorney For Personal Representative
Florida Bar No. 1026786
BUBLEY & BUBLEY, P.A.
12960 N. Dale Mabry Highway
Tampa, Florida 33618
Telephone (813) 963-7735
E-mail: LMB@bubleylaw.com
November 13, 20, 2026 26-05373N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-010923-ES
IN RE: ESTATE OF
EDDIE JONES JR.,
DECEASED.

The administration of the estate of EDDIE JONES JR, 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, Clearwater, FL 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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 13, 2026.

Personal Representative:
DORIS JONES
5858 Central Ave
St. Petersburg, FL 33707

Attorney for Personal Representative:
Brittany Andrias, Esq.
BATTAGLIA, ROSS,
DICUS & McQUAID, P.A.
5858 Central Ave.,
St. Petersburg, FL 33707
(727) 381-2300
FBN: 1078628
Primary Email: bandr@brdwlaw.com
Secondary Email:
probatecasemgr@brdwlaw.com
November 13, 20, 2026 26-05354N

SECOND 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. 26-010986-ES
IN RE: ESTATE OF
THOMAS LEE TOPE
Deceased.

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

The administration of the estate of Thomas Lee Tope, deceased, File Number 26-010986-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The 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 13, 2026.

Margaret Peters,
Personal Representative
1331 N Mills Ave.
Orlando, FL 32803

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 13, 20, 2026 26-05275N

SECOND 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. 26-010976-ES
IN RE: ESTATE OF
ELIZABETH SCHULTE
Deceased.

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

The administration of the estate of ELIZABETH SCHULTE, deceased, File Number 26-010976-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The 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 13, 2026.

Margaret Peters
Personal Representative
1331 N Mills Ave.
Orlando, FL 32803

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 13, 20, 2026 26-05274N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-007946-ES
IN RE: THE ESTATE OF
DAVID ROBERT BONSEY,
Deceased.

The administration of the estate of David Robert Bonsey, deceased, whose date of death was May 23rd, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Rm 417, 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 13, 2026.

Personal Representative:
ANTHONE R. DAMIANAKIS
2348 Sunset Point Rd., Ste E
Clearwater, FL 33765

Attorney for Personal Representative:
ANTHONE R. DAMIANAKIS,
ESQUIRE
FBN102740
PEACOCK, GAFFNEY &
DAMIANAKIS, P.A.
tony@pgdlaw.net ;
assistant@pgdlaw.net
2348 Sunset Point Rd.,
Clearwater, FL 33765
(727) 796-7774
November 13, 20, 2026 26-05272N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009439-ES
IN RE: ESTATE OF
BOBBIE G. DIEHL
a/k/a BG DIEHL,
Deceased.

The administration of the estate of Bobbie G. Diehl, a/k/a BG Diehl, deceased, whose date of death was August 6, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 13, 2026.

Personal Representative:
Roy Diehl
13876 Oak Forest Blvd. N
Seminole, FL 33776

Attorney for Personal Representative:
David A. Peek
david@theseminolelegalcenter.com
info@theseminolelegalcenter.com
Florida Bar No. 0044660
The Legal Center
10700 Johnson Blvd.,
Suite 1
Seminole, FL 33772
Telephone: (727) 393-8822
November 13, 20, 2026 26-05307N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010492-ES
Division: Probate
IN RE: ESTATE OF
JOHN BERNARD SHEA,
Deceased.

The administration of the estate of JOHN BERNARD SHEA, deceased, whose date of death was December 29, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 400, 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 13, 2026.

Personal Representative:
MERLE EUNICE SHEA
50 Harborview Lane, #23,
Bellaire Bluffs, FL 33770,

Attorney for Personal Representative:
PAUL KNUDSEN, Esquire
KNUDSEN LAW, P.A.
Attorney for Petitioner
Florida Bar No. 91770
paul@klawtb.com
10863 Park Blvd.,
Suite 5
Seminole, FL 33772
Tel: 727-398-3600
November 13, 20, 2026 26-05340N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009184-ES
IN RE: ESTATE OF
JOHN EUGENE POLONEY
A/K/A
JOHN EUGENE POLONEY JR.,
Deceased.

The administration of the estate of JOHN EUGENE POLONEY A/K/A JOHN EUGENE POLONEY JR., Deceased, whose date of death was January 18. 2026, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 501 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228 applies or may apply, unless a written demand is made by a creditor as specified under section 732-2211.

The date of first publication of this notice is: November 13, 2026

JOHN DAVID POLONEY,
Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd.
Suite 206
Hollywood, FL 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
genesis@srblawyers.com
November 13, 20, 2026 26-05392N

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY
CIVIL DIVISION
Case No. 26-000548-CI
NEWREZ LLC
Plaintiff, vs.
BG VENTURES INVESTMENT REAL ESTATE III, LLC, RICHARD DICKSON, JR. A/K/A RICHARD A. DICKSON, JR. A/K/A RICHARD DICKSON, ANGEL FUNDING PARTNERS, LLC, SOLAR MOSAIC, INC., AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 5, 2026, in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property situated in Pinellas County, Florida described as:

LOT 23, BLOCK 2, STARKEY HEIGHTS UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGE(S) 12, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

and commonly known as: 9029 109TH AVE, SEMINOLE, FL 33777; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at the Pinellas County auction website at www.pinellas.realforeclose.com, on December 9, 2026 at 10:00 A.M.

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

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

Dated: November 6, 2026
By: /s/ George Zamora
George Zamora
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/2632970/wll
November 13, 20, 2026 26-05305N

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Early Law, P.A f/k/a Gasdick Stanton Early, P.A. has been appointed as Trustee by WYNDHAM VACATION RESORTS, INC., A DELAWARE CORPORATION for the purposes of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856. The following owners are hereby notified that you are in default of the note and mortgage for the following properties located in Pinellas County, Florida:

Contract Number: 262201467 - JEANETTA E CHOWNS AKA JEANETTA E CHOWNS PRICE, 14840 KELLY CT, SHELBY TOWNSHIP, MI 48315; Principal Balance: $156,536.76; Interest: $21,260.65; Late Fees and Charges: $30.00; TOTAL: $177,827.41 through July 2, 2026 (per diem: $59.956/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 1,000,000/158,536,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 1671, 1674, 1676, 1677, 1680, 1682, 1683; a/n Annual Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 1,000,000 Points at the time of purchase as defined in such Timeshare Declaration for use in Each year(s).

Contract Number: 391900785 - SANDRA MARIE PRICE and GERALD DONNELL PRICE, 1026 RICHARD AVE, BERKELEY, IL 60163; Principal Balance: $44,162.52; Interest: $35,204.14; Late Charges: $325.00; TOTAL: $79,691.66 through July 2, 2026 (per diem: $17.532/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 300,000/322,487,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 971, 972, 974, 976, 977, 978, 979, 980, 981, 982, 983, 1271, 1274, 1276, 1277, 1280, 1282, 1283; a/n Annual Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 300,000 Points at the time of purchase as defined in such Timeshare Declaration for use in Each year(s).

Contract Number: 1261901487 - KAREN WADDELL and MALCOLM WADDELL, 1008 RHODES ST NW, HARTSELLE, AL 35640; Principal Balance: $15,874.76; Interest: $8,039.68; Late Charges: $240.00; TOTAL: $24,154.44 through July 2, 2026 (per diem: $5.432/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 169,000/322,487,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 971, 972, 974, 976, 977, 978, 979, 980, 981, 982, 983, 1271, 1274, 1276, 1277, 1280, 1282, 1283; a/n Annual Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 169,000 Points at the time of purchase as defined in such Timeshare Declaration for use in Each year(s).

Contract Number: 202100136 - BETTY LOUISE MARCH COMBS and WAYNE HOWARD COMBS, 915 S VERMONT AVE, SEDALIA, MO 65301; Principal Balance: $13,356.36; Interest: $8,255.63; Late Charges: $250.00; TOTAL: $21,861.99 through July 2, 2026 (per diem: $5.302/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 84,000/327,902,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered S1071, S1072, S1074, S1076, S1077, S1078, S1079, S1080, S1081, S1082, S1083, S1171, S1172, S1174, S1176, S1177, S1178, S1179, S1180, S1181, S1182, S1183; a/n Annual Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 84,000 Points at the time of purchase as defined in such Timeshare Declaration for use in Each year(s).

Contract Number: 392000221 - CARLOS B DOSREIS, 5534 REDLEAF ROSE DR, MYRTLE BEACH, SC 29579; Principal Balance: $37,260.41; Interest: $31,954.39; Late Fees and Charges: $315.00; TOTAL: $69,529.80 through July 2, 2026 (per diem: $17.17/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 300,000/327,902,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered S1071, S1072, S1074, S1076, S1077, S1078, S1079, S1080, S1081, S1082, S1083, S1171, S1172, S1174, S1176, S1177, S1178, S1179, S1180, S1181, S1182, S1183; a/n Annual Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 300,000 Points at the time of purchase as defined in such Timeshare Declaration for use in Each year(s).

ALL within CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM"), together with all appurtenances thereto, according and subject to the Declaration of Condominium of Clearwater Beach Resort VO Condominium ("Condominium Declaration"), as recorded on February 2, 2017 in Official Records Book 19507, Page 176 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; and the Declaration of Vacation Plan for Clearwater Beach Resort Vacation Ownership Plan ("Timeshare Declaration"), as recorded in Official Records Book 19519, Page 2693 et seq., public records of Pinellas County, Florida together with any and all amendments and supplements thereto; and Master Declaration of Covenants, Conditions and Restriction of Clearwater Beach Resort ("MASTER DECLARATION"), as recorded on February 2, 2017 in Official Records book 19507, Page 20 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; the said Condominium Declaration, Master Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declarations".

The owners must pay the TOTAL listed above plus the per diem and a $340.00 fee for trustee foreclosure sale plus costs as they accrue, if any. Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S.721.856. You have the right to submit an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If the objection is filed this matter shall be subject to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to 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.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By: Early Law, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822
1347.CBRNJNOA1126
November 13, 20, 2026 26-05367N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-003727-CI
SENECA MORTGAGE SERVICING LLC,
Plaintiff, v.
IULIA ABRUDAN; et al,
Defendant(s).

To the following Defendant(s):
IULIA ABRUDAN
(Last Known Address: 8438 Riverside Dr, Saint Petersburg, FL 33702)
UNKNOWN SPOUSE OF IULIA ABRUDAN
(Last Known Address: 8438 Riverside Dr, Saint Petersburg, FL 33702)

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

LOT 2, BLOCK 30, RIO VISTA SECTION 6, ACCORDING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 8438 RIVERSIDE DR, SAINT PETERSBURG, FL 33702

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 3 day of Nov, 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 Court
By /S/ MILAGROS SOTO
As Deputy Clerk
November 13, 20, 2026 26-05270N

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.: 25-005158-CI
U.S BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF AND FOR THE BENEFIT OF BP-JR 1 LOAN TRUST
Plaintiff(s), vs.
275 HYW HOLDINGS LLC; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on October 13, 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 8th 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:

UNIT 103, WINDWARD POINTE, A CONDOMINIUM TOGETHER WITH AN UNDIVIDED SHARE TO THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN O.R. BOOK 5726, PAGE(S) 299, AND ALL ITS ATTACHMENTS AND AMENDMENTS, AND AS RECORDED IN CONDOMINIUM PLAT BOOK 75, PAGE 26, AND AS AMENDED IN CONDOMINIUM PLAT BOOK 107 PAGES 41 AND 42, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

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

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

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

Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-001082-1
November 13, 20, 2026 26-05328N

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
To Be Published in the BUSINESS OBSERVER
Bidder Number: 22053
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No. 26-002479-CI
Honorable Judge:
ANDREWS, MICHAEL FRANCIS
PLANET HOME LENDING, LLC
Plaintiff, vs.
DONNA ZADROWSKI; UNKNOWN SPOUSE OF DONNA ZADROWSKI; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; HOMEOWNERS ASSOCIATION OF HIGHLAND LAKES, INC.; HIGHLAND LAKES COMMUNITY ASSOCIATION INC.; HIGHLAND LAKES CONDOMINIUM I ASSOCIATION, INC.;
Defendants,

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated October 28, 2026 in the above-styled cause, Ken Burke, CPA, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.pinellas.realforeclose.com at 10:00 AM on January 22, 2027 the following described property:

ALL LESSEE'S RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN LEASE BY AND BETWEEN IMPERIAL LAND CORPORATION, A FLORIDA CORPORATION, AS LESSOR, TO IMPERIAL HOMES CORPORATION, A FLORIDA CORPORATION ORIGINAL LESSEE, AS MEMORIALIZED BY THAT CERTAIN LONG-TERM LEASE DATED JUNE 1, 1973, AND RECORDED IN OFFICIAL BOOK 4059, PAGE 2, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DEMISING THE FOLLOWING DESCRIBED LAND:
UNIT 6-C OF HIGHLAND LAKES CONDOMINIUM I, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4060, PAGE(S) 1407, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. SITUATE IN THE COUNTY OF PINELLAS, STATE OF FLORIDA.
Parcel # .06-28-16-38883-006-0030
COMMONLY KNOWN AS: 1609 Whitebridge Dr, Unit C, Palm Harbor, FL 34684

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.

ADA INFORMATION:

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 November 09, 2026.
/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service:
mattw@wasingerlawoffice.com
November 13, 20, 2026 26-05347N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-004913-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; JAMES 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 the Foreclosure Sale Date dated October 28, 2026 entered in Civil Case No. 25-004913-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 and JAMES POLACEK, an Individual, 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 17, 2026 the following described property as set forth in said Uniform Final Judgment of Foreclosure, to-wit:.

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 15 EAST, AND RUN THENCE NORTH 89 DEGREES 14 MINUTES 41 SECONDS WEST ALONG THE SECTION LINE, 694.22 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 31 SECONDS WEST, 745.99 FEET; FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 16 MINUTES 31 SECONDS WEST 80.00 FEET, THENCE NORTH 89 DEGREES 18 MINUTES 18 SECONDS WEST 151.00 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 31 SECONDS EAST 80.00 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 41 SECONDS EAST 151.00 FEET TO THE POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.
Property Address: 11574 Murray Avenue, Seminole, FL 33778

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

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

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 3843.000278
November 13, 20, 2026 26-05344N

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL ACTION
Case #: 26-005752-CI
DIVISION: 11
Wells Fargo Bank, N.A.
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Constance A. Champagne a/k/a Constance Anne Champagne a/k/a Constance Brown Champagne, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Craig Champagne; John Edward Champagne a/k/a John E. Champagne; Unknown Spouse of Craig Champagne; Unknown Spouse of John Edward Champagne a/k/a John E. Champagne; Northfield Holding Corp., a Florida Corporation, d.b.a. Florida Window and Door; 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 Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Constance A. Champagne a/k/a Constance Anne Champagne a/k/a Constance Brown Champagne, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): 1472 63rd Terrace South, Saint Petersburg, FL 33705

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 5, BLOCK 3, WEST WEDGEWOOD PARK FIRST ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 58, PAGE 10, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
more commonly known as 1472 63rd Terrace South, Saint Petersburg, FL 33705.

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 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
Circuit and County Courts
By: /S/ MILAGROS SOTO
Deputy Clerk

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
26-336690 FC01 WEQ
November 13, 20, 2026 26-05302N

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 2026-004101-CI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
TAMIKA DIANE COLEY, et al.,
Defendants.

TO: Unknown Personal Representative of the Estate of Johnnie Coleman a/k/a Johnnie Lee Coleman
760 17th Street S.
Saint Petersburg, FL 33712
Unknown Personal Representative of the Estate of Johnnie Coleman a/k/a Johnnie Lee Coleman
1760 17th Street S.
Saint Petersburg, FL 33712
Unknown Personal Representative of the Estate of Johnnie Coleman a/k/a Johnnie Lee Coleman
2558 Hidden Cove Ln.
Clearwater, FL 33763

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

The North 16 feet of Lot 7 and the South 33 feet of Lot 8, R.H. Sumner's Subdivision, according to the Plat thereof, recorded in Plat Book 1, Page(s) 6, 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 5th 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 13, 20, 2026 26-05264N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-000040-CI
KIAVI FUNDING, INC.,
Plaintiff, v.
ARMSTRONG CHESNER LLC, a Florida Limited Liability Company; MICHAEL ARMSTRONG, an Individual; LARISA SOLOMON; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure or Order dated October 26, 2026 entered in Civil Case No. 26-000040-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein KIAVI FUNDING, INC., Plaintiff and ARMSTRONG CHESNER LLC, a Florida Limited Liability Company; MICHAEL ARMSTRONG, an Individual; LARISA SOLOMON 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 22, 2026 the following described property as set forth in said Uniform Final Judgment of Foreclosure, to-wit:.

LOT 34, BAYWOOD VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 47, PAGE(S) 4 THROUGH 7, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
Property Address: 220 Driftwood Drive S, Palm Harbor, FL 34683

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/ Vanessa Niteo
Vanessa Nieto, Esq.
FBN: 107084
File No: 3843.000375

November 13, 20, 2026 26-05345N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-003107-CI
CLICK N' CLOSE, INC.,
Plaintiff, v.
FELIX DAYAN FRADES LLIN, et al.,
Defendants.

TO: Felix Dayan Frades Llin
715 Virginia Avenue
Tarpon Springs, FL 34689
Felix Dayan Frades Llin
3506 Emory Dr.
Holiday, FL 34691
Unknown Spouse of Felix Dayan Frades Llin
715 Virginia Avenue
Tarpon Springs, FL 34689
Unknown Spouse of Felix Dayan Frades Llin
3506 Emory Dr.
Holiday, FL 34691
Peak Energy Corp.
c/o Homsi Law, P.A.
8815 Conroy-Windermere Rd, #402
Orlando, FL 32835
Peak Energy Corp.
c/o Raul Velarde, President
7541 Solstice Cir., Apt. 116
Orlando, FL 32821
Peak Energy Corp.
c/o Alexis Ramirez, Vice President
6236 Kingspointe Parkway #7
Orlando, FL 32819
Peak Energy Corp.
c/o Raul Velarde, President
2464 Lotafun Ave.
Winter Park, FL 32789
Peak Energy Corp.
c/o Jonathan Riascos, VP
113 Aces High Ln. Davenport, FL 33896

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

Lot 3, Block 1, ORANGE HEIGHTS ADDITION TO TARPON SPRINGS, FLA., according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 33, 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 day of NOV 03 2026.

(SEAL) KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
PINELLAS COUNTY, FLORIDA
Ken Burke
as Clerk of the Circuit Court
of Pinellas County, Florida
By: Stevie Ayars
DEPUTY CLERK

November 13, 20, 2026 26-05303N

SECOND INSERTION

NOTICE OF ACTION – CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-003671-CI
ALLSTATE FIRE AND CASUALTY INSURANCE COMPANY and ALLSTATE PROPERTY AND CASUALTY INSURANCE COMPANY,
Plaintiffs, v.
BRADLEY GLENN METCALFE, DAVID JOSEPH METCALFE, and OMAR DE JESUS CANO BEDOYA,
Defendants.

TO: OMAR DE JESUS CANO BEDOYA
Whose last known address is:
4710 Fairfield Ave. S.
Saint Petersburg, Florida 33711

YOU ARE NOTIFIED that Allstate Fire and Casualty Insurance Company and Allstate Property and Casualty Insurance Company have instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Pinellas County and you are required to serve a copy of your written defenses as to Defendant, OMAR DE JESUS CANO BEDOYA, if any, to it on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 315 Court St., Clearwater, Florida 33756 on or before 28 DAYS AFTER FIRST PUBLICATION, 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 for Declaratory Judgment.

This notice shall be published once each week for four (4) consecutive weeks in the Business Observer.

"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 11/04/2026 03:11:44 PM, 2026.

Ken Burke
As Clerk of the Court
By: Colleen McNair
As Deputy Clerk

Nov. 13, 20, 27; Dec. 4, 2026 26-05268N

SECOND INSERTION

NOTICE OF FORFEITURE PROCEEDINGS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 26-005714-CI
IN RE: FORFEITURE OF 2017 CHEVROLET MALIBU VIN: 1G1ZE5ST1HF266738
BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, Petitioner,
vs.
Kareem Adams, Jr. and Rickell Auto Sales, Inc.

TO: KAREEM ADAMS, JR. and all others who may claim an interest in the above-described 2017 CHEVROLET MALIBU, VIN: 1G1ZE5ST1HF266738 (hereinafter the "Property"). Petitioner, BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, seized the Property on or about September 20, 2026, at or near the area of Belcher Road North and Tampa Road, Palm Harbor, in Pinellas County, and will file or has filed with the Pinellas County Circuit Court a verified Complaint for Forfeiture to obtain a Final Order of Forfeiture perfecting the right, interest and title to the Property for the use or benefit of the Pinellas County Sheriff's Office, all pursuant to Section 932.701-704, Florida Statutes (2018).

Emily K. VanOosting, Assoc. Counsel,
FBN: 100063
Pinellas County Sheriff's Office,
10750 Ulmerton Road,
Largo, FL 33778;
Phone: (727) 582-6274
evanoosting@pcsonet.com;
slockheart@pcsonet.com;
Attorneys for Petitioner

November 13, 20, 2026 26-05338N

SECOND INSERTION

NOTICE OF FORFEITURE PROCEEDINGS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 26-006148-CI
IN RE: FORFEITURE OF 2015 CHEVROLET MALIBU VIN: 1G11B5SLXFF121166
BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, Petitioner,
vs.
Vashti Turner and Levan Automotive, LLC

TO: VASHTI TURNER and all others who may claim an interest in the above-described 2015 CHEVROLET MALIBU, VIN: 1G11B5SLXFF121166 (hereinafter the "Property"). Petitioner, BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, seized the Property on or about October 9, 2026, at or near the area of 40th Avenue South and MLK Street South, St. Petersburg, in Pinellas County, and will file or has filed with the Pinellas County Circuit Court a verified Complaint for Forfeiture to obtain a Final Order of Forfeiture perfecting the right, interest and title to the Property for the use or benefit of the Pinellas County Sheriff's Office, all pursuant to Section 932.701-704, Florida Statutes (2018).

Emily K. VanOosting, Assoc. Counsel,
FBN: 100063
Pinellas County Sheriff's Office,
10750 Ulmerton Road,
Largo, FL 33778;
Phone: (727) 582-6274
evanoosting@pcsonet.com;
slockheart@pcsonet.com;
Attorneys for Petitioner

November 13, 20, 2026 26-05339N

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 26-07746-CO
COVE SPRINGS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
DAVID I. SMITH-GILLESPIE, APHRODITE CORONIS LIVING TRUST AGREEMENT DATED MAY 7, 2013 and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

TO: DAVID I. SMITH-GILLESPIE and APHRODITE CORONIS LIVING TRUST AGREEMENT DATED MAY 7, 2013

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, COVE SPRINGS CONDOMINIUM ASSOCIATION, INC., herein in the following described property:

Unit No. 414, Building No. 4, COVE SPRINGS, a Condominium, and an undivided interest or share in the common elements appurtenant thereto, in accordance with, and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium, as recorded in OR Book 4860, Page 1554, and any amendments thereto and the plate thereof, as recorded in Condominium Plat Book 34, Page 69 through 75, Public Records of Pinellas County, Florida. With the following street address: 4805 Alt. 19, #414, Palm Harbor, Florida 34683.

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 14th day of October, 2026.

11/10/2026

(SEAL) KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
PINELLAS COUNTY, FLORIDA
KEN BURKE
CLERK AND COMPTROLLER
By: Colleen McNair
Deputy Clerk

Greenberg Nikoloff Gross, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100

November 13, 20, 2026 26-05360N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-004597-CI
TRUIST BANK,
Plaintiff, vs.
AARON PAUL CASEY A/K/A AARON P CASEY, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 14, 2026 in Civil Case No. 25-004597-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein TRUIST BANK is Plaintiff and Aaron Paul Casey a/k/a Aaron P Casey, et al., are Defendants, the Clerk of Court, KEN BURKE, CPA, will sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 25th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 83, EAST BAY ESTATES, according to the map or plat thereof, as recorded in Plat Book 47, Page 48, of the Public Records of Pinellas County, Florida.

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

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

/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-12880FL

November 13, 20, 2026 26-05267N

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.: 24-005315-CI
CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-RPL3
Plaintiff(s), vs.
VIVIAN PLATELLAS MOUSOURLIS A/K/A VIVIAN PLATELLAS AKA VIVIAN MOUSOURLIS; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on November 6, 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 9th 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 112, WEXFORD LEAS, UNIT 1 ACCORDING TO THE MAP OR PLAT, THEREOF, AS RECORDED IN PLAT BOOK 72, PAGES 63 AND 64 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.
Property address: 1470 Wexford Drive South, Palm Harbor, FL 34683

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. 24-008382-1

November 13, 20, 2026 26-05327N

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 26-004372-CO
KALMIA CONDOMINIUM NO.2, INC.,
Plaintiff, vs.
GEORGIA DEANGELIS A/K/A GEORGIA M. SUCHNICK; AIMEE DEANGELIS A/K/A AIMEE WADEMAN; NICHOLAS DEANGELIS; SHEILA POPPO; UNKNOWN TENANT(S)
Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 26-004372-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

That certain Condominium parcel described as Unit 201, KALMIA CONDOMINIUM NO. 2 an undivided interest or share in the common elements appurtenant thereto in accord with and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the declaration of KALMIA CONDOMINIUM NO.2, as recorded in O.R. Book 3080, page 260, and amendments thereto, and the plat thereof as recorded in Condominium Plat Book 4, pages 12-14, Public records of Pinellas County, Florida.
PARCEL ID NO.: 23-29-15-45065-000-2010 ("Property")
Property Address: 1235 S. Highland Ave, #2-201, Clearwater, FL 33756-4391

at public sale, to the highest and best bidder for cash at 10:00 a.m. on December 10, 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 10th 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
10151-034

November 13, 20, 2026 26-05398N

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-004847-CI
CLICK N' CLOSE, INC.,
Plaintiff, v.
CARLOS CAMPO PINEIRO, et al.,
Defendants.
TO: Carlos Campo Pineiro
226 Maple Aveue
Palm Harbor, FL 34684
Carlos Campo Pineiro
8022 Jackson Springs Rd.
Tampa, FL 33615
Geidy Gonzalez Aragon
226 Maple Avenue
Palm Harbor, FL 34684
Geidy Gonzalez Aragon
8022 Jackson Springs Rd.
Tampa, FL 33615

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

Lot 226, LAKE SHORE ESTATES FIRST ADDITION, according to plat thereof as recorded in Plat Book 39, Page 64 through 66, of the Public Records of Pinellas County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, 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 day of 11/02/2026.

(SEAL) KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
PINELLAS COUNTY, FLORIDA
Ken Burke
as Clerk of the Circuit Court
of Pinellas County, Florida
11/02/2026 10:43:20 AM
By: Stevie Ayars
DEPUTY CLERK
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165

November 13, 20, 2026 26-05304N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA.
CASE No. 26-004534-CI
TOORAK CAPITAL PARTNERS LLC,
PLAINTIFF, VS.
440 SOUTH GULFVIEW, LLC, ET AL.
DEFENDANT(S).
To: MARC ALLEN
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 7901 4th St N, St. Petersburg, FL 33702

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

UNIT 1706, BUILDING NORTH, OF 440 WEST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4344, PAGE(S) 974, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN 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 Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

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

Date: November 3, 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
Deputy Clerk of the Court

Our Case#: 25FL324-0018/26-004534-CI/FCI

November 13, 20, 2026 26-05269N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
CASE NO. 26-004013-CI
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
SHERREE M. RICHARDS A/K/A SHERREE RICHARDS A/K/A SHERREE WYDRA, et al.,
Defendant.
To the following Defendants:
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF MICHAEL J RICHARDS A/K/A MICHAEL JAMES RICHARDS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

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

LOTS 9 AND 10, BLOCK 6, OAK RIDGE NO.2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 99, 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 McCalla Raymer Leibert Pierce, LLP, Lourdes M. Sanchez-Barcia, Esq., Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before , a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand 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 this Court this 4 day of November, 2026

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

26-22777FL

November 13, 20, 2026 26-05271N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-000762-CI
NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-3,
Plaintiff, VS.
GLENN MILLER; COLEEN MILLER; UNKNOWN SPOUSE OF GLENN MILLER; UNKNOWN SPOUSE OF COLEEN MILLER; UNKNOWN TENANT #1; UNKNOWN T ENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 13, 2026 in Civil Case No. 24-000762-CI , of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein, NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-3 is the Plaintiff, and GLENN MILLER; COLEEN MILLER; UNKNOWN TENANT #1; UNKNOWN TENANT #2; are Defendants.

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

LOT 9, BLOCK Q, CURLEW CITY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 19, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 02 day of November, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Carly Clendening
Carly Clendening, Esq.
FBN: 1008497
Primary E-Mail:
ServiceMail@aldridgepite.com
1190-1757B
Ref# 28845

November 13, 20, 2026 26-05283N

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 26-1446-CO
LAURELWOOD CONDOMINIUM I ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ROBERT BRUCE MARLEY and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary 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 1-F, LAURELWOOD CONDOMINIUM I, and an undivided 1.1831% interest or share in the common elements appurtenant thereto, in accordance with, and subject to, the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium of LAURELWOOD CONDOMINIUM I and Exhibits attached thereto, all as recorded in O.R. Book 4145, Pages 1040 through 1057, inclusive, and amendments thereto, recorded in O.R. Book 4439, Pages 1507 through 1531; O.R. Book 4686, Pages 1074 and 1075; and O.R. Book 4733, Pages 1029 through 1032, and the plat thereof recorded in Condominium Plat Book 17, Pages 45 and 46, all of the Public Records of Pinellas County, Florida.

Property Address: 2292 Oak Neck Drive, Unit F, Clearwater, FL 33763

at public sale, to the highest and best at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on January 7, 2027.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this 5th day of November, 2027.

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 13, 20, 2026 26-05284N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY
CIVIL DIVISION
Case No. 25-006524-CI
Division 07
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R2, MORTGAGE-BACKED NOTES, SERIES 2021-R2
Plaintiff, vs.
NELLIE E. PINA A/K/A NELLIE ELIZABETH PINA A/K/A NELLIE PINA, UNKNOWN SPOUSE OF NELLIE E. PINA A/K/A NELLIE ELIZABETH PINA A/K/A NELLIE PINA, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 4, 2026, in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property situated in Pinellas County, Florida described as:

LOT 95, BONNIE BAY UNIT THREE, PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, AT PAGE 96, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

and commonly known as: 6777 71ST ST N, PINELLAS PARK, FL 33781; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at the Pinellas County auction website at www.pinellas.realforeclose.com, on FEBRUARY 4, 2027 at 10:00 A.M..

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

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

Dated: November 6, 2026

By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
246300/2529894/wll

November 13, 20, 2026 26-05306N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 22-002704-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
SHANNAN FARRELL, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 21, 2025, and entered in 22-002704-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and SHANNAN LEE FARRELL are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on December 01, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 9, BROADMOOR SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 201 53RD ST N, ST PETERSBURG, FL 33710

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 5 day of November, 2026.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
21-147892 - EuE

November 13, 20, 2026 26-05337N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-001862-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF GS MORTGAGE-BACKED SECURITIES TRUST 2022-RPL4,
Plaintiff, vs.
JUANITA BELL; UNKNOWN SPOUSE OF JUANITA BELL; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated November 5, 2026, entered in Civil Case No.: 26-001862-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF GS MORTGAGE-BACKED SECURITIES TRUST 2022-RPL4, Plaintiff, and JUANITA BELL; UNKNOWN SPOUSE OF JUANITA BELL, are Defendants.

KEN BURKE, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pinellas.realforeclose.com, at 10:00 AM, on the 6th day of January, 2027, the following described real property as set forth in said Judgment, to wit:

LOT 12, ORANGE HILL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 77, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

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

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

Dated: November 10, 2026

/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-51836

November 13, 20, 2026 26-05359N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-003503-CI
ROCKET MORTGAGE, LLC,
Plaintiff, VS.
MATT SANDERSON A/K/A MATTHEW SANDERSON; TERRI SANDERSON; ANY UNKNOWN TRUSTEE OF THE MATTHEW SANDERSON TRUST DATED AUGUST 20, 2025; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 4, 2026 in Civil Case No. 26-003503-CI, of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein, ROCKET MORTGAGE, LLC is the Plaintiff, and MATT SANDERSON A/K/A MATTHEW SANDERSON and TERRI SANDERSON are Defendants.

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

LOT 47, SEC. 2, SEC. 2, 3 & 4, MICHIGAN HEIGHTS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 9, PAGE 15, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THE EAST 1/2 OF VACATED ALLEY LYING WEST OF AND ADJACENT TO LOT 47.

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 5 day of November, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Carly Clendening
Carly Clendening, Esq.
FBN: 1008497
Primary E-Mail:
ServiceMail@aldridgepite.com
1271-035B
Ref# 29197

November 13, 20, 2026 26-05282N

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-003798-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1,
Plaintiff, v.
BENEDICTA J. LA FOND; RICK STARR; UNKNOWN SPOUSE OF RICK STARR; GOODLEAP LLC; HAWKINS SERVICE COMPANY, LLC; 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 Final Judgment of Foreclosure or Order dated November 4, 2026 entered in Civil Case No. 25-003798-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1, Plaintiff, and BENEDICTA J. LA FOND; RICK STARR; GOODLEAP LLC and HAWKINS SERVICE COMPANY, LLC, 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 2, 2026 the following described property as set forth in said Final Judgment of Foreclosure, to-wit:.

LOT 8, BLOCK A, SUNRAY BEACH HOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 18 AND 19, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
Property Address: 17323 Kennedy Dr, North Redington Beach, FL 33708

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

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

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

Kelley Kronenberg
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/ Vanessa Nieto
Vanessa Nieto, Esq. FBN: 107084
File No: 2390.000936
November 13, 20, 2026 26-05361N

SECOND INSTRUCTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 26-000983-CO
GRAND BELLAGIO AT BAYWATCH CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
COLIN G. ST. PIERRE,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary 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 114B, Building 1, of The Grand Bellagio at Baywatch Condominium, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 12663, Page 1378, and Condominium Plat Book 129, Page 1, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements. Together with Garage G-114B with Tandem Parking Space T-114B.
Property Address: 2746 Via Tivoli, #114B, Clearwater, FL 33764

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on January 21, 2027.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this 9th 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 13, 20, 2026 26-05336N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 26-2496-CI
MAINLANDS UNIT SEVEN CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
GEORGE A. BLACK, JR. TRUST, UTD MAY 27, 1993 and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary 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:

Condominium Unit 28 of the MAINLANDS OF TAMARAC BY THE GULF UNIT SEVEN according to the Plot Plan thereof, recorded in Condominium Plat Book 80 at Pages 74 through 75, inclusive, and the Declaration of Condominium thereof, recorded in O.R. Book 5886 at Page 945, et seq., all of the Public Records of Pinellas County, Florida, and subsequent amendments thereto, if any.
Property Address: 8712 41st Street North, Pinellas Park, Florida 33782

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on January 6, 2027.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this 5th day of November, 2027.

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 13, 20, 2026 26-05285N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 522025CA004713XXCICI
Freedom Mortgage Corporation,
Plaintiff, vs.
Jeffrey A. Kraftchak a/k/a Jeffrey Kraftchak, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 522025CA004713XXCICI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Jeffrey A. Kraftchak a/k/a Jeffrey Kraftchak; Melanie Reyes-Kraftchak a/k/a Melanie Reyes Kraftchak; Watercress Financial Group LLC; Sunnova TE Management LLC; Northfield Holding Corp., a Florida Corporation d/b/a Florida Window and Door, LLC a/k/a Northfield Holding Corp., a Florida Corporation d.b.a Florida Window and Door are the Defendants, that Ken Burke, Pinellas County Clerk of Court will sell to the highest and best bidder for cash at, www.pinellas.realforeclose.com, beginning at 10:00 AM on the 17th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK B, SUNSET LAKE ESTATES UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 57, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
TAX ID: 02-29-15-87930-002-0050

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 11th day of November, 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq.,
Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 25-F00320
November 13, 20, 2026 26-05400N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-006717-CI
KIAVI FUNDING, INC.,
Plaintiff, v.
NEPTUNE PROPERTY GROUP LLC, a Florida Limited Liability Company; NICHOLAS SALTZMAN, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure or Order dated October 26, 2026 entered in Civil Case No. 25-006717-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein KIAVI FUNDING, INC., Plaintiff and NEPTUNE PROPERTY GROUP LLC, a Florida Limited Liability Company and NICHOLAS SALTZMAN, an Individual, 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 15, 2026 the following described property as set forth in said Uniform Final Judgment of Foreclosure, to-wit:.

LOT 20, BLOCK 5, GARDEN MANOR SECTION TWO, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 6359 13th Avenue North, St Petersburg, FL 33710

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/ Vanessa Nieto
Vanessa Nieto, Esq.
FBN: 107084
File No: 3843.000333
November 13, 20, 2026 26-05346N

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. 24-004215-CI
iTHINK FINANCIAL F/K/A IBM SOUTHEAST EMPLOYEES FEDERAL CREDIT UNION,
Plaintiff, vs.
RICHARD J. SMITH; BARBARA A. COLOGGI; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 1, 2026 and entered in Case No. 24-004215-CI, of the Circuit Court of the 6th Judicial Circuit in and for PINELLAS County, Florida, wherein iTHINK FINANCIAL F/K/A IBM SOUTHEAST EMPLOYEES FEDERAL CREDIT UNION is Plaintiff and RICHARD J. SMITH; BARBARA A. COLOGGI; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. KEN BURKE, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PINELLAS.REALFORECLOSE.COM, at 10:00 A.M., on 1st day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT ONE HUNDRED FORTY EIGHT (148) MARSANDRA ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 70, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

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

Dated this 4th day of November 2026.

Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 24-01122 iTF
V6.20190626
November 13, 20, 2026 26-05266N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-003107-CI
CLICK N' CLOSE, INC.,
Plaintiff, v.
FELIX DAYAN FRADES LLIN, et al.,
Defendants.

TO: Felix Dayan Frades Llin
715 Virginia Avenue
Tarpon Springs, FL 34689
Felix Dayan Frades Llin
3506 Emory Dr.
Holiday, FL 34691
Unknown Spouse of Felix Dayan Frades Llin
715 Virginia Avenue
Tarpon Springs, FL 34689
Unknown Spouse of Felix Dayan Frades Llin
3506 Emory Dr.
Holiday, FL 34691
Peak Energy Corp.
c/o Homsi Law, P.A.
8815 Conroy-Windermere Rd, #402
Orlando, FL 32835
Peak Energy Corp.
c/o Raul Velarde, President
7541 Solstice Cir., Apt. 116
Orlando, FL 32821
Peak Energy Corp.
c/o Alexis Ramirez, Vice President
6236 Kingspointe Parkway #7
Orlando, FL 32819
Peak Energy Corp.
c/o Raul Velarde, President
2464 Lotafun Ave.
Winter Park, FL 32789
Peak Energy Corp.
c/o Jonathan Riascos, VP
113 Aces High Ln.
Davenport, FL 33896

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

Lot 3, Block 1, ORANGE HEIGHTS ADDITION TO TARPON SPRINGS, FLA., according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 33, 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 day of NOV 03 2026.

KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
PINELLAS COUNTY, FLORIDA
Ken Burke
as Clerk of the Circuit Court
of Pinellas County, Florida
By: Stevie Ayars
DEPUTY CLERK
November 13, 20, 2026 26-05265N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case #: 24-000191-CI
DIVISION: 19
Truist Bank
Plaintiff, -vs.-
Antwan J. Rosebud a/k/a Antwan Jamal Rosebud; Unknown Spouse of Antwan J. Rosebud a/k/a Antwan Jamal Rosebud; Clerk of Circuit Court of Pinellas County, Florida; Geico General Insurance Company, as Subrogee of Ruth Azucena Gow; 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. 24-000191-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein Truist Bank, Plaintiff and Antwan J. Rosebud a/k/a Antwan Jamal Rosebud 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 December 3, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 19, BLOCK G, ARCADIAN HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 41, 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/ Michael L. Tebbi
Michael L. Tebbi, Esq.
FL Bar # 70856
23-330424 FC01 SUT
November 13, 20, 2026 26-05358N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

The auction date is December 3, 2026 at 11:00 am at Super Storage II. Address—6415 54th Ave. N. St. Petersburg, FL 33709.

Julisa Douglas D635
Furniture

Oriana Butler C316
Household Items

David Stevens C317
Household Items

Heather Christiansen C469
Household Goods

Scott Van Tassell RV20
Car

November 13, 20, 2026 26-05402N

FOURTH 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:

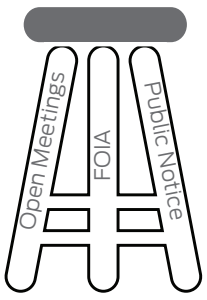
Phone: 813-680-4058
Fax: 813-680-4057
Email: emedina@fcneurology.net
Mailing Address: 12015 Whitmarsh Lane, Tampa, FL 33626

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

Why Public Notice Should Remain in Newspapers

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

three-legged stool
of government transparency





This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

Accessibility

Independence

Verifiability

Archivability

Publishing notices on the internet is neither cheap nor free

Newspapers remain the primary vehicle for public notice in

all 50 states

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNV181187

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

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

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

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

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

Moreover, the real **digital divide for public notice is growing** due to the massive migration to smartphones and other small-screen digital devices

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

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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