

CITRUS COUNTY**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

MODERN FAMILY DENTISTRY

Owner: Smile Design Westchase LLC
1815 SE US Highway 19
Crystal River, FL 34429

2/27/26LG 1T

IN THE COUNTY COURT IN AND FOR CITRUS COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 26-CC-000072

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY THROUGH, UNDER, OR AGAINST FREDERICK J. ADAMS, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY THROUGH, UNDER, OR AGAINST MARY LOU ADAMS, DECEASED; AND ROBERT FREDERICK ADAMS, Defendant.

NOTICE OF ACTION

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or Other Claimants Claiming by Through, Under, or Against Frederick J. Adams, Deceased, and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or Other Claimants Claiming by Through, Under, or Against Mary Lou Adams
101 Golfview Drive
Homosassa, FL 34446

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

Legal Description

Lot 98R, SUGARMILL WOODS, CYPRESS VILLAGE REPLAT, Citrus County, Florida, as recorded in Plat Book 11, pages 105 through 109, inclusive of the Public Records of Citrus County, Florida.

Less and Except:

Begin at the Northeast corner of Lot 98R, CYPRESS VILLAGE, Villa Replat as recorded in Plat Book 11, pages 105 through 109, inclusive of the Public Records of Citrus County, Florida, thence South 4 deg. 25' 57" East along the East line of said Lot a distance of 2.0 feet, thence South 85 deg. 34' 03" West parallel to the North line of said Lot 98R a distance of 80.0 feet to the West line of said Lot, thence North 4 deg. 25' 57" West along said West line a distance of 2.0 feet to the Northwest corner of said Lot, thence North 85 deg. 34' 03" East along the North line of said Lot 98R a distance of 80.0 feet to the Point of Beginning.

AND

Begin at the Northeast corner of Lot 99R, CYPRESS VILLAGE, Villa Replat as recorded in Plat Book 11, pages 105 through 109, inclusive of the Public Records of Citrus County, Florida, thence South 4 deg. 25' 57" East along the East line of said Lot a distance of 2.00 feet, thence South 85 deg. 34' 03" West parallel to the North line of said Lot 99R a distance of 80.0 feet to the West line of said Lot, thence North 4 deg. 25' 57" West along said West line a distance of 2.00 feet to the Northwest corner of said lot, thence North 85 deg. 34' 03" East along the North line of said Lot 99R, a distance of 80.0 feet to the Point of Beginning.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once each week for two consecutive weeks in La Gaceta newspaper.

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the Citrus County Clerk ADA Coordinator, 110 N Apopka Ave, Inverness, FL 34450, 1-352-341-7018, or via email at adacoordinator@citrusclerk.org at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days. Accessibility assistance is also available through the Federal Information Relay Service at 1-800-877-8339 for TTY communication.

WITNESS my hand and the seal of this Court on this 23rd day of February, 2026.

Traci Perry
Clerk of the Circuit Court & Comptroller
By /s/ L Greensor
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
BIR File: 013241.00046

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA

CIVIL DIVISION
CASE NO.: 2025 CA 000524 A
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,

CITRUS COUNTY

VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES ALLEN SMITH A/K/A JAMES A. SMITH, ET AL., DEFENDANT(S),
NOTICE OF ACTION
TO: Unknown Spouse of James Allen Smith A/K/A James A. Smith
Last Known Address: 4 Utah St, Beverly Hills, FL 34465
Current Residence: UNKNOWN
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of James Allen Smith A/K/A James A. Smith
Last Known Address: 4 Utah St, Beverly Hills, FL 34465
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

Lot 4, Block 140, Beverly Hills Unit 6 Section 2, according to the Plat thereof, recorded in Plat Book 11, Page(s) 132, of the public records of Citrus County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, P.O. Box 5536, Tampa, FL 33675 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: (352) 341-6700. WITNESS my hand and the seal of this Court this 18th day of February, 2026.
TRACI PERRY
As Clerk of Court
By: /s/ Dawn Peacock
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, P.O. Box 5536, Tampa, FL 33675
11080-1030852

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA

CASE NO: 25CA000621

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,

-vs-

STACY MCLAIN

Defendant(s)

NOTICE OF ACTION

TO: STACY MCLAIN and UNKNOWN SPOUSE OF STACY MCLAIN
Last Known Address: 395 S Poinsettia Terrace, Crystal River, FL 34429

You are notified of an action to foreclose a mortgage on the following property in Citrus County:

LOTS 9 AND 10, BLOCK 1, TROPIC TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE(S) 20, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

395 S Poinsettia Terrace, Crystal River, FL 34429

The action was instituted in the Circuit Court, Fifth Judicial Circuit in and for Citrus County, Florida; Case No. 25CA000621; and is styled Lakeview Loan Servicing, LLC vs. Stacy Mclain. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 30 days from the first date of publication and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED 2/2/2026

Citrus Clerk of the Circuit Court
As Clerk of Court

By: /s/ Susan
As Deputy Clerk
Quintairos, Prieto, Wood & Boyer, P. A.

2/20-2/27/26LG 2T

HERNANDO COUNTY**IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA**

PROBATE DIVISION

File No. 26000197CPAXMX

IN RE: ESTATE OF

JOE E. FRUCIANO, A/K/A JOSEPH E. FRUCIANO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOE E. FRUCIANO, A/K/A JOSEPH E. FRUCIANO, deceased, whose date of death was March 10, 2025; File Number 26000197CPAXMX, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, FL 34601. 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

HERNANDO COUNTY

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 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 February 27, 2026.

Personal Representative:
ANTHONY EUGENE FRUCIANO
809 Country Club Drive
Brooksville, FL 34613

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026 CP 77

Division Probate

IN RE: ESTATE OF

JAMES CURTIS FREEMAN
AKA JAMES C. FREEMAN
AKA JAMES FREEMAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES CURTIS FREEMAN aka JAMES C. FREEMAN aka JAMES FREEMAN, deceased, whose date of death was October 13, 2025, is pending in the Circuit Court for HERNANDO County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, FL 34601. 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 February 27, 2026.

Personal Representative:
KRISTOPHER JAMES FREEMAN
320 W. 20th Street, Apt. 1
New York, New York 10011

Attorney for Personal Representative:
JASON M. DEPAOLA FBN: 0180040
DYE HARRISON KNOWLES
HARRICK KIRKLAND PRATT
DEPAOLA & JOHNSON, PLLC
410 43rd Street West, Suite N
Bradenton, FL 34209
jmd@dyeharrison.com
secondary: beckyc@dyeharrison.com
941-746-1167
Fax: 941-746-9229

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA

PROBATE DIVISION

File No. 26-CP-000198

Division Probate

IN RE: ESTATE OF

NANCY MORGAN SERPA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Nancy Morgan Serpa, deceased, whose date of death was October 29, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Room 130, Brooksville, Florida 34601. 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.

HERNANDO COUNTY

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 February 27, 2026.

Personal Representative:

Michael M. Serpa
6712 Cinnamon Drive
Philadelphia, Pennsylvania 19128

Attorney for Personal Representative:

Kara Evans, Attorney
Florida Bar Number: 381136
4631 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 758-2173
Fax: (813) 926-6517
E-Mail: kara@karaevansattorney.com
Secondary E-Mail: evanskeene@aol.com

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA

PROBATE DIVISION

Case No: 2025-CP-001470

IN RE: ESTATE OF

ALLEN WAYNE PERRY,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Allen Wayne Perry, deceased, whose date of death was September 22, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, FL 34601. 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 February 27, 2026.

Personal Representative:

Amber Simcox
423 Big Springs Rd.
Bluff City, TN 32618

Attorney for Personal Representative:

Paul M. Messina, Jr., Esq.
Florida Bar Number: 84490
MESSINA LAW GROUP, P.A.
2550 Permit Place
New Port Richey, FL 34655
Telephone: (813) 492-7798
Fax: (727) 216-4787
paul@messinalawgroup.com
service@messinalawgroup.com

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA

PROBATE DIVISION

File No. 25001468CPAXMX

IN RE: ESTATE OF

GILBERT PELLETIER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GILBERT PELLETIER, deceased, whose date of death was December 20, 2023; File Number 25001468CPAXMX, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, FL 34601. 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

HERNANDO COUNTY

claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: February 27, 2026.

Personal Representative:
LORETTA PELLETIER-KESSLER
33542 Lake Myrtle Blvd
Leesburg, FL 34748

Personal Representative's Attorneys:
/s/ Whitney C. Miranda, Esq. - FBN 65928
WCM@GendersAlvarez.com

Derek B. Alvarez, Esq. - FBN 114278

DBA@GendersAlvarez.com

Anthony F. Diecidue, Esq. - FBN 146528
AFD@GendersAlvarez.com

GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, FL 33609
(813) 254-4744 Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

2/27-3/6/26LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT

To: : ELIJAH C. GREEN

Case No.: CD202600518/D 3519124

An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

2/27-3/20/26LG 4T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25001306CAAXMX

FREEDOM MORTGAGE CORPORATION

PLAINTIFF,

VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF OROM FIELDS A/K/A OROM ALONZO FIELDS, ET AL., DEFENDANT(S).

NOTICE OF ACTION

TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Orom Fields A/K/A Orom Alonzo Fields

Last Known Address: 6439 Landover Blvd, Spring Hill, FL 34608

Current Residence: UNKNOWN

TO: Unknown spouse of Orom Fields A/K/A Orom Alonzo Fields

Last Known Address: 6439 Landover Blvd, Spring Hill, FL 34608

Current Residence: UNKNOWN

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

Lot 4, Block 1357, Spring Hill, Unit 20, according to the map or plat thereof as recorded in Plat Book 9, Page 65, Public Records of Hernando County, Florida

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before March 27 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, P.O. Box 5536, Tampa, FL 33675 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

HERNANDO COUNTY

The date of first publication of this notice is 27th day of February, 2026.

All creditors and those having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above named 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 having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, are required to file their claims with the above-named court within 3 months after the date of the first publication of this notice.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

Ancillary Personal Representative:

//s/ Gary Steven Browder
Personal Representative
Gary Steven Browder
27247 Frampton Avenue
Brooksville, FL 34602

Attorney for Ancillary Personal Representative:

/s/ Louis Okun
27247 Frampton Avenue
Brooksville, FL 34602-7304
(352) 354-3787
louisokunlaw@gmail.com
www.okunlegal.com
Florida Bar Number 1025045

2/27-3/6/26LG 2T

**IN THE COUNTY COURT IN AND FOR
HERNANDO COUNTY, FLORIDA**

CIVIL DIVISION

CASE NO.: 25-CC-001869

HERNANDO OAKS GOLF & COUNTRY CLUB MANAGEMENT, LLC,

Plaintiff,

vs.

VADIM DAMBREVILLE, AN UNMARRIED MAN

Defendant.

NOTICE OF ACTION

TO: Vadim Dambreville
17766 Garsalco Circle
Brooksville, FL 34604

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

Lot 393, HERNANDO OAKS PHASE THREE, according to the plat as recorded in Plat Book 38, Pages 25, of the Public Records of Hernando County, Florida

Commonly known as 17766 Garsalco Circle, Brooksville, FL 34506, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon as Frazier & Bowles, Attorneys at Law, Plaintiff's attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before March 23, 2026, (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.

If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain as-

HERNANDO COUNTY

sistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: 352-754-4402.

Dated February 09, 2026

Doug Chorvat Jr.
Clerk of Court and Comptroller
Hernando County, Florida
By: s/ Sonya Sanders
Deputy Clerk

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT OF THE
FIFTH JUDICIAL CIRCUIT IN AND FOR
HERNANDO COUNTY, FLORIDA**

CIVIL ACTION

CASE NO.: 25000392CAAXMX

U.S. BANK NATIONAL ASSOCIATION,
Plaintiff,

vs.

SEAN M. HOYE, et al,
Defendant(s).

**NOTICE OF SALE PURSUANT TO
CHAPTER 45**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 22, 2026, and entered in Case No. 25000392CAAXMX of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida in which U.S. BANK NATIONAL ASSOCIATION, is the Plaintiff and Sean M. Hoyer, United States of America Acting through Secretary of Veterans Affairs, are defendants, the Hernando County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at Hernando County Courthouse, 20 N. Main Street, Room 245, Brooksville, Florida 34601, Hernando County, Florida at 11:00AM on the March 24, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

TRACT 109, EL PICO SUBDIVISION, MORE PARTICULARLY DESCRIBED AS: THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH-WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, LESS THE NORTH 25 FEET THEREOF FOR ROAD RIGHT OF WAY.

**A/K/A 10030 ORCHARD WAY
SPRING HILL FL 34608**

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

If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Hernando County, Peggy Welch, (352) 754-4402.

Dated this 10th day of February, 2026.

ALBERTELLI LAW
P.O. Box 23028
Tampa, FL 33623
Tel:(813) 221-4743
Fax:(813) 221-9171
eService: servealaw@albertellilaw.com

By: /s/ Justin Ritchie
Florida Bar # 106621

IN/25-004620 2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT OF THE
FIFTH JUDICIAL CIRCUIT IN AND FOR****HERNANDO COUNTY**

HERNANDO COUNTY, FLORIDA
CASE NO: 2025CA001210

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY
AS TRUSTEE ON BEHALF OF BCAT
2022-26TT,
Plaintiff,

-vs-

CASSANDRA ECKERT, UNKNOWN
SPOUSE OF CASSANDRA ECKERT,
HOMETAP EQUITY PARTNERS, LLC,
A DELAWARE LIMITED LIABILITY
COMPANY, UNKNOWN TENANT 1 AND
UNKNOWN TENANT 2,
Defendant(s)

**NOTICE OF ACTION – CONSTRUCTIVE
SERVICE**

TO: CASSANDRA ECKERT
7298 BLACKHAWK TRAIL
SPRING HILL, FL 34606

UNKNOWN SPOUSE OF
CASSANDRA ECKERT
7298 BLACKHAWK TRAIL
SPRING HILL, FL 34606

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

LOT W-438, WEEKI WACHEE WOODLANDS UNIT 1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 88A-88B, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Property Address: 7298 Blackhawk Trail, Spring Hill, FL 34606

The action was instituted in the Circuit Court, Fifth Judicial Circuit in and for Hernando County, Florida; Case No. 2025CA001210; and is styled U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, not in its individual capacity, but solely as trustee on behalf of BCAT 2022-26TT vs. Cassandra Eckert. You are required to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication on or before March 12, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

Dated the 29th day of January, 2026.

Doug Chorvat, Jr.

As Clerk of the Court

By: /s/ Sonya Sanders

As Deputy Clerk

Quintairos, Prieto, Wood & Boyer, P. A.

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT OF THE FIFTH
JUDICIAL CIRCUIT,
IN AND FOR HERNANDO COUNTY,
FLORIDA**

CASE NO.: 23-CA-001290

WELLS FARGO BANK, N.A. AS
TRUSTEE FOR THE MASTR ASSET
BACKED SECURITIES TRUST 207-
NCW MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2007-NCW,
Plaintiff,
vs.

GEORGIA MAE BARRY, UNKNOWN
SPOUSE OF GEORGIA MAE BARRY;

HERNANDO COUNTY

et al.,
Defendants.

NOTICE OF SALE

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on January 22, 2026, in the above-styled cause, Doug Chorvat Jr., Hernando county clerk of the court, shall sell to the highest and best bidder for cash on **March 10, 2026, at 11:00 A.M., at Hernando County Courthouse, 20 N Main Street, Room 245, Brooksville, FL 34601**, the following described property:

TRACT "D", SPRING HILL, UNIT 10, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 54-66, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Property Address: 2037 Finland Dr, Spring Hill, FL 34609

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

AMERICANS WITH DISABILITIES ACT
If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Citrus County John Sullivan (352) 341-6700

Dated February 11, 2026

/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT OF THE
FIFTH JUDICIAL CIRCUIT IN AND FOR
HERNANDO COUNTY FLORIDA**

PROBATE DIVISION

Case No. 25-CP-001487

IN RE: ESTATE OF
LUEVENIA INMON THOMPSON,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Luevenia Inmon Thompson, deceased, whose date of death was June 6, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

That 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.

HERNANDO COUNTY

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

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

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 first date of publication is February 20, 2026.

Personal Representative:

/s/ Leland Thompson
10227 Newel Valley Loop
Riverview, Florida 33569

Attorney for Personal Representative:

/s/ Brice Zoecklein, Esq.
Email Address:
brice@zoeckleinlawpa.com
Florida Bar No. 0085615
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511

2/20-2/27/26LG 2T

**IN THE COUNTY COURT OF THE
FIFTH JUDICIAL CIRCUIT IN AND
FOR HERNANDO COUNTY,
STATE OF FLORIDA**

File No. 2025-CP-1469

IN RE: ESTATE OF
GREGORY DAVID FREY,
Deceased.

**NOTICE OF ACTION
(formal notice by publication)**

TO: LISA RENEE FREY
Unknown

YOU ARE NOTIFIED that an action for Determination of Death of Absentee was filed on December 11, 2025 in the Fifth Judicial Circuit Court, in and for Hernando County, Probate Division, as case number 2025-CP-1469. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are Theodore J. Hamilton, Esquire, 812 W. Dr. MLK Jr, Blvd, Suite 101, Tampa, FL 33603 on or before 30 days after the first date of publication and to file the original 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 of order for the relief demanded, without further notice.

DATED February 2, 2026

Clerk of the Circuit Court

By: /s/ Jessie McKendra

Deputy Clerk

2/13-3/6/26LG 4T

**HILLSBOROUGH
COUNTY****NOTICE OF INTENTION TO REGISTER
FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

FL STATE INSPECTIONS

Owner: Carvajal, Humberto Adrian
2305 Victorious Falls Ave
Plant City, FL 33565

2/27/26LG 1T

**IN THE CIRCUIT COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA**

Probate Division

CASE NO.: 26-CP-000535;

DIVISION: B

IN RE:
ESTATE OF LYDIA LOUISE GRYBOS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Lydia Louise Grybos, deceased, whose date of death was January 11, 2026, is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA

(Continued on next page)

**CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS
PUBLICATION NOTICE**

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **3/11/2026 at 9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CASES TO BE HEARD AT THE 9:00 A.M. HEARING

CASE NO: COD-25-0003753

NAME OF VIOLATOR: RIZQ HOLDINGS LLC
LOCATION OF VIOLATION: 4066 HENDERSON BLVD, TAMPA, FL
CODE SECTIONS: 19-237(3)
LEGAL DESCRIPTION: THOMAS PLACE LOT 13
FOLIO: 120029.0000

CASE NO: COD-25-0003901

NAME OF VIOLATOR: ERNESTINE A UPSHAW ESTATE OF
LOCATION OF VIOLATION: 2705 E 18TH AVE, TAMPA, FL
CODE SECTIONS: 19-50 19-231(10) 19-231(15)b
LEGAL DESCRIPTION: WATCH HILL LOT 5 BLOCK 6
FOLIO: 188429.0000

CASE NO: COD-25-0004316

NAME OF VIOLATOR: SAMUEL MIRABELLA JR
LOCATION OF VIOLATION: 4909 W SAN RAFAEL ST, TAMPA, FL
CODE SECTIONS: 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: HENDERSON BEACH W 35 FT OF LOT 8 AND LOT 10 AND E 15.3 FT OF LOT 1 OF STONEY POINT SUB ADDITION BLOCK 15 LESS COMM AT SE COR OF LOT 8 BLK 15 THN S 90 DEG 00 MIN 00 SEC W 16.14 FT THN N 00 DEG 14 MIN 23 SEC 30.74 FT THN N 89 DEG 55 MIN 40 SEC W 35.39 FT S 48 DEG 52 MIN 31 SEC E 46.80 FT TO POB
FOLIO: 120961.0000

CASE NO: COD-25-0004380

NAME OF VIOLATOR: HONAWICO GROUP LLC
LOCATION OF VIOLATION: 2303 E 4TH AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: TURMAN'S EAST YBOR LOT 6 BLOCK 30
FOLIO: 189380.0000

CASE NO: COD-25-0004412

NAME OF VIOLATOR: LAZARO C VALDES / TRUSTEE ET
LOCATION OF VIOLATION: 2514 N 55TH ST, TAMPA, FL
CODE SECTIONS: 19-231(5)a 19-231(5)c 19-231(10) 19-231(13) 19-231(15)b 19-231(15)c 19-231(17)
LEGAL DESCRIPTION: UCETA LOTS 21 AND 22 BLOCK 2
FOLIO: 160227.0000

CASE NO: COD-25-0004466

NAME OF VIOLATOR: CARLYLE FLATS OF TAMPA LLC
LOCATION OF VIOLATION: 227 S ARMENIA AVE, TAMPA, FL
CODE SECTIONS: 22-8 22-60
LEGAL DESCRIPTION: PARK CITY 2ND SECTION LOTS 11 TO 15 INCL BLOCK 5, LESS R/W
FOLIO: 116827.0000

CASE NO: COD-25-0004468

NAME OF VIOLATOR: HAIRE PROPERTIES LLP
LOCATION OF VIOLATION: 9931 N FLORIDA AVE, TAMPA, FL
CODE SECTIONS: 19 237(3) 19 237(3)i,
LEGAL DESCRIPTION: HARVEY HEIGHTS N 125 FT OF W 125 FT OF LOT 14 LESS FLA AVE R/W
FOLIO: 98933.0000

CASE NO: COD-25-0004504

NAME OF VIOLATOR: JERSEY MHP LLC
LOCATION OF VIOLATION: 222 HOBOKEN AVE. TAMPA, FL
CODE SECTIONS: 19-51 19-56 19-237 19-237(3) 19-237(3)f
LEGAL DESCRIPTION: 1 HARVEY HEIGHTS BEG 37 FT N AND 174 FT E OF SW COR OF LOT 2 N 124.85 FT E 464.02 FT SLY 124.85 FT TO A PT 464.01 FT E OF POB THN WLY 464.01 FT TO POB LESS N 60 FT OF S 97 FT OF E 100FT OF W 274 FT OF S 1/2 OF LOT 2 LOT 3 LOT 1 LESS THAT PT LYING WITHIN 33 FT OF C/L OF CENTRAL AVE AND N 1/2 OF LOT 2 LOT 14 LESS N 125 FT OF W 125 FT AND LESS FLA AVE R/W LESS E 78 FT OF N 84 FT OF W 236 FT ACCESS ROAD INT CENTRAL MHP NORTH DESC AS TRACT BEG 22 FT N OF SE COR OF LOT 2 AND CONT N 15 FT W 242.2 FT SELY 15.07 FT TO PT 240.6 FT W OF POB AND E 240.6 FT TO BEG

CASE NO: COD-25-0004617

NAME OF VIOLATOR: JEANETTE L BRENNAN
LOCATION OF VIOLATION: 9305 N HIGHLAND AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: HAMNER'S MARJORY B AND W E FLORILAND LOT 17 BLOCK 9
FOLIO: 99832.0000

CASE NO: COD-25-0004664

NAME OF VIOLATOR: 4216MASJID LLC
LOCATION OF VIOLATION: 4216 E BUSCH BLVD, TAMPA, FL
CODE SECTIONS: 19-48 19-233(a) 19-234 19-237 19-237(3)
LEGAL DESCRIPTION: TERRACE PARK SUBDIVISION UNIT NO 3 LOTS 5 THRU 9 AND LOTS 14 THRU 18 BLK 108
FOLIO: 142164.0000

CASE NO: COD-25-0004688

NAME OF VIOLATOR: JOHN M H MCDERMOTT
LOCATION OF VIOLATION: 4905 W SAN NICHOLAS ST, TAMPA, FL
CODE SECTIONS: 19-59 19-231(15)c
LEGAL DESCRIPTION: SUNSET CAMP A REPLAT OF BLOCKS 3 AND 7 SUBDIVISION W 10.2 FT OF LOT 2, LOT 3 AND E 5.6 FT OF LOT 4
FOLIO: 121264.0000

CASE NO: COD-25-0004732

NAME OF VIOLATOR: JOHN R MOORHEAD
LOCATION OF VIOLATION: 10914 N BOULEVARD, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: GOLFLAND OF TAMPA'S NORTH SIDE COUNTRY CLUB AREA N 2 LOT 7 AND S 35 FT OF LOT 8 BLOCK 41
FOLIO: 96584.0000

C

HILLSBOROUGH COUNTY

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 February 27, 2026.

Personal Representative:
ARLENE ISABEL CZYZOWSKI
633 Half Moon Lake Road
Tampa, Florida 33625

Attorney for Personal Representative:
ADRIAN J. MUSIAL, JR., ESQUIRE, of
A. J. Musial, Jr., P.A.
1211 West Fletcher Avenue
Tampa, Florida 33612-3363
(813) 265-4051
FL Bar no.: 157330
Email service:
ajmusialattorney@yahoo.com

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 2026-CP-000446

IN RE: ESTATE OF
JOSE RIVERA SANLLEY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jose Rivera Sanlley, deceased, whose date of death was November 29, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is February 27, 2026.

Personal Representative:
/s/ Nayda Velez
12410 Cardiff Drive
Tampa, Florida 33625

Attorney for Personal Representative:
/s/ Desiree Sanchez
Desiree Sanchez
Attorney
Florida Bar Number: 10082
Sanchez Law Group, P.A.
605 E. Robinson Street, Suite 650
Orlando, FL 32801
Telephone: (407) 500-4444
Fax: (407) 236-0444
E-Mail: desiree@sanchezlaw.com
Secondary E-Mail: elena@sanchezlaw.com

2/27-3/6/26LG 2T

NOTICE OF INTENT TO RETITLE ABANDONED VEHICLE

Notice is hereby given that the following motor vehicle has been left abandoned on private property and will be subject to application for a certificate of title under Section 705.103, Florida Statutes, unless claimed by the rightful owner within 30 days from the date of this notice.

Year/Make/Model: 2006 Ford F350 Diesel Harley Davidson Edition
VIN: 1FTWW31P86ED34729
Color: BLACK

Location of Vehicle: 12419 Cottrell Street, Tampa, FL 33612

Any person claiming an interest in the above vehicle must contact **WALT HINES**, property owner, at (813) 478-8587 or by mail at the above address before **March 27th, 2026 by 5:00 pm**. Failure to claim the vehicle within the prescribed time will result in the transfer of title to the applicant.

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Tuesday, March 10, 2026, to determine whether or not:

Vacating Petition V25-0024, a portion of maintained public right-of-way known as Balm Wimauma Rd, adjacent to the property located at 14747 Balm Wimauma Rd in Balm (between folios 77854-0000 and 77848-0704).

shall be closed, vacated, discontinued and abandoned, and any rights of Hillsborough County, Florida, and the public in and to any lands in connection therewith renounced and disclaimed.

For questions related to this vacate petition, please contact Facilities Management & Real Estate Services Department in advance of the meeting by email at RP-Vacating@hcfi.gov or by phone at (813) 276-2825.

PARTICIPATION OPTIONS. All interested parties are invited to appear at the meeting in person or virtually. For more information on how to view or participate in a meeting, visit: <https://hcfi.gov/government/meeting-information/sign-up-to-speak-at-a-meeting>.

All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to contact the Hillsborough County ADA Officer at ADA@hcfi.gov or 813-276-8401; TTY: 7-1-1. For individuals who require hearing or speech assistance, please call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8700 (v) or Dial 711 no later than 48 hours prior to the proceedings. All BOCC meetings are closed captioned.

2/20-2/27/26LG 2T

HILLSBOROUGH COUNTY

Dated this 11th day of February, 2026.
2/27/26LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION

Case No.: 25-CA-002557
Division: P

REGIONS BANK, SUCCESSOR BY MERGER WITH AMSOUTH BANK, Plaintiff,

-vs-

DAVID ARMBRUSTER A/K/A DAVID E. ARMBRUSTER; TERESA ARMBRUSTER A/K/A TERESA M. ARMBRUSTER; if living, and all unknown parties claiming by, through, under or against the above-named Defendant who is not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants; COUNTRY HILLS HOMEOWNERS ASSOCIATION, INC., a Florida Not for Profit Corporation; UNKNOWN TENANT #1 and UNKNOWN TENANT #2 Defendants.

NOTICE OF SALE

Notice is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, the Clerk of the Circuit Court, will sell the property situate in Hillsborough County, Florida, described as:

Lot 45, Block 6, COUNTRY HILLS UNIT ONE C, according to plat thereof as recorded in Plat Book 59, Page 21, of the Public Records of Hillsborough County, Florida.

at public sale, to the highest and best bidder, for cash, online on April 20, 2026, at 10:00 a.m. at <http://www.hillsborough.realforeclose.com>.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS 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 IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.

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

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 Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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 24th day of February, 2026.

ROD B. NEUMAN, Esquire
For the Court

By: /s/ ROD B. NEUMAN, Esquire
Gibbons | Neuman
3321 Henderson Blvd, Tampa, FL 33609

2/27-3/6/26LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Chapter 865.09 of the Florida Statutes (Section 90-267), the trade name of:

SMYLIE LEGACY LAW

Owner: Smylie Law Firm, PLLC
410 Ware Blvd., Suite 818
Tampa, FL 33619

2/27/26LG 1T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 24-CC-067263, DIVISION M

THE TAMPA RACQUET CLUB
ASSOCIATION, INC.,
Plaintiff,

vs.

JUAN ROMERO,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the *In Rem* Final Judgment of Foreclosure entered in this cause on February 5, 2026 by the County Court of Hillsborough County, Florida, the property described as:

That certain Condominium parcel composed of Unit 446 and an undivided interest or share in the common elements appurtenant thereto, in accordance with, and subject to

HILLSBOROUGH COUNTY

the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium of THE TAMPA RACQUET CLUB, A CONDOMINIUM and Exhibits attached thereto, all as recorded in Official Record 3450, page 1175, et seq., and the Plat thereof recorded in Condominium Plat Book 2, page 27, et seq., together with such additions and amendments to said Declaration and Condominium Plat as from time to time may be made, all as recorded in the Public Records of Hillsborough County, Florida.

TOGETHER WITH Parking Space No. 62 at THE TAMPA RACQUET CLUB, A CONDOMINIUM, shown on Plat recorded in Condominium Plat Book 2, page 27, et seq., Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 5820 N. Church Avenue, Unit 446, Tampa, FL 33614.

will be sold by the Hillsborough County Clerk at public sale on **March 27, 2026 at 10:00 A.M.**, electronically online at <http://www.hillsborough.realforeclose.com>.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/Charles Evans Glausier

Charles Evans Glausier, Esquire
Florida Bar No.: 37035
cglausier@glausiernight.com
GLAUSIER KNIGHT JONES, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, FL 33602
Telephone No.: (813) 440-4600
Attorneys for Plaintiff

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION

CASE NO.: 26-DR-001450
DIVISION: C

Shineka T. Johnson,
Petitioner,

vs.

Sasha S. Earnest,
Octavius J. Johnson,
Respondents.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Sasha S. Earnest, Respondent/ Mother, whose last known address is: 1311 W. Waters Ave. Tampa, FL 33604-2836

YOU ARE HEREBY NOTIFIED that an action for Temporary Custody of Minor Child by Extended Family has been filed against you by **Shineka T. Johnson**, and you are required to serve a copy of your written defenses, if any, to it, on the Attorney, whose name and address is:

Laura Ankenbruck, Esquire
Fla. Bar No. 0966400

Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400
Tampa, Florida 33605
(813) 232-1222, ext. 138

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 03/27/2026; otherwise judgment may be entered against you for the relief demanded in the Petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.912.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

WITNESS my hand and the seal of said Court on February 19, 2026.

Victor D. Crist
Clerk of the Circuit Court

By: /s/ Jennifer Taylor
Deputy Clerk

2/27-3/20/26LG 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 25-CC-043349

CAMELOT WOODS II HOMEOWNERS
ASSOCIATION, INC.,
Plaintiff,

vs.

JED HONRADO,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-043349, that resulted from the Final Hearing on or about February 19, 2026, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 25-CC-043349 on about February 19, 2026. Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 10, Block 3, CAMELOT WOODS PHASE 2, according to the map or plat thereof as recorded in Plat Book 87, Page 83, of the Public Records of

HILLSBOROUGH COUNTY

Hillsborough County, Florida and commonly known as: 94 Camelot Ridge Dr, Brandon, FL 33511; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the HILLSBOROUGH County public auction website at <http://www.hillsborough.realforeclose.com>, on April 10, 2026 at 10:00AM. 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 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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, 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 February 23, 2026

Nathan A. Frazier, Esq., for the firm
Jessica T. Dubsky, Esq., for the firm
Attorney for Plaintiff

202 S. Rome Ave. #125, Tampa, FL 33606
pleadings@frazierbowles.com
45143.22

2/27-3/6/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 25-CC-054602

FISH HAWK TRAILS HOMEOWNERS
ASSOCIATION, INC.,
Plaintiff,

vs.

MELINDA BENT, RACHEL SUTTER,
WILLIAM HARWOOD AND THE
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR OTHER
CLAIMANT CLAIMING BY, THROUGH,
UNDER OR AGAINST KENNETH
HARWOOD,
Defendant.

NOTICE OF ACTION

TO: RACHEL SUTTER

6104 AUDUBON MANOR BLVD.,
LITHIA, FL 33547

133 19TH STREET, RUSKIN, FL 33570

YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

Lot 6, Block, 12, FISH HAWK TRAILS UNIT 4 PHASE II, according to the map or plat thereof as recorded in Plat Book 85, Page 30, of the Public Records of Hillsborough County, Florida.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 3/27/26, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on February 19, 2026.

/s/ Victor D. Crist
As Clerk of the Court
800 E. Twiggs St., Tampa, FL 33602

By: Jennifer Taylor
Deputy Clerk

Michelle T. Reiss, Esquire
Florida Bar No. 36993
APPLETON REISS, PLLC
215 N. Howard Avenue, Suite 200
Tampa, Florida 33606
(813) 542-8888
Attorneys for Plaintiff

2/27-3/6/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 25-CC-054602

FISH HAWK TRAILS HOMEOWNERS
ASSOCIATION, INC.,
Plaintiff,

vs.

MELINDA BENT, RACHEL SUTTER,
WILLIAM HARWOOD AND THE
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR OTHER
CLAIMANT CLAIMING BY, THROUGH,
UNDER OR AGAINST KENNETH
HARWOOD,
Defendant.

NOTICE OF ACTION

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST KENNETH HARWOOD

YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

Lot 6, Block, 12, FISH HAWK TRAILS UNIT 4 PHASE II, according to the map or plat thereof as recorded in Plat Book 85, Page 30, of the Public Records of Hillsborough County, Florida.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 3/27/26, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on February 19, 2026.

/s/ Victor D. Crist
As Clerk of the Court
800 E. Twiggs St., Tampa, FL 33602

By: Jennifer Taylor
Deputy Clerk

HILLSBOROUGH COUNTY

Michelle T. Reiss, Esquire
Florida Bar No. 36993
APPLETON REISS, PLLC
215 N. Howard Avenue, Suite 200
Tampa, Florida 33606
(813) 542-8888
Attorneys for Plaintiff

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION

CASE NO. 25-DP-606

DIVISION: D

IN THE INTEREST OF:
K.W. DOB: 8/2/2025
MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: Keeley Bayne DOB: 12/12/1983
Address Unknown

YOU ARE HEREBY NOTIFIED the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: K.W. born on 8/2/2025. You are hereby **commanded** to appear on **May 4, 2026, at 10:45 AM** before the Honorable Lisa D. Campbell General Magistrate Lisa Phillips via audio-visual communication technology or at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street Tampa, FL 33602, for an **ADVISORY HEARING**.

Zoom/Telephonic information for Judge Campbell:

The hearing will be held utilizing ZOOM, and you will need to initiate contact to be available at the time of the hearing please follow the instructions below.

When connecting through **Zoom APP** with Video: <https://zoom.us/j/6544457465>

The meeting ID is 654 445 7465 – no password needed.

When calling using a **telephone**: The phone number is 1-786-635-1003. The message will ask for meeting ID number: 654 445 7465 then # The message will ask for participant ID: enter the phone number that you are calling from The message will ask for password: **there is no password**.

****Zoom will be recording all participants. If appearing via video, please dress appropriately for court.****

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS 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 as Clerk of said Court and the Seal thereof, this 20th day of February, 2026.

Victor D. Crist, Clerk of Court
Hillsborough County, Florida

By: /s/ Santiago Zambrano
As Deputy Clerk

2/27-3/20/26LG 4T

HILLSBOROUGH COUNTY

02/24/26. Proposed activity: Mass Grading. Project name: The Isles at Old Tampa Bay Mass Grading. Project size: 162.34 acres Location: Section(s) 5 Township 30 South, Range 18 East, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District (District) Tampa Office, 7601 Highway 301 North, Tampa, FL 34637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476; TDD only 1-800-231-6103.

2/27/26LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDACase No.: 2025 DR 16770
Division: Family

Paul Antonio James,
Petitioner,
and
Dana Michelle West,
Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: Dana Michelle West
Last Known Address: Unknown - 4610 Pompano Dr. Tampa, FL 33617

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 Paul Antonio James, whose address is 1390 S. Dixie Hwy, Ste 1108, Coral Gables, FL 33146 on or before 3/26/26, and file the original with the clerk of this Court at 800 E. Twiggs St, Tampa, FL 33602, 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.**

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 Notice of Current Address, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address 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.

Dated February 18, 2026

Victor Crist, Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602

By: s/ Jennifer Taylor
Deputy Clerk

2/27-3/20/26LG 4T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDACIVIL DIVISION
CASE NO: 25-CC-039451

LAKEWOOD RIDGE TOWNHOMES ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

MYRLEX DAVILMAR, an unmarried man
and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-039451, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEWOOD RIDGE TOWNHOMES ASSOCIATION, INC. is Plaintiff, and MYRLEX DAVILMAR, an unmarried man, is Defendant, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on April 17, 2026, in an online sale at www.hillsborough.realforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 12, LAKEWOOD RIDGE TOWNHOMES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 100, PAGE 148, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1562 Blue Magnolia Road, Brandon, FL 33510

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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, 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: February 24, 2026

HILLSBOROUGH COUNTY

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDAPROBATE DIVISION
File No. 26-CP-000220
Division B

IN RE: ESTATE OF
MARY JANE CHRISTIAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Mary Jane Christian, deceased, whose date of death was November 16, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 442, Tampa, Florida 33602. 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 February 27, 2026.

Personal Representative:
John Rosiello a/k/a Jack Rosiello
9019 Quail Creek Drive
Tampa, Florida 33647

Attorney for Personal Representative:
David Toback, Esq.
Attorney for Petitioners
Florida Bar No. 120560
DAVID TOBACK
1211 N. Westshore Blvd., Suite 315
Tampa, Florida 33607
Telephone: (813) 252-7529
Email: admin@davidtobacklaw.com
Secondary Email:
court@davidtobacklaw.com

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDAFAMILY LAW DIVISION
CASE NO: 25-DR-13973

In Re: The Adoption of a Minor Child:
E.G.S.

NOTICE OF ACTION – TERMINATION OF PARENTAL RIGHTS AND GRANDPARENT ADOPTION

TO: AMY LEIGH SCHLETER
Address unknown

YOU ARE NOTIFIED that an action for Termination of Parental Rights and Grandparent Adoption has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Nancy L. Browder, Esq., Law Offices of Robert M. Geller, P.A., 807 W. Azelee St., Tampa, Florida 33606, U.S.A., Petitioner's attorney, on or before 2/18/26 the original with the clerk at of this court at 800 E. Twiggs St., Tampa, FL 33602 either before service on Petitioner's attorney or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the Petition.**

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file a Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address 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 pleadings.

WITNESS my hand and seal of said Court on this 13 day of January, 2026.

Victor D. Crist, Clerk of Court
Hillsborough County, Florida

By: s/ Jennifer Taylor
As Deputy Clerk

2/27-3/20/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDAProbate/Guardianship Division
File: 26-CP-000196
Division: A

IN RE: ESTATE OF
RICHARD D. SHEEHAN,
(Deceased December 10,2025).

NOTICE TO CREDITORS

The administration of the Estate of RICHARD D. SHEEHAN, deceased, whose date of death was December 10, 2025; File Number 26-CP-000196, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgcomb Court-house, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and oth-

HILLSBOROUGH COUNTY

er 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 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 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 February 27, 2026.

Personal Representative:
/s/ Lona DiCerb
P.O. Box 342095
Tampa, FL 33694
(813) 949-2700

Attorney for Personal Representative:
/s/ Allen West, Esq. / FBN 0788511
For C. Allen West, P.L.
10018 Water Works Lane
Riverview, FL 33578
Ph.: (813) 892-3861
Email: allenwestlaw@gmail.com

2/27-3/6/26LG 2T

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit Application number 933930 from Gulf Coast Consulting, Inc., 13825 ICOT Blvd., Suite 605, Clearwater, FL 33760. Application received: January 27, 2026. Proposed Activity: Apartments. Project Name: Azalea Gateway Apartments. Project Size: 29.10 acres. Location: Section 7, Township 31 S, Range 16 E, Pinellas County, FL. Outstanding Florida Water: No. Aquatic Preserve: No.

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

2/27/26LG 1T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDACIVIL DIVISION
CASE NO.: 25-CC-044238

COUNTRY PLACE COMMUNITY ASSOCIATION, INC.,

Plaintiff,

vs.

MARIA A. GREMLI SANDERS and
BEDIA P. GREMLI,
Defendant(s).

NOTICE OF ACTION

TO: Maria A. Gremli Sanders and Bedia P. Gremli
4502 Grainary Avenue
Tampa, FL 33624

YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Hillsborough County, Florida:

Lot 13, Block 4, COUNTRY PLACE UNIT V, as per plat thereof, as recorded in Plat Book 49, Page 67, of the Public Records of Hillsborough County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 3/26/2026 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once each week for two consecutive weeks in La Gaceta.

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 33602, 813.272.7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court on this 18th day of February, 2026.

Victor Crist, Clerk of Court
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602

By: s/ Jennifer Taylor
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
BJR File: 020957.00023

2/27-3/6/26LG 2T

HILLSBOROUGH COUNTY

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION

CASE NO.: 23-CC-101290

RIDGEWOOD HOMEOWNERS ASSOCIATION OF HILLSBOROUGH COUNTY, INC.,
Plaintiff,

vs.

SHEILA YAMILKA PEREZ RODRIGUEZ and
JONATHAN MILIAN SALVA,
Defendant(s).

NOTICE OF RESCHEDULED SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order on Plaintiffs Motion to Reopen Foreclosure Case and Reset Foreclosure Sale entered in this cause on February 19, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

Lot 5, Block 13, Ridgewood, a subdivision according to the plat thereof recorded in Plat Book 137, Page 149, of the Public Records of Hillsborough County, Florida.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com on **April 10, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Katherine Martinez, Esq.
Florida Bar No. 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913
Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
Attorney for Plaintiff

2/27-3/6/26LG 2T

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of a Petition for Formal Determination of Wetlands and Other Surface Waters to serve Amenity Center activities on 2.92 acres known as Southwind Amenity Center. The project is located in Hillsborough County, Section(s) 16, Township 29 South, Range 22 East. The petitioner is Cardel Southwind, LLC, Attn: Kent Hollman whose address is 3160 S. Falkenburg, Rd., Riverview, FL 33578. The Petition No. is 43047009.001.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 34637-6759.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

2/27/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDAPROBATE DIVISION
File No.: 25-CP-004381

Division: A

IN RE: ESTATE OF
PATRICIA MARIE
LEIBFRIED
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Patricia Marie Leibfried, whose date of death was October 3, 2025 and whose social security number is XXX-XX-7549, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. 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

HILLSBOROUGH COUNTY

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 Friday, February 27, 2026.

Personal Representative:
Kristina Marie Harrison
10709 Siena Drive
Clermont, Florida 34711

Attorney for Personal Representative:
Judith S. Lambert, Esquire
Lambert Law Offices, PL
617 W. Lumsden Road
Brandon, Florida 33511
Telephone: (813) 662-7429
Fax: (813) 685-6575

2/27-3/6/26LG 2T

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of a Petition for Formal Determination of Wetlands and Other Surface Waters to serve 8910 South Mobley Rd Tampa, FL activities on 12.9 acres known as 8910 South Mobley Road.

The project is located in Hillsborough County, Section(s) 3 Township 28 South, Range 17 East. The petitioner is Bloomington West Investments LLC whose address is 26336 State Road 19, Howey in the Hills, FL 34737. The Petition No. is 929019/42049091.00.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 2379 Broad Street, Brooksville, FL 34604-6899.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

2/27/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

U.S. CARE INSURANCE

Owner: Luis Manso Selema
9020 Spruce Creek Cir
Riverview, FL 33578

2/27/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

WALTER DAISHA DAVIS

Owner: Walter Davis
4949 Marbrisa Dr. 815
Tampa, FL 33624

2/27/26LG 1T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDAPROBATE DIVISION
CASE NO.: 26-CP-000392; DIVISION: O

IN RE: ESTATE OF DONNA GALE PEQUIGNOT,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Donna Gale Pequignot, deceased, whose date of death

HILLSBOROUGH COUNTY

Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 27, 2026.

Personal Representative:

MARC EDMUND PEQUIGNOT
161 Mockingbird Hill
Plant City, Florida 33565

Attorney for Personal Representative:

ADRIAN J. MUSIAL, JR., ESQUIRE, of
A. J. Musial, Jr., P.A.
1211 West Fletcher Avenue
Tampa, Florida 33612-3363
(813) 265-4051
FL Bar no.: 157330
Email service:
ajmusialattorney@yahoo.com

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION
CASE NO.: 25-CA-012555
UMB BANK, NATIONAL ASSOCIATION
NOT IN ITS INDIVIDUAL CAPACITY,
BUT SOLELY AS LEGAL TITLE TRUSTEE OF LVS TITLE TRUST XIII
PLAINTIFF,
VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VIOLA E. WARBURTON A/K/A VIOLA P. WARBURTON A/K/A VIOLA ESTELL WARBURTON F/K/A VIOLA E. PILGRIM, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION

TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Viola E. Warburton A/K/A Viola P. Warburton A/K/A Viola Estell Warburton F/K/A Viola E. Pilgrim
Last Known Address: 107 Valencia Court North, Plant City, FL 33566
Current Residence: UNKNOWN

TO: Unknown spouse of Viola E. Warburton A/K/A Viola P. Warburton A/K/A Viola Estell Warburton F/K/A Viola E. Pilgrim
Last Known Address: 107 Valencia Court North, Plant City, FL 33566
Current Residence: UNKNOWN

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

Lot 10B of Walden Lake Fairway Villas, according to the map or plat thereof, as recorded in Plat Book 50, Page 18, of the Public Records of Hillsborough County,

HILLSBOROUGH COUNTY

Florida, together with an undivided interest in the common elements.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before 03/29/2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc. P.O. Box 5536, Tampa, FL 33675 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 Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. <https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx> Phone: (813) 272-7040 or ada@fljud13.org
WITNESS my hand and the seal of this Court this 13 day of February, 2026.

VICTOR D. CRIST
As Clerk of Court
By: /s/ Patricia Corbin
As Deputy Clerk
Publish: La Gaceta Publishing, Inc. P.O. Box 5536, Tampa, FL 33675
11080-1030747

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO. 23-CA-000629
MORTGAGE ASSETS MANAGEMENT, LLC,
PLAINTIFF,
VS.
BETTY J. LEWIS, ET AL.
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 17, 2026 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on March 24, 2026, at 10:00 AM, at www.hillsborough.realforeclose.com for the following described property: "LOTS 83, 84 AND THE EAST 25 FEET OF LOT 85 OF MORA SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 29 ON PAGE 14, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA."

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN:1058051

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 Hillsborough County, ADA Coordinator at 813-272-7040 or at

HILLSBOROUGH COUNTY

ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 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.
11080-1030848

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIRCUIT CIVIL DIVISION
CASE NO.: 24-CA-007745
GENERAL CIVIL DIVISION:
Freedom Mortgage Corporation
Plaintiff(s),
v.

WESLEY TUNING, UNKNOWN SPOUSE OF WESLEY TUNING, CONSTRUCTION TRADES SOLUTIONS L.L.C. A/K/A CTS CONSTRUCTION TRADES SOLUTION LLC, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).

NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 18th day of February, 2026, and entered in Case No. 24-CA-007745, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and WESLEY TUNING, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OSPREY LANDING OF RUSKIN HOMEOWNERS ASSOCIATION, INC. AND NVR, INC. are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com> at 10:00 A.M. on the 24th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

Being known and designated as Lot 11, Block A as shown on plat entitled "Osprey Landing" and recorded with the Clerk of the Circuit Court, Public Records of Hillsborough County, Florida in Book 125, Page 145-149.

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 Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx>
Phone: (813) 272-7040 or ada@fljud13.org

Dated this 23rd day of February, 2026.

By: /s/ Liana Hall
Liana Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1030964

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIRCUIT CIVIL DIVISION
Freedom Mortgage Corporation
Plaintiff(s),

CASE NO.: 25-CA-008140
v. GENERAL CIVIL DIVISION:
LAUREN A. PAINO A/K/A LAUREN PAINO; UNKNOWN SPOUSE OF LAUREN A. PAINO A/K/A LAUREN PAINO; LAUREN A. PAINO A/K/A LAUREN PAINO AS TRUSTEE OF THE LAUREN A. PAINO REVOCABLE LIVING TRUST UTD 01/27/2023; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s).

NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta Publishing, Inc)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 13th day of February, 2026, and entered in Case No. 25-CA-008140, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LAUREN A. PAINO A/K/A LAUREN PAINO AS TRUSTEE OF THE LAUREN A. PAINO REVOCABLE LIVING TRUST UTD 01/27/2023, UNKNOWN SPOUSE OF LAUREN A. PAINO A/K/A LAUREN PAINO, ALAN JOSEPH PUCO, JR., LAUREN A. PAINO A/K/A LAUREN PAINO AND UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com> at 10:00 A.M. on the 22nd day of April, 2026, the following described property as set forth in said Final Judgment, to wit: Lot 14, Block 6, Bloomingdale-Section "W", according to the Map or Plat thereof, as recorded in Plat Book 59, Page (s) 23-

HILLSBOROUGH COUNTY

14, Inclusive, of the Public Records of Hillsborough County, Florida.
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 Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx>
Phone: (813) 272-7040 or ada@fljud13.org

Dated this 17th day of February, 2026.

By: /s/ Liana Hall
Liana Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1030578

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION
CASE NO.: 25-CA-009445
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.

VICKI LYNN WEAVER, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION

TO: Unknown tenant in possession of the subject property
Last Known Address: 9703 Carr Road, Riverview, FL 33569
Current Residence: UNKNOWN

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

East 330 feet of the South 132 feet of the SE 1/4 of NE 1/4 of NE 1/4 of Section 22, Township 30 South, Range 20 East, less the East 33 feet and less the South 20 feet thereof, Public Records of Hillsborough County, Florida TOGETHER WITH A 2009 SCOTBILT HOMES SAND-PIPER Doublewide Mobile Home VIN SBHGA1260803589A and VIN SBHGA1260803589B COMPLETE WITH ATTACHMENTS LOCATED ON THE ABOVE DESCRIBED PROPERTY.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 03/22/2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc. 3210 E. 7th Ave, Tampa, FL 33605 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 Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx>
Phone: (813) 272-7040 or ada@fljud13.org

WITNESS my hand and the seal of this Court this 13 day of February, 2026.

VICTOR D. CRIST
As Clerk of Court
By: /s/ Patricia Corbin
As Deputy Clerk
Publish: La Gaceta Publishing, Inc. 3210 E. 7th Ave, Tampa, FL 33605
11080-1030454

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION
CASE NO.: 25-CA-009513
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUNIOR F. TYRELL A/K/A JUNIOR TYRELL, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION

TO: Juliet Tyrell as personal representative of the estate of Junior F. Tyrell A/K/A Junior Fitzroy Tyrell A/K/A Junior Tyrell
Last Known Address: 910 Wynnmere Walk Avenue, Ruskin, FL 33570
Current Residence: UNKNOWN
TO: Vanessa Tyrell

HILLSBOROUGH COUNTY

Last Known Address: 910 Wynnmere Walk Avenue, Ruskin, FL 33570
Current Residence: UNKNOWN
TO: Melissa Tyrell

Last Known Address: 58 Gerbera Ave Braeaton Greater Port St. Catherine, Jamaica, FL 33570
Current Residence: UNKNOWN

TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Junior F. Tyrell A/K/A Junior Fitzroy Tyrell A/K/A Junior Tyrell
Last Known Address: 910 Wynnmere Walk Avenue, Ruskin, FL 33570
Current Residence: UNKNOWN
TO: Unknown spouse of Junior F. Tyrell A/K/A Junior Fitzroy Tyrell A/K/A Junior Tyrell

Last Known Address: 910 Wynnmere Walk Avenue, Ruskin, FL 33570
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 26, BLOCK 3, WYNNMERE WEST PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 124, PAGE (S) 169 THROUGH 175, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 03/16/2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc. 3210 E. 7th Ave, Tampa, FL 33605 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 Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx>
Phone: (813) 272-7040 or ada@fljud13.org

WITNESS my hand and the seal of this Court this 06 day of February, 2026.

VICTOR D. CRIST
As Clerk of Court
By: /s/ Patricia Corbin
As Deputy Clerk
Publish: La Gaceta Publishing, Inc. 3210 E. 7th Ave, Tampa, FL 33605
11080-1030112

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION
CASE NO.: 25-CA-010449
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BEVERLY J. KESTER A/K/A BEVERLY JEAN KESTER, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION

TO: Unknown Spouse of Beverly J. Kester A/K/A Beverly Jean Kester
Last Known Address: 10004 Tranquility Way, Tampa, FL 33625
Current Residence: UNKNOWN

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Beverly J. Kester A/K/A Beverly Jean Kester
Last Known Address: 10004 Tranquility Way, Tampa, FL 33625
Current Residence: UNKNOWN

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Beverly J. Kester A/K/A Beverly Jean Kester
Last Known Address: 3825 Henderson Blvd, #207, Tampa, FL 33629
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 2, BLOCK 4 OF CYPRESS COVE TOWNHOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE(S) 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 03/22/2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc. 3210 E. 7th Ave, Tampa, FL 33605 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 Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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. The Court's ADA

(Continued on next page)

**CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS
PUBLICATION NOTICE**

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **3/18/2026 at 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CASES TO BE HEARD AT THE 1:00 P.M. HEARING

CASE NO: COD-25-0002785
NAME OF VIOLATOR: 41 PROPERTIES LLC
LOCATION OF VIOLATION: 2426 E DR MARTIN LUTHER KING JR BLVD, TAMPA, FL
CODE SECTIONS: 27-156 27-289.7(b) 27-326
LEGAL DESCRIPTION: PROGRESO E 38 FT OF LOT 24 AND W 1/2 OF LOT Z BLOCK 5
FOLIO: 156026.0000

CASE NO: COD-25-0004534
NAME OF VIOLATOR: AO PROPCO LLC
LOCATION OF VIOLATION: 1322 W HIAWATHA ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: RIVIERA SUBDIVISION E 50 FT OF W 150 FT OF LOT 48 AND E 50 FT OF W 100 FT OF N 100 FT OF LOT 48
FOLIO: 103999.0000

CASE NO: COD-25-0004544
NAME OF VIOLATOR: HILLSBOROUGH HEIGHTS LLC
LOCATION OF VIOLATION: 1710 W PERDIZ ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: TAMPA'S NORTH SIDE COUNTRY CLUB AREA UNIT NO 1 SOUTHGATE LOT 35 BLOCK 38
FOLIO: 97729.0000

CASE NO: COD-25-0004629
NAME OF VIOLATOR: EAGLE HOMES AND INVESTMENTS LLC
LOCATION OF VIOLATION: 10416 N PAWNEE AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: TERRACE PARK UNIT NO 4 LOTS 13 14 AND 15 BLOCK 83
FOLIO: 140428.5000

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOX-KNOWLES, CMC
CITY CLERK

2/20-3/13/26LG 4T

HILLSBOROUGH COUNTY

Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAaccommodations.aspx>
 Phone: (813) 272-7040 or ada@fljud13.org
 WITNESS my hand and the seal of this Court this 09 day of February, 2026.
VICTOR D. CRIST
 As Clerk of Court
 By: Patricia Corbin
 As Deputy Clerk
 Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
 11080-1030321

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 FINANCE OF AMERICA COMMERCIAL, LLC,
 Plaintiff,
 vs.

F1 MOTOR TRANSPORT LLC; et al.,
 Defendants. Case No: 2024-CA-003727
NOTICE OF FORECLOSURE SALE
 NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated March 6, 2025 and Order Resetting Foreclosure Sale dated February 13, 2026 and entered in Case No. 2024-CA-003727 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein FINANCE OF AMERICA COMMERCIAL, LLC, is the Plaintiff and F1 MOTOR TRANSPORT LLC; BURIM SELMANI; UNKNOWN TENANT#1; UNKNOWN TENANT #2, are Defendant(s), Victor D. Crist, Clerk of Court, will sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com> at 10:00 a.m. on April 15, 2026 the following described property set forth in said Final Judgment, to wit:
 LOT 31, HIGH POINT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 41. OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Commonly known as: 4102 E. Hanna Ave, Tampa, FL 33610
 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 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. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
DATED February 17, 2026
 /s/ Alexandra Kalman
 Alexandra Kalman, Esq.
 Florida Bar No. 109137
 Lender Legal PLLC
 1800 Pembroke Drive, Suite 250
 Orlando, FL 32810
 Tel: (407) 730-4644
 Attorney for Plaintiff
 Service Emails:
 akalman@lenderlegal.com
 EService@LenderLegal.com
CERTIFICATE OF SERVICE
 I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 17th day of February 2026 to:
F1 MOTOR TRANSPORT LLC.
 By serving: David Tushaj

HILLSBOROUGH COUNTY

19243 Early Violet Dr.
 Tampa, FL 33647
BURIM SELMANI
 19243 Early Violet Dr.
 Tampa, FL 33647
UNKNOWN TENANT #1
 4102 E. Hanna Ave.
 Tampa, FL 33610
UNKNOWN TENANT #2
 4102 E. Hanna Ave.
 Tampa, FL 33610
 /s/ Alexandra Kalman
 Alexandra Kalman, Esq.
 11080-1030494

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 CIVIL DIVISION

CASE NO.: 25-CC-049754
 SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNERS ASSOCIATION, INC.,
 Plaintiff,
 vs.
MATTHIAS F. PETROVICH, A MARRIED MAN AND GAIL PETROVICH, AN UNMARRIED WOMAN
 Defendant.

NOTICE OF ACTION

TO: Gail Petrovich
 13207 Graham Yarden Dr
 Riverview, FL 33579

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

LOT NO. 80, IN BLOCK NO. 1, SOUTH FORK UNIT 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGES 269 THROUGH 287, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Commonly known as 13207 Graham Yarden Dr, Riverview, FL 33579, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon as Frazier & Bowles, Attorneys at Law, Plaintiff's attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before March 27, 2026, (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.

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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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 February 19, 2026
 Victor Crist
 Clerk of Court and Comptroller
 Hillsborough County, Florida
 By: s/ Jennifer Taylor
 Deputy Clerk

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 26-CP-000379

HILLSBOROUGH COUNTY

IN RE: ESTATE OF
ROY DOUGLAS MASON
 a/k/a ROY D. MASON,
 Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Roy Douglas Mason a/k/a Roy D. Mason, deceased, whose date of death was January 11, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. 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 February 27, 2026.

Personal Representative:
 Carrie Jones Mason
 6646 NW 66th Street
 Ocala, Florida 34482

Attorney for Personal Representative:
 Ashly Mae Guernaccini, Esq.
 Florida Bar Number: 1022329
 At Cause Law Office, PLLC
 314 S. Missouri Avenue, Suite 201
 Clearwater, Florida 33756
 Telephone: (727) 477-2255
 Fax: (727) 234-8024
 E-Mail: ashly@atcauselaw.com
 Secondary E-Mail: rhianna@atcauselaw.com

2/27-3/6/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 CIVIL DIVISION

CASE NO.: 25-CC-051799, DIVISION P

SOUTH POINTE OF TAMPA HOMEOWNERS ASSOCIATION, INC.,
 Plaintiff,

vs.
 2017-1 IH BORROWER L.P., a Delaware limited partnership,
 Defendant.

HILLSBOROUGH COUNTY

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on February 4, 2026 by the County Court of Hillsborough County, Florida, the property described as:

LOT 48, BLOCK 28, SOUTH POINTE PHASE 10 AND 11, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE(S) 18, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 12511 Herons Path Place, Riverview, FL 33578.

will be sold by the Hillsborough County Clerk at public sale on March 27, 2026 at 10:00 A.M., electronically online at <http://www.hillsborough.realforeclose.com>.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/Charles Evans Glausier
 Charles Evans Glausier, Esquire
 Florida Bar No.: 37035
cglausier@glausierknight.com
GLAUSIER KNIGHT JONES, PLLC
 400 N. Ashley Drive, Suite 2020
 Tampa, FL 33602
 Telephone No.: (813) 440-4600
 Attorneys for Plaintiff

2/27-3/6/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 CIVIL DIVISION

CASE NO.: 25-CC-036221, DIVISION P

SOUTH POINTE OF TAMPA HOMEOWNERS ASSOCIATION, INC.,
 Plaintiff,

vs.
 INVITATION HOMES 7 LP, a Delaware limited partnership,
 Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on February 4, 2026 by the County Court of Hillsborough County, Florida, the property described as:

Lot 53, Block 1, South Pointe, Phase 3A - 3B, according to the map or plat thereof, as recorded in Plat Book 86, Page(s) 43, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 12218 Dawn Vista Drive, Riverview, FL 33578.

will be sold by the Hillsborough County Clerk at public sale on **March 27, 2026 at 10:00 A.M.**, electronically online at <http://www.hillsborough.realforeclose.com>.

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

**CITY OF TAMPA
 MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS
 PUBLICATION NOTICE**

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **3/4/2026 at 9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CASES TO BE HEARD AT THE 9:00 A.M. HEARING

CASE NO: COD-25-0002995
 NAME OF VIOLATOR: VONDALYN D CRAWFORD
 LOCATION OF VIOLATION: 2902 N 17TH ST, TAMPA, FL
 CODE SECTIONS: 19-231(11) 19-231(13) 19-231(15)a 19-231(15)b
 LEGAL DESCRIPTION: YBOR HEIGHTS LOT 12 AND E 1/2 OF CLOSED ALLEY ABUTTING ON W BLOCK 3
 FOLIO: 187343.5000

CASE NO: COD-25-0003893
 NAME OF VIOLATOR: JO ANN HILL
 LOCATION OF VIOLATION: 509 E SPARKMAN AVE, TAMPA, FL
 CODE SECTIONS: 19-231(15)b 19-231(15)c
 LEGAL DESCRIPTION: CAMPBELL'S E 50 FT OF LOT 1 BLOCK 3
 FOLIO: 191200.0000

CASE NO: COD-25-0003931
 NAME OF VIOLATOR: JOSE FLORES
 LOCATION OF VIOLATION: 923 E 11TH AVE, TAMPA, FL
 CODE SECTIONS: 19-231(10) 19-231(11) 19-231(15)c
 LEGAL DESCRIPTION: GENEVA LOT 7 BLOCK
 FOLIO: 198479.0000

CASE NO: COD-25-0004132
 NAME OF VIOLATOR: JPAC TRUST LLC
 LOCATION OF VIOLATION: 2822 N NEBRASKA AVE, TAMPA, FL
 CODE SECTIONS: 19-231(16)a
 LEGAL DESCRIPTION: BRYANS SUBDIVISION LOT 1 LESS S 10 FT THEREOF BLOCK 1
 FOLIO: 183259.0000

CASE NO: COD-25-0004141
 NAME OF VIOLATOR: FRAIFER INVESTMENTS LLC
 LOCATION OF VIOLATION: 4701 W HILLSBOROUGH AVE, TAMPA, FL
 CODE SECTIONS: 19-49
 LEGAL DESCRIPTION:
 FOLIO: 102790.0000

CASE NO: COD-25-0004409
 NAME OF VIOLATOR: JOSE AND AVICELIC CERNA
 LOCATION OF VIOLATION: 1705 E KNOLLWOOD ST, TAMPA, FL
 CODE SECTIONS: 19-77
 LEGAL DESCRIPTION: RIVERBEND MANOR LOTS 3 AND 4 BLOCK X
 FOLIO: 149539.0000

CASE NO: COD-25-0004441
 NAME OF VIOLATOR: MARIA LETICIA ARGUETA
 LOCATION OF VIOLATION: 1515 W PATTERSON ST, TAMPA, FL
 CODE SECTIONS: 22-60
 LEGAL DESCRIPTION: WILMA SOUTH LOT 41 & S 1/2 CLOSED ALLEY ABUTTING ON N
 FOLIO: 101574.0000

CASE NO: COD-25-0004448
 NAME OF VIOLATOR: RONALD GEORGE CLARK JR
 LOCATION OF VIOLATION: 7515 N DARTMOUTH, TAMPA, FL
 CODE SECTIONS: 19-50
 LEGAL DESCRIPTION: HAMNER'S W E ALBIMAR LOT 15 BLOCK 2
 FOLIO: 161983.0000

CASE NO: COD-25-0004512
 NAME OF VIOLATOR: SKJK CORP
 LOCATION OF VIOLATION: 2125 W COLUMBUS DR, TAMPA, FL
 CODE SECTIONS: 27-283.11(b) 27-326
 LEGAL DESCRIPTION: WEST TAMPA HEIGHTS LOTS 15 TO 21 INCL AND W 25 FT OF LOT 22 BLOCK 15 AND S 1/2 OF VACATED ALLEY TO NORTH
 FOLIO: 177234.0000

CASE NO: COD-25-0004514
 NAME OF VIOLATOR: ESTATE OF RICHARD J MOLNAR
 LOCATION OF VIOLATION: 1809 E YUKON ST, TAMPA, FL
 CODE SECTIONS: 19-231(15)a 19-231(15)c
 LEGAL DESCRIPTION: HILLSBORO HEIGHTS MAP SOUTH LOTS 15 AND 16 BLOCK B
 FOLIO: 145317.0000

CASE NO: COD-25-0004585
 NAME OF VIOLATOR: ISBEL SOTO RAMIREZ AND YANET
 LOCATION OF VIOLATION: 8517 N ASHLEY ST, TAMPA, FL
 CODE SECTIONS: 22-60
 LEGAL DESCRIPTION: MANOR HILLS SUBDIVISION LOTS 39 AND 40 BLOCK 6
 FOLIO: 100000.0000

CASE NO: COD-25-0004608
 NAME OF VIOLATOR: 5416 N 9TH LLC
 LOCATION OF VIOLATION: 5416 N 9TH ST, TAMPA, FL
 CODE SECTIONS: 19-231(1)g 19-231(5)a 19-231(17)
 LEGAL DESCRIPTION: PRESTON'S SUBDIVISION LOT BEG 50 FT S OF NE COR OF LOT 5 & RUN W 130 FT S 50 FT W 35 FT S 101 FT E 165 FT & N TO BEG BLK 2
 FOLIO: 171038.0000

CASE NO: COD-25-0004684
 NAME OF VIOLATOR: 5416 N 9TH LLC
 LOCATION OF VIOLATION: 5416 N 9TH ST TAMPA, FL
 CODE SECTIONS: 19-231(17) 19-231(8)
 LEGAL DESCRIPTION: PRESTON'S SUBDIVISION LOT BEG 50 FT S OF NE COR OF LOT 5 & RUN W 130 FT S 50 FT W 35 FT S 101 FT E 165 FT & N TO BEG BLK 2
 FOLIO: 171038.0000

CASES TO BE HEARD AT THE 1:00 P.M. HEARING

CASE NO: COD-25-0004260
 NAME OF VIOLATOR: 1504 GARDEN INC
 LOCATION OF VIOLATION: 3701 N CENTRAL AVE, TAMPA, FL
 CODE SECTIONS: 19-237 27-283.11(c) 27-289.7 27-326
 LEGAL DESCRIPTION: STRATFORD PLACE LOTS 12 13 AND 14 BLOCK 2
 FOLIO: 167511.0000

CASE NO: COD-25-0004450
 NAME OF VIOLATOR: WESTERN WATER HOLDINGS LLC
 LOCATION OF VIOLATION: 1420 W WATERS AVE, TAMPA, FL
 CODE SECTIONS: 27-132 27-326
 LEGAL DESCRIPTION: WILMA LITTLE LOTS 6 TO 15 INCL & CLOSED ALLEY LYING WITHIN
 FOLIO: 101714.0000

CASE NO: COD-25-0004507
 NAME OF VIOLATOR: CONSULTANTS OF NEW HORIZON
 LOCATION OF VIOLATION: 809 W WATERS AVE, TAMPA, FL
 CODE SECTIONS: 27-283.2 27-326
 LEGAL DESCRIPTION:
 FOLIO: 100282.0000

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.
 SHIRLEY FOXX-KNOWLES, CMC
 CITY CLERK

2/6-2/27/26LG 4T

HILLSBOROUGH COUNTY

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/Charles Evans Glausier
 Charles Evans Glausier, Esquire
 Florida Bar No.: 37035
cglausier@glausierknight.com
GLAUSIER KNIGHT JONES, PLLC
 400 N. Ashley Drive, Suite 2020
 Tampa, FL 33602
 Telephone No.: (813) 440-4600
 Attorneys for Plaintiff

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 25-CP-004087

IN RE: ESTATE OF
DE'ANDRE LLOYD ERVIN
 Deceased.

NOTICE TO CREDITORS

The administration of the estate of DE'ANDRE LLOYD ERVIN, deceased, whose date of death was March 20, 2024; File Number 25-CP-004087, is pending in the Circuit Court for Hillsborough County, Florida, PROBATE Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 February 27, 2026.

Signed on February 17, 2026.

Personal Representative:
 /s/ DELORES O. GRIFFIN

Attorney for Personal Representative:
 /s/ Sean F. Bogle, Esq.
 Email: sean@boglelawfirm.com
 Florida Bar No. 0106313
BOGLE LAW FIRM
 101 S. New York Ave., Suite 205
 Winter Park, FL 32789
 Telephone: 407-834-3311

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 25-CP-003948
 Division A

IN RE: ESTATE OF
CECILIA KATHLEEN SMALLWOOD
 Deceased.

NOTICE TO CREDITORS

The administration of the estate of CECILIA KATHLEEN SMALLWOOD, deceased, whose date of death was February 24, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 700 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE

(Continued on next page)

HILLSBOROUGH COUNTY

AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 27, 2026.

Personal Representative:

Lavinia S Nordgren
1813 E Sitka St
Tampa, Florida 33604

Attorney for Personal Representative:

Daniel de Paz
Florida Bar Number: 108866
12651 Walsingham Rd., Suite B
Largo, Florida 33774
Telephone: (813) 367-9856
Fax: (813) 901-4856
E-Mail: daniel@depaz.law
Secondary E-Mail: e-service@depaz.law
2/27-3/6/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-051794, DIVISION P

SOUTH POINTE OF TAMPA HOMEOWNERS ASSOCIATION, INC., Plaintiff,

vs.

INVITATION HOMES 7 LP, a Delaware limited partnership, Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on February 4, 2026 by the County Court of Hillsborough County, Florida, the property described as:

Lot 80, Block 6, South Pointe Phase 10 And 11, according to the map or plat thereof, as recorded in Plat Book 93, Page(s) 18, of the Public Records of Hillsborough County, Florida

PROPERTY ADDRESS: 12816 Early Run Lane, Riverview, FL 33578.

will be sold by the Hillsborough County Clerk at public sale on **March 27, 2026 at 10:00 A.M.**, electronically online at <http://www.hillsborough.realforeclose.com>.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/Charles Evans Glausier
Charles Evans Glausier, Esquire
Florida Bar No.: 37035
cglausier@glausierknight.com
GLAUSIER KNIGHT JONES, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, FL 33602
Telephone No.: (813) 440-4600
Attorneys for Plaintiff

2/27-3/6/26LG 2T

NOTICE OF SUSPENSION**HILLSBOROUGH COUNTY**

To: Antwon D. Mcmillan

Case No: CD202511654/D 3315287

A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

2/27-3/20/26LG 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-043389

RIVER OAKS CONDOMINIUM III ASSOCIATION, INC., Plaintiff,

vs.

MIN LIANG TONG, UNMARRIED MAN Defendant.

NOTICE OF ACTION

TO: Min Liang Tong
7838 Niagara Ave
Tampa, FL 33617

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

Unit 305, Phase No.3, of RIVER OAKS-CONDOMINIUM III, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3875, Page 209, and all its attachments and amendments thereto, as recorded in Condominium Plat Book 4, Page 43, all of the Public Records of Hillsborough County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Commonly known as 7838 Niagara Ave, Tampa, FL 33617, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon as Frazier & Bowles, Attorneys at Law, Plaintiffs attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before 03/16/2026, (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 Plaintiffs 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 ADA Coordinator,

HILLSBOROUGH COUNTY

inator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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 February 06, 2026

Cindy Stuart
Clerk of Court and Comptroller
Hillsborough County, Florida
By: s/ Patricia Cash
Deputy Clerk

2/20-2/27/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-049754

SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNERS ASSOCIATION, INC., Plaintiff,

vs.

MATTHIAS F. PETROVICH, A MARRIED MAN AND GAIL PETROVICH, AN UNMARRIED WOMAN Defendant.

NOTICE OF ACTION

TO: Matthias Petrovich
13207 Graham Yarden Dr
Riverview, FL 33579

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

LOT NO. 80, IN BLOCK NO. I, SOUTH FORK UNIT 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGES 269 THROUGH 287, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Commonly known as 13207 Graham Yarden Dr, Riverview, FL 33579, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon as Frazier & Bowles, Attorneys at Law, Plaintiffs attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before 03/18/2026, (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 Plaintiffs 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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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 February 10, 2026

Cindy Stuart
Clerk of Court and Comptroller
Hillsborough County, Florida
By: s/ Patricia Chin
Deputy Clerk

2/20-2/27/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

Case No. 25-CP-003471

IN RE: ESTATE OF BEVERLY CUNARD SELLERS, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Beverly Cunard Sellers, deceased, whose date of death was January 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse 800 Twiggs Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
April S. West
8928 Tweeddale Dr.
Winston, GA 30187

Attorney for Personal Representative:

/s/ Marley Dodd, Esq.
Marley Dodd, Esq.
Fla Bar No: 1058457
Brice Zoeklein, Esq.
Florida Bar No. 0085615
Email Address:

HILLSBOROUGH COUNTY

Marley@zoekleinlawpa.com
eservice4@zoekleinlawpa.com
Zoeklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511

2/20-2/27/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Case No.: 24-CA-009007

Division: O

PENINSULA HOLDING GROUP, LLC, a Florida limited liability company Plaintiff,

v.

SHAMSHUDDIN NOORANI, SABA AH NOORANI, BAYSHORE TOWERS CONDOMINIUM ASSOCIATION, INC. et. al Defendants.

NOTICE OF SALE UNDER F.S. CHAPTER 45

Notice is given under that final summary judgment dated January 20, 2026, in Case No. 24-CA-009007 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which Peninsula Holding Group, LLC, is Plaintiff, and Shamsuddin Noorani, Sabaah Noorani, and Bayshore Towers Condominium Association, Inc. are Defendants, the Clerk of the Circuit Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 A.M. on March 5, 2026, the following described property set forth in the Final Judgment of Foreclosure, to wit:

Unit No. 16A of BAYSHORE TOWERS CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3633, Page(s) 1475, of the Public Records of Hillsborough County, Florida, and any amendments thereto, together with its undivided share in the common elements.

AND

Unit No. 16B of BAYSHORE TOWERS CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3633, Page(s) 1475, of the Public Records of Hillsborough County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Property Address: 4015 Bayshore Blvd. #16A, Tampa, Florida 33611

Pursuant to F.S. 45.031(2)(f), 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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/Leighton J. Hyde
Leighton J. Hyde, Esq.
FBN: 106018

The Law Office of Leighton J. Hyde, P.A.
14016 Spector Road
Lithia, FL 33547
(813) 870-9555
Lhyde@hydelawoffice.com
Attorney for Plaintiff

2/20-2/27/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Case Number: 25-CA-010560

ALLISON LENDING, LLC, and/or assigns, Plaintiff,

v.

ARJEN HOMES, LLC, ARTURO LUIS GIAMMUGNANI, STONELAKE RANCH HOMEOWNERS ASSOCIATION, INC.,

MY FLORIDA PLUMBER, LLC, JOHN DOE and JANE DOE, as UNKNOWN TENANTS; and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties, or unknown spouses claiming by, through or under any of the above-named Defendants, Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to a Final Summary Judgment of Foreclosure entered in the above-entitled cause in the Circuit Court of Hillsborough County, Florida, that Victor D. Crist, the Clerk of this Court will sell the property at public sale, to the highest bidder, in the Hillsborough County Courthouse, online at www.Hillsborough.RealForeclose.com at 10:00 A.M. on March 17, 2026 situated in Hillsborough County, Florida, with the property address 10702 Osprey Landing Way, Thonotosassa, FL 33592; and (ii) 12322 Stonelake Ranch Blvd, Thonotosassa, FL, 33592 (the "Property"), situate and being in Hillsborough County, Florida as more fully described below:

10702 Osprey Landing Way, Thonotosassa, FL 33592:

Lot 47, STONELAKE RANCH - PHASE 2, according to the Plat thereof recorded in Plat Book 108, Page 189, of the Public Records of Hillsborough County, Florida.

12322 Stonelake Ranch Blvd, Thonotosassa, FL, 33592:

Lot 78, STONELAKE RANCH - PHASE 3, according to the map or plat thereof recorded in Plat Book 109, Page 264, Public Records of Hillsborough 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 par-

HILLSBOROUGH COUNTY

ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Josh. W. Osborn
Josh W. Osborn, Esq.
Rosenberg & Cummings PLLC
Counsel for Plaintiff
802 NE 20th Avenue
Fort Lauderdale, Florida 33304
(954) 769-1344
Josh@RosenbergCummings.com
Florida Bar Number: 1040437

2/20-2/27/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-027169

WALDEN LAKE COMMUNITY ASSOCIATION, INC., Plaintiff,

vs.

JOSUE CARBAJAL and ELIZABETH QUIJADA, Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on February 13, 2026 by the County Court of Hillsborough County, Florida, for the following property described as:

Lot 27, Block 2, WALDEN LAKE UNIT 33-4, according to the plat thereof recorded in Plat Book 71, Page 49, of the Public Records of Hillsborough County, Florida, and as per Affidavit recorded in Official Record Book 6722, Page 1921.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on **April 10, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Katherine Martinez, Esq.
Florida Bar No. 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913, Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
Attorney for Plaintiff

2/20-2/27/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 26-CP-000332

Division A

IN RE: ESTATE OF ALEYAMMA JOY Deceased.

NOTICE TO CREDITORS

The administration of the estate of ALEYAMMA JOY, deceased, whose date of death was October 3, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. 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 February 20, 2026.

Personal Representative:
/s/ Jody Joy Mantz
Jody Joy Mantz
133 Wooded Lane
Villanova, PA 19083

Attorney for Personal Representative:
/s/ Mary G. McDermott, Esq.
Mary Greenwood McDermott, Esq., Atty.
Florida Bar Number: 612456

HILLSBOROUGH COUNTY

Brandon Family Law Center, LLC
710 Oakfield Dr., Ste. 254
Brandon, Florida 33511
Telephone: (813) 653-1744
Fax: (813) 654-6830
E-Mail: service@brandonfamilylaw.com
Sec E-Mail: mary@brandonfamilylaw.com

2/20-2/27/26LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

Case No. 25-CC-045975

CARROLLWOOD VILLAGE PHASE II HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.

JAMES W. DRAKE, a single man and UNKNOWN TENANT, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-045975, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein CARROLLWOOD VILLAGE PHASE II HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and JAMES W. DRAKE, a single man, is Defendant, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on March 20, 2026, in an online sale at www.hillsborough.realforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

That certain parcel consisting of Unit No. 8103, Phase III, The Towers at Carrollwood Village II, a Condominium, according to Condominium Plat Book 7, Page 44, Public Records of Hillsborough County, Florida; and being further described in that certain Declaration of Condominium filed in O.R. Book 4471, Page 1915, Public Records of Hillsborough County, Florida; together with the exhibits and amendments attached thereto and made a part thereof, and together with an undivided interest in the common elements appurtenant thereto.

Property Address: 13608 South Village Drive Apt. 8103, Tampa, FL 33618

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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, 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: February 16, 2026

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main

HILLSBOROUGH COUNTY

More commonly known as:

Folio No. Address

116077-1592 4210 W CARMEN ST,
UNIT 1, TAMPA

116077-1594 4210 W CARMEN ST,
UNIT 2, TAMPA

116077-1596 4210 W CARMEN ST,
UNIT 3, TAMPA

116077-1598 4210 W CARMEN ST,
UNIT 4, TAMPA

116077-1600 4210 W CARMEN ST,
UNIT 8, TAMPA

116077-1602 4210 W CARMEN ST,
UNIT 7, TAMPA

116077-1604 4210 W CARMEN ST,
UNIT 6, TAMPA

116077-1606 4210 W CARMEN ST,
UNIT 5, TAMPA

116077-1608 Common area be-
tween the two 4-unit building

at public sale, to the highest and best bidder, for cash, on MAY 20, 2026, beginning at 10:00 a.m., conducted electronically online at <http://www.hillsborough.realforeclose.com>.

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

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation to participate in a court proceeding, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

/s/ Gerald D. Davis
GERALD D. DAVIS
Florida Bar No. 764698
gdavis@trenam.com bshepard@trenam.com
ohoepner@trenam.com
TRENAM, KEMKER, SCHARF,
BARKIN,
FRYE, O'NEILL & MULLIS, P.A.
200 Central Avenue, Suite 1600
St. Petersburg, FL 33701
Tel: (727) 896-7171
Attorneys for Plaintiff

2/20-2/27/26LG 2T

**IN THE COUNTY COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION**

CASE NO.: 25-CC-042743, DIVISION H

SOUTH POINTE OF TAMPA
HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

SWH 2017-1 BORROWER, LP, a
Delaware limited partnership,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on February 3, 2026 by the County Court of Hillsborough County, Florida, the property described as:

LOT 74, BLOCK 1, SOUTH POINTE PHASE 3A-3B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGE(S) 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 12530 Dawn Vista Drive, Riverview, FL 33578.

will be sold by the Hillsborough County Clerk at public sale on **March 20, 2026 at 10:00 A.M.**, electronically online at <http://www.hillsborough.realforeclose.com>.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (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 the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/Charles Evans Glausier
Charles Evans Glausier, Esquire
Florida Bar No.: 37035
cglausier@glausierknight.com
GLAUSIER KNIGHT JONES, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, FL 33602
Telephone No.: (813) 440-4600
Attorneys for Plaintiff

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION**

File No. 26-CP-000059

Division B

IN RE: ESTATE OF
JANICE R. MCMORROW,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JANICE R. MCMORROW, deceased, whose date of death was November 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of 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

HILLSBOROUGH COUNTY

AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Signed on this 17th day of February, 2026.

Personal Representative:
/s/ LUKE F. MCMORROW
9405 N. Elmer Street
Tampa, Florida 33612

Attorney for Personal Representative:

/s/ Joshua T. Keleske, Esq.
Florida Bar No. 0548472
Joshua T. Keleske, P.L.
3333 W. Kennedy Boulevard, Suite 104
Tampa, Florida 33609
Telephone: (813) 254-0044
Email: jkeleske@trustedcounselors.com

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION**

File No. 2025-CP-003407

Division Probate

IN RE: ESTATE OF
CAROL L. CONKLIN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CAROL L. CONKLIN, deceased, whose date of death was May 10, 2025; File Number 2025-CP-003407, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. 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 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: February 20, 2026.

Personal Representative:
TODD BECRAFT
3894 6th Avenue
Los Angeles, CA 90008

Attorney for Personal Representative:
Chris M. Vorbeck
Email: vorblaw@aol.com
Florida Bar No. 997201
The Law Office of Chris M. Vorbeck,
P.A.
4470 Northgate Court
Sarasota, FL 34234
Telephone: (941) 921-3124

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY**

JUVENILE DIVISION

CASE NO. 24-DP-694

DIVISION: C

IN THE INTEREST OF:

A.E. DOB: 5/4/2021

MINOR CHILD

NOTICE OF ACTION

TERMINATION OF PARENTAL RIGHTS

TO: Alisia Elizabeth Pride,
DOB: 01/10/2002

Last Known Address: 7805 River Resort Lane, Tampa, Florida 33617

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.E. born on 5/4/2021. You are hereby **commanded** to appear on April 28, 2026, at 1:00 PM before the General Magistrate Tracy Ellis at the Hillsborough Courthouse, Edgcomb Courthouse 800 East Twiggs Street Tampa, FL 33602 - Courtroom 313, for an **ADVISORY HEARING**.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE

HILLSBOROUGH COUNTY

ENTITLED, AT NO COST TO YOU, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS 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. THE PARENTS HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY AT THE ARRAIGNMENT HEARING AND DURING THE DEPENDENCY PROCEEDINGS.

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 12th day of February, 2026.

Victor D. Crist, Clerk of Circuit Court
Hillsborough County, Florida

By: /s/ Santiago Zambrano
Deputy Clerk

2/20-3/13/26LG 4T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION**

File No. 26-CP-000049

IN RE: ESTATE OF
JAN MARIE COSTELLO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAN MARIE COSTELLO, deceased, whose date of death was September 29, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. 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 February 20, 2026.

Personal Representative:
/s/ Debbie Lorraine Nicholson
DEBBIE LORRAINE NICHOLSON
4218 Interlake Drive
Tampa, Florida 33624

Attorney for Personal Representative:

/s/ Cynthia I. Waisman, Esq.
Cynthia I. Waisman, P.A.
Florida Bar No: 0169986
5406 Hoover Blvd., Unit 11
Tampa, FL 33634
Telephone: (813) 279-6180
Fax: (813) 890-3461
E-Mail: cynthia@cynthiawaismanlaw.com
Secondary E-Mail:
cynthiawaisman@gmail.com

2/20-2/27/26LG 2T

**IN THE COUNTY COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION**

CASE NO: 25-CC-005036

BOYETTE CREEK HOMEOWNERS
ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,

vs.

RUBY JOYCE MORRIS and WAYNE
MCARTHUR MORRIS, a married man
and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE

PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-005036, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein BOYETTE CREEK HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and RUBY JOYCE MORRIS and WAYNE MCARTHUR MORRIS are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on April 10, 2026, in an online sale at www.hillsborough.realforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

Lot 72, Block A, Boyette Creek Phase 1, as per the map or plat thereof, as recorded in Plat Book 94, Page 31, of the Public Records of Hillsborough County, Florida.

Property Address: 10417 Frog Pond Drive, Riverview, FL 33569-2715

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

HILLSBOROUGH COUNTY

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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, 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: February 17, 2026

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

2/20-2/27/26LG 2T

**IN THE COUNTY COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION**

CASE NO.: 25-CC-035083

LAKE CHASE CONDOMINIUM
ASSOCIATION, INC.,
Plaintiff,

vs.

THE UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR OTHER
CLAIMANTS CLAIMING BY THROUGH,
UNDER, OR AGAINST CLAUDIA A.
MCCLARNEY, DECEASED,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on February 13, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

Unit 9218, Building 12, Lake Chase Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 14750, Page 34, inclusive and all valid amendments thereto, of the Public Records of Hillsborough County, Florida, together with an undivided interest in the common elements as set forth in the exhibits to the said Declaration of Condominium, as recorded exemplified referred to and set forth in said Declaration of Condominium, and exhibits thereto.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on **April 10, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Katherine Martinez, Esq.

Florida Bar No. 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913, Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
Attorney for Plaintiff

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION**

File No. 25-CP-004245

Division B

IN RE: ESTATE OF
PATRICK JAMES MULLIGAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PATRICK JAMES MULLIGAN, deceased, whose date of death was October 15, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa FL 33602. 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

HILLSBOROUGH COUNTY

FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative:

/s/ MICHAEL P. MULLIGAN
5703 SEA TURTLE PL
APOLLO BEACH, Florida 33572

Attorney for Personal Representative:

/s/ DAMON C. GLISSON
Attorney
Florida Bar Number: 187877
5908 Fortune Place
Apollo Beach, Florida 33572
Telephone: (813) 645-6796
Fax: (813) 645-8572
E-Mail: damon@glisson1.com
Secondary E-Mail: brennda@glisson1.com

2/20-2/27/26LG 2T

**IN THE COUNTY COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION**

CASE NO.: 25-CC-051791, DIVISION H

SOUTH POINTE OF TAMPA
HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

INVITATION HOMES 7, LP, a Delaware
limited partnership,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on February 3, 2026 by the County Court of Hillsborough County, Florida, the property described as:

Lot 87, Block 1, South Pointe, Phase 1A-1B, according to the map or plat thereof, as recorded in Plat Book 83, Page(s) 36, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 12504 Dawn Vista Drive, Riverview, FL 33578.

will be sold by the Hillsborough County Clerk at public sale on March 20, 2026 at 10:00 A.M., electronically online at <http://www.hillsborough.realforeclose.com>.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

dawn@legacylawoff.com
205 N. Parsons Avenue
Brandon, FL 33510
813/643-1885

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION**

File No. 25-CP-002669
Division A

IN RE: ESTATE OF
LEVON ALBERT WENTZ
Deceased.

**AMENDED NOTICE TO CREDITORS
(Correcting Probate File No.)**

The administration of the estate of LEVON ALBERT WENTZ, deceased, whose date of death was April 17, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative:
SHARON D. DALE
314 E. 119th Ave.
Tampa, FL 33612

Attorney for Personal Representative:
NORMAN A. PALUMBO, JR., ESQUIRE
Florida Bar Number: 329002
P.O. Box 10845
Tampa, FL 33679-0845
Telephone: (813) 831-4379
Fax: (813) 832-6803
E-Mail: NAP.Floridalaw@gmail.com

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT IN
AND FOR HILLSBOROUGH COUNTY,
OF THE STATE OF FLORIDA**

PROBATE DIVISION

Case No.: 25-CP-003737 Division: "B"

IN RE: THE ESTATE OF
WILLIAM TIMOTHY TAYLOR,
Deceased.

NOTICE OF ACTION

TO: Unknown heirs, devisees, assignees, grantees, lienors, and/or creditors claiming by, through, under or against WILLIAM TIMOTHY TAYLOR, D/O/D - May 17, 2023.

YOU ARE NOTIFIED that PETITION FOR FORMAL ADMINISTRATION for the deceased,

WILLIAM TIMOTHY TAYLOR

has been filed against you and you are required to serve a copy of your written defenses on or before 3/23/26 (a date not less than 28, nor more than 60 days after the first publication of the notice) if any, to it on PERRY G. GRUMAN, Esquire, Plaintiff's attorney, whose address is 3400 W. Kennedy Boulevard, Tampa, Florida 33609, 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. DATED on 2/11, 2026.

Clerk of Court
By: RYAN MARSH, As Deputy Clerk

2/20-2/27/26LG 2T

Notice of Public Auction

Notice of Public Auction Notice of public online auction at Lockerfox.com for monies due on storage units. The auction will be held on March 10, 2026, at or after 8:00 a.m. and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of those units will be sold are as follows.

5404 W Waters Ave. Tampa, FL 33634
Mary Campbell 1478 \$583.80
Victor Sanchez Solis 1047 \$649.90
Katie Knaff 1161 \$252.80
Angeles Correa 2062-64 \$193.80

3182 Curlew Rd. Oldsmar, FL 34677

Justin Rankin A113 \$229.90
Heather Ulatowski E007 \$509.90
Lucero McCormick D112 \$609.90

9505 N Florida Ave. Tampa, FL 33612

Sherla Paulsen B502 \$551.60
Robert Baldwin B441 \$179.90
Russell Hopley 1066 \$455.80
Ariana Frye B025 \$659.90
Robert Swenson B470 \$429.90
Natalie Perryman B467 \$769.85
Mikel Jones 1007 \$439.90
Amy Porter B371 \$539.90
Kaitlyn Vest B314 \$349.90

3939 W Gandy Blvd. Tampa, FL 33611

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Isidoro Javier Benitez Martin 1001 \$265.80
Angel Sidley 5500 \$159.90
Ashley Chatman 4051 \$527.80
Jamey Wilson 4049-33 \$1,449.80
Lisar Scalzo 1943 \$307.80
Diana Gold 2130 \$184.90
Thomas Cook 1552 \$559.90

6111 Gunn Hwy. Tampa, FL 33625

Gina Riera 3120 \$299.90
Albert E Weaver 3269 \$494.75
Justin Barber 3444-54 \$449.85
Ovidio Rosado 2306 \$209.90

10415 N Florida Ave. Tampa, FL 33612

Tannia Baxter 1122 \$309.90
Chianti Bloom 1330 \$560.70
Louis Everett 316 \$319.90
Evelyn Streets 1186 \$337.80
Marlo Green 230 \$427.80
Latasha Brandon 271 \$409.90

2309 Angel Oliva Senior St. Tampa, FL 33605

Keith Esp 0173 \$329.85
Joecever Lewis 1105W \$604.85

11401 W Hillsborough Ave. Tampa, FL 33635

Jorge Del Castillo 1464 \$449.90
Mickey Vargas Lugo 1421 \$604.85
Dayana Pujol Zamora 2004 \$359.90
Tanisha Gardener 2191 \$403.80

14123 State Rd 54. Odessa, FL 33556

Selwyn Davis 1177 \$209.90
Christopher Dahl 1289 \$449.90

Christopher Dahl 1313-15 \$359.90
Jordan Bolin 3462 \$199.90

4406 W Hillsborough Ave. Tampa, FL 33614

James Conn 4063 \$658.85
Rudy Augustin 4082 \$503.79
Joevanny Rubio 3179 \$597.80

Krystal Sune 3004 \$349.90
Jerome Mcneil 4001 \$445.60

Kevin Mclean 4135 \$327.80
Sheena Bentley 4242 \$309.90

Amanda Richardson 4021 \$444.85
Amanda Richardson 4060 \$604.85

Clarissa Davis 3224 \$505.80
Ashante Dennard 1413 \$436.72

Elbert Chun 3056-57 \$2,143.50
Katie Kingmccord 4302 \$569.90

Edisleidis Avalo Paredes 1003 \$447.80
Sherika Fluitt 1620 \$439.80

Israel Faria 4317 \$267.80

3826 W Marcum St. Tampa, FL 33616

Alexander Johnson 438 \$239.90
Lorenzo Dorroh 053 \$309.90
Miguel Torres Burki 241 \$165.80

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT IN
AND FOR HILLSBOROUGH COUNTY,
OF THE STATE OF FLORIDA**

CIVIL DIVISION

Case No.: 25-CA-010883

GEORGE DE GROOT,
Plaintiff,

vs.

LINSEY MOUNT, JUSTIN TAYLOR,
BROOKE COLLINS, MICHAEL DE
GROOT, KEVIN DE GROOT,
Defendants.

NOTICE OF ACTION

TO: BROOKE COLLINS

YOU ARE NOTIFIED that a COMPLAINT for partition of the following real property in Hillsborough County, Florida:

Lot 4, Block 3, WINDMERE UNIT #1, according to map or plat thereof as recorded in Plat Book 48, Page 48 of the Public Records of Hillsborough County, Florida. ("Real Property")

PIN: U-18-27-19-1BC-000003-00004.0 Folio: 033863-8106

Street Address: 18425 Swan Lake Drive, Lutz, Florida 33549

has been filed against you and you are required to file your written defenses with the Clerk of the Court and serve a copy on PERRY G. GRUMAN, Esquire, Plaintiff's attorney, whose address is 3400 W. Kennedy Boulevard, Tampa, Florida 33609, on a before 3/13/2026 otherwise a default will be entered against you for the relief demanded in the complaint.

The date of first publication of this Notice is 2/20/2026.

DATED on February 5, 2026.

Victor Crist, Clerk of the Court

By: Jennifer Taylor
As Deputy Clerk

PERRY G. GRUMAN, P.A.
3400 W. Kennedy Boulevard

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Tampa, Florida 33609
(813)870-1614
Attorney for Plaintiffs
Florida Bar No. 396052
Perry@grumanlaw.com

2/20-3/13/26LG 4T

**IN THE COUNTY COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA**

CIVIL DIVISION

Case No. 25-CC-046603

CARROLLWOOD VILLAGE PHASE II HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.

RAFAEL MANUEL REYNALDO AFONSO, a married man and UNKNOWN TENANT, Defendants.

**NOTICE OF SALE
PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-046603, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein CARROLLWOOD VILLAGE PHASE II HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and RAFAEL MANUEL REYNALDO AFONSO, a married man and UNKNOWN TENANT n/k/a LISET AFONSO, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on March 20, 2026, in an online sale at www.hillsborough.realforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

Lot 37, Block 1, of CARROLLWOOD VILLAGE, PHASE TWO, VILLAGE III, UNIT 1, according to the map or plat thereof, as recorded in Plat Book 48, Page 99, of the Public Records of Hillsborough County, Florida.

Property Address: 14810 Dartmoor Lane, Tampa, FL 33624

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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg Street, Room 604, Tampa, Florida 33602, (813) 272-7040, 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: February 16, 2026

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA**

PROBATE DIVISION

File No. 26-CP-000363

IN RE: ESTATE OF
FELICIANA GONZALES REYES
A/K/A FELICIANA ARAUZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Feliciano Gonzales Reyes a/k/a Feliciano Arauz, deceased, whose date of death was January 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO BOX 3360, Tampa, Florida 33601. 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.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative:
/s/ Rolando Gonzales
6915 Williams Drive
Tampa, Florida 33634

Attorney for Personal Representative:
/s/ L. Tyler Yonge, Attorney
Florida Bar Number: 98179
DRUMMOND WEHLE YONGE LLP
6987 East Fowler Avenue
Tampa, Florida 33617
Telephone: (813) 983-8000
Fax: (813) 983-8001

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

E-Mail: tyler@dwyfirm.com
Secondary E-Mail: amy@dwyfirm.com
2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA**

PROBATE DIVISION

File No. 26-CP-000366

Division: A

IN RE: ESTATE OF
SUSAN M. BLOOMFIELD,
Deceased.

**NOTICE TO CREDITORS
(summary administration)**

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 SUSAN M. BLOOMFIELD, deceased, File Number 26-CP-000366; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602; that Decedent's date of death was January 15, 2026; that the total value of the estate is Other Assets valued at approximately \$3500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiaries: Address
MEGHAN BLOOMFIELD
8095 Killam Creek Road
Tillamook, Oregon 97141
JASON BLOOMFIELD
830 LaJolla Avenue
Sun City Center, Florida 33573
ADAM BLOOMFIELD
2095 N. Walnut Street
Canby, Oregon 97013

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of Decedent and persons having claims or demands against the estate of 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 DECEDENT'S DATE OF DEATH IS BARRED.

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

Person Giving Notice:
/s/ MEGHAN BLOOMFIELD
8095 Killam Creek Road
Tillamook, Oregon 97141

Attorney for Person Giving Notice:
/s/ Joshua T. Keleske, Esq.
Attorney for Petitioners
Email: jkeleske@trustedcounselors.com
Florida Bar No. 0548472
Joshua T. Keleske, P.L.
3333 W. Kennedy Blvd., Suite 104
Tampa, Florida 33609
Telephone: (813) 254-0044

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA**

PROBATE DIVISION

File No. 26-CP-000461

Division A

IN RE: ESTATE OF
GILBERT ALFRED SANCHEZ A/K/A
GILBERT A. SANCHEZ,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Gilbert Alfred Sanchez a/k/a Gilbert A. Sanchez, deceased, whose date of death was June 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33602-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative:
/s/ Consuelo Sanchez
18105 Leafmore Street
Lutz, Florida 33548

Attorney for Personal Representative:
/s/ Linda S. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 963-7705
Fax: (888) 673-0072
E-Mail: linda@tampabayelderlaw.com

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT IN AND**

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE #26-CP-000093

IN RE: THE ESTATE OF
MAURICIO RAMIREZ,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Mauricio Ramirez deceased, whose date of death was January 22, 2025 is pending in the Circuit Court of Hillsborough County, Florida, the address of which is 800 East Twigg Street, Tampa FL 33602. 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 claim with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.

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: February 20, 2026.

Personal Representative:
Lina M. Bullard
2345 Rothenfield Ct.
Land O Lakes, FL 34639

Attorney for Personal Representative:
JOHN A. GRANT, JR.
FL Bar No. 107989
10025 Orange Grove Dr
Tampa FL 33618
Telephone: (813) 787-9900
E-Mail: john.gr

HILLSBOROUGH COUNTY

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION

FILE NO.: 25-CP-001146

Division: A

IN RE: ESTATE OF
MARGARET C. LOUIE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARGARET C. LOUIE, deceased, whose date of death was DECEMBER 29, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 East Twiggs St., Tampa, FL 33602-3549. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative.

All creditors of the decedent and other persons who have 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 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 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: February 20, 2026.

Personal Representative:

/s/ Markus J. Louie
c/o St. Michael's Legal Center
1218 Millennial Parkway
Suite 2-7
Brandon, FL 33511

Attorney for Personal Representative:

/s/ J. Michael Shea, Esquire
J. MICHAEL SHEA, ESQ. – PRO BONO
FL Bar Number: 120989
St. Michael's Legal Center for
Women and Children, Inc.
1218 Millennium Parkway, Suite 2-7
Brandon, FL 33511
Main Number (813) 289-5385
Fax (813) 288-1927
Email: mshea@smlctampa.org
Secondary Email:
pleadings@smlctampa.org

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA
Probate Division**

CASE NO.: 2026-CP-000053;
DIVISION: A

IN RE:
ESTATE OF GEORGE M. PETERSON,
a/k/a GEORGE MARTIN PETERSON,
JR.,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of George M. Peterson, a/k/a George Martin Peterson, Jr., deceased, File Number 2026-CP-000053 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. 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 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 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 the first publication of this Notice is February 20, 2026.

Personal Representative:

LEVON MICAH PETERSON
83 Leisure Lane
Oswego, Illinois 60543

Attorney for Personal Representative:

ADRIAN J. MUSIAL, JR., ESQUIRE, of
A. J. Musial, Jr., P.A.
1211 West Fletcher Avenue
Tampa, Florida 33612-3363
(813) 265-4051
FL Bar no.: 157330
Email service:
ajmusialattorney@yahoo.com

2/20-2/27/26LG 2T

**IN THE COUNTY COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION**

CASE NO.: 22-CC-077679

DEER PARK PRESERVE
HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

ROBERT A. MOORE,
Defendant.

NOTICE OF SALE**HILLSBOROUGH COUNTY**

NOTICE IS HEREBY GIVEN that, pursuant to the Order on Plaintiffs Motion to Reopen Foreclosure Case and Reset Foreclosure Sale entered in this cause on February 12, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

Lot 15, Block C, of Deer Park Preserve, according to the Plat thereof as recorded in Plat Book 96, Page 62 of the Public Records of Hillsborough County, Florida.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on **April 10, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Katherine Martinez, Esq.
Florida Bar No. 70879
kmartinez@bushross.com
BUSH ROSS, P.A.

Post Office Box 3913, Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
Attorney for Plaintiff

2/20-2/27/26LG 2T

**IN THE COUNTY COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION**

CASE NO.: 25-CC-017716, DIVISION H

RIVERCREST COMMUNITY
ASSOCIATION, INC.,
Plaintiff,

vs.

LEONARD LYNN, an unmarried person,
Defendant.

CORRECTED NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the In Rem Final Judgment of Foreclosure entered in this cause on February 3, 2026 by the County Court of Hillsborough County, Florida, the property described as:

Lot 23, Block 26, Rivercrest Phase 2 Parcel "O" and "R", according to the map or plat thereof, as recorded in Plat Book 104, Page(s) 115 through 126, inclusive, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 11539 Hammocks Glade Dr, Riverview, FL 33569

will be sold by the Hillsborough County Clerk at public sale on **March 20, 2026 at 10:00 A.M.**, electronically online at <http://www.hillsborough.realforeclose.com>.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/Charles Evans Glausier
Charles Evans Glausier, Esquire
Florida Bar No.: 37035
cglausier@glausierknight.com
GLAUSIER KNIGHT JONES, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, FL 33602
Telephone No.: (813) 440-4600
Attorneys for Plaintiff

2/20-2/27/26LG 2T

**IN THE COUNTY COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION**

CASE NO.: 25-CC-042724, DIVISION N

SOUTH BAY LAKES HOMEOWNERS
ASSOCIATION, INC.,
Plaintiff,

vs.

KEITH BARBARO,
Defendants.

NOTICE OF ACTION

TO: KEITH BARBARO
7634 DRAGON FLY LOOP
GIBSONTON, FL 33534

YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

Lot 32, Block 2, SOUTH BAY LAKES - UNIT 1, according to the map or plat thereof as recorded in plat Book 100, Page 57 through 61 inclusive, of the public records of Hillsborough County, Florida.

has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on CHARLES EVANS GLAUSIER, ESQUIRE, Plaintiff's attorney, whose address is Glausier Knight Jones, PLLC, whose address is: 400 N. Ashley Drive, Suite 2020, Tampa, Florida 33602, on or before March 17, 2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on February 9, 2026.

Victor Crist
As Clerk of the Court

By: /s/ Jennifer Taylor
Deputy Clerk

HILLSBOROUGH COUNTY

Charles Evans Glausier, Esquire
Florida Bar No. 0037035
Glausier Knight Jones, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, Florida 33602
(813) 440-4600
Attorney for Plaintiff

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION**

File No. 26-CP-000353

IN RE: ESTATE OF
JOHN J. REBELLO
Deceased

NOTICE TO CREDITORS

The administration of the estate of JOHN J. REBELLO, deceased, whose date of death was June 12, 2025; File Number 26-CP-000353, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. 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 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: February 20, 2026.

Personal Representative:

JOHN J. REBELLO, JR.
4705 W. Paxton Avenue
Tampa, FL 33611

Personal Representative's Attorneys:

Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDEERS♦ALVAREZ♦DIECIDUE, P.A.
2307 W. Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA**

Case Number: 25-CA-006599

ALLISON LENDING, LLC,
and/or assigns,
Plaintiff,

v.

BE & BE ENTERPRISES, INC.,
BENETTYYE GRIFFIN DAVIS,
ATCF II FLORIDA-A LLC,
JOHN DOE n/k/a DAVID MARSHALL and
JOHN DOE n/k/a SANTI MARSHALL, as
TENANTS; and any unknown
heirs, devisees, grantees, creditors, and
other unknown persons,
unknown entities, unknown parties, or
unknown spouses claiming by,
through or under any of the above-named
Defendants,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to a Final Summary Judgment of Foreclosure entered in the above-entitled cause in the Circuit Court of Hillsborough County, Florida, that Victor D. Crist, the Clerk of this Court will sell the property at public sale, to the highest bidder, in the Hillsborough County Courthouse, online at www.Hillsborough.RealForeclose.com at 10:00 A.M. on March 9, 2026 situated in Hillsborough County, Florida, with the property address 2928 Banza Street, Tampa, FL 33605 (the "Property"), situate and being in Hillsborough County, Florida as more fully described below:

LOTS 8 AND 9, BLOCK 4 OF BANZA BANZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 68, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Josh. W. Osborn
Josh W. Osborn, Esq.
Rosenberg & Cummings PLLC
Counsel for Plaintiff
802 NE 20th Avenue
Fort Lauderdale, Florida 33304
(954) 769-1344
Josh@RosenbergCummings.com
Florida Bar Number: 1040437

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT OF THE 13TH
JUDICIAL CIRCUIT IN AND FOR****HILLSBOROUGH COUNTY**

HILLSBOROUGH COUNTY, FLORIDA
DIVISION: PROBATE

CASE NO.:2025-CP-001181

IN RE: THE ESTATE OF:
BARBARA ANN GOBEL a/k/a BARBARA
ANN HUNT,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of BARBARA ANN GOBEL, deceased, whose date of death was January, 1 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St. Tampa, FL 33602 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 TIME 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. A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

NOTWITHSTANDING THE TIME 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 February 20, 2026

Personal Representative:

MARK CARLO DANELON
189 S ORANGE AVE, STE 850
ORLANDO, FL 32801

Attorney for Personal Representative:

By:/s/ Shawn Smith
Shawn Smith, Esq. (FBN: 489492)
522 S Hunt Club, Suite 328
Apopka, FL 32703
Phone: (407) 279-0353- Phone
Email: ssmith@srsflaw.com

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION**

File No. 26-CP-000355

IN RE: ESTATE OF
LISA KAY LOTZKAR a/k/a
LISA K B LOTZKAR,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of LISA KAY LOTZKAR a/k/a LISA K B LOTZKAR, deceased, whose date of death was November 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and 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 THE 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 decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211. The written demand must be filed with the clerk.

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

Personal Representative:

JESSICA D. LOTZKAR
618 STRAW LAKE DRIVE,
BRANDON, FL 33510

Attorney for Personal Representative:

Amber L. Nicol, Esq.
FBN: 1028018
TAMPA BAY WILLS
447 52nd Avenue S
St. Petersburg, FL 33705
Telephone No.: (727) 265-1592
amber@tampabaywills.com

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION**

File No. 26-CP-000411

Division B

HILLSBOROUGH COUNTY

IN RE: ESTATE OF
MATTIE H. ROLLOW,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Mattie H. Rollow, deceased, whose date of death was December 31, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. 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 the first Publication of this notice is February 20, 2026.

Personal Representative:

Sharon Kay Newsom
1033 Emerald Dunes Dr.
Sun City Center, FL 33573

Attorney for Personal Representative:

Robert H. Mohr
Florida Bar No. 0211575
Law Office of Robert H. Mohr
137 S. Pebble Beach Blvd., Suite 100
Sun City Center, FL 33573
Telephone: (813) 634-5500
Facsimile: (813) 634-5501
office@roberthmohr.com

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION**

File No. 25-CP-001996

IN RE: ESTATE OF
HANNAH JOI DAVIS,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Hannah Joi Davis, deceased, whose date of death was May 16, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses

HILLSBOROUGH COUNTY

death was October 16, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

/s/ Tina Jackson
16932 Scuba Crest St
Wimauma, Florida 33598

Attorney for Personal Representative:

/s/ Katie Everlove-Stone
Attorney
Florida Bar Number: 30271
5328 Central Avenue
St. Petersburg, Florida 33707
Telephone: (727) 471-0675
Fax: (866) 326-7610
E-Mail: katie@everlovelegal.com

2/20-2/27/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Case No.: 26-CA-001264

Division: K

NEW WAVE SPORTS, INC. N/K/A
GRANT'S, INC.

Plaintiff,
vs.

ESTATE OF GRANT E. WARREN AND
ESTATE OF JANICE L. WARREN
Defendant.

NOTICE OF ACTION

TO: ESTATE OF GRANT E. WARREN and ESTATE OF JANICE L. WARREN, Defendants, and to all parties claiming interest by, through, under or against Defendants, and all parties having or claiming to have any right, title or interest in the property herein described.

YOU ARE NOTIFIED that you have been designated as Defendant in a legal proceeding filed against you for reformation of deed. The action involves real property in Hillsborough County, Florida, more fully described as follows:

The North 575 feet of the West 165 feet of the East 660 feet of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 30 South, Range 22 East, Hillsborough County, Florida and the West 15 feet of the East 660 feet of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 30 South, Range 22 East, Hillsborough County, Florida, less the North 575 feet.

Property Appraiser Folio Number: 093678-6555

The action was instituted in the Thirteenth Judicial Circuit Court, Hillsborough County, Florida, and is styled New Wave Sports, Inc. n/k/a Grant's, Inc. v Estate of Grant E. Warren and Estate of Janice L. Warren.

You are required to serve a copy of your written defenses, if any, to the action on Rory B. Weiner, Plaintiff's attorney, whose address is 635 W Lumsden Rd, Brandon, FL 33511, on or before March 23, 2026, and file the original with the clerk of this court either before service on Rory B. Weiner or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED February 4, 2026.
Victor D. Crist
Clerk of the Thirteenth Judicial Circuit Court
Hillsborough County, Florida

By: s/ Jennifer Taylor
Deputy Clerk

2/13-3/6/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION

Case No.: 22-DR-008910

Section: AP

JALEN WALDEN,
Petitioner,
And
RYNIQUA GREEN,
Respondent.

NOTICE OF ACTION FOR PETITIONER'S SUPPLEMENTAL PETITION TO MODIFY

TO: RYNQUA GREEN
Last Known Address: Unknown

YOU ARE NOTIFIED that an action for Supplemental Petition to Modify has been filed against you and that you are required to serve a copy of your written defenses,

HILLSBOROUGH COUNTY

if any, to it on JALEN WALDEN, whose address is 6700 Pexton Drive, Seffner, Florida 33584, on or before February 20, 2026, and file the original with the clerk of this Court at Clerk of Circuit Court, George E. Edgecomb Courthouse, 800 E Twiggs Street, Tampa, FL 33602, 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.

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

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

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

Dated: January 15th, 2026

Victor Crist, Clerk of the Circuit Court
800 E Twiggs St, Tampa, FL 33602

By: s/ John Rollo
As Deputy Clerk

2/13-3/6/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Case No.: 26-DR-000773

Division: CP

DIANA LAZARO RUBIO,

Petitioner,

and

VICTOR CHAVARRIA SANCHES,

Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: VICTOR CHAVARRIA SANCHES

Last Known Address: Unknown

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 DIANA LAZARO RUBIO, whose address is 13308 F Pond Wood Dr., Tampa, FL 33618 on or before 3/13/26, and file the original with the clerk of this Court at 800 E. Twiggs St, Tampa, FL 33602, 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:

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.

Dated February 05, 2026

Victor Crist, Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602

By: s/ Mary Glover
Deputy Clerk

2/13-3/6/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Case No.: 26-001745

Division: I-P

CARLOS RAFAEL LARGEL,

Petitioner,

and

MEYBOL PANIAGUA ARIAS,

Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: MEYBOL PANIAGUA ARIAS

Last Known Address: Unknown

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 CARLOS RAFAEL LARGEL, whose address is 5821 North Hale Ave., Tampa, FL 33614 on or before 3/18/2026, and file the original with the clerk of this Court at 800 E. Twiggs St, Tampa, FL 33602, 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:

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.

HILLSBOROUGH COUNTY

Dated February 10, 2026

Victor Crist, Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602

By: s/ Mary Glover
Deputy Clerk

2/13-3/6/26LG 4T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, OF THE STATE OF FLORIDA

CIVIL DIVISION

Case No.: 25-CA-010833

GEORGE DE GROOT,

Plaintiff,

vs.

LINSEY MOUNT, JUSTIN TAYLOR,
BROOKE COLLINS, MICHAEL DE
GROOT, KEVIN DE GROOT,
Defendants.

NOTICE OF ACTION

TO: BROOKE COLLINS

YOU ARE NOTIFIED that a COMPLAINT for partition of the following real property in Hillsborough County, Florida:

Lot 4, Block 3, WINDMERE UNIT #1, according to map or plat thereof as recorded in Plat Book 48, Page 48 of the Public Records of Hillsborough County, Florida. ("Real Property")

PIN: U-18-27-19-1BC-000003-00004.0
Folio: 033863-8106

Street Address: 18425 Swan Lake Drive, Lutz, Florida 33549

has been filed against you and you are required to file your written defenses with the Clerk of the Court and serve a copy on PERRY G. GRUMAN, Esquire, Plaintiff's attorney, whose address is 3400 W. Kennedy Boulevard, Tampa, Florida 33609, on a before 3/13/2026 otherwise a default will be entered against you for the relief demanded in the complaint.

The date of first publication of this Notice is 2/13/2026.

DATED on February 5, 2026.

Victor Crist, Clerk of the Court

By: Jennifer Taylor

As Deputy Clerk

PERRY G. GRUMAN, P.A.

3400 W. Kennedy Boulevard

Tampa, Florida 33609

(813)870-1614

Attorney for Plaintiffs

Florida Bar No. 396052

Perry@grumanlaw.com

2/13-3/6/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

File No. 25-CP-003598

Division: Probate A

IN RE: ESTATE OF

JOYCE ANN SCHWARTZ,

Deceased.

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION

TO:

RICHARD E. SCHWARTZ

Last known address: 10908 N. 23rd

Street, Tampa, Florida 33612.

MICHAEL A. SCHWARTZ

Last known address: 10908 N. 23rd

Street, Tampa, Florida 33612.

YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, for the probate of Joyce Ann Schwartz where you are named as a beneficiary.

You are required to serve a copy of any written response or objection, if any, to: MOONRAY LAW, PLLC
c/o Justin T. Moonray, Esq.
1032 E Brandon Blvd #9933
Brandon, Florida 33511

on or before March 9, 2026, and file the original with the Clerk of this Court, at the 800 Twiggs Street, Room 445 - Edgecomb Courthouse Tampa, Florida 33602, Courtroom #415, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition for Summary Administration.

WITNESS my hand and seal of this Court on 1/30/2025.

Victor D. Crist

As Clerk of the Court

By: s/ Ryan Marsh

As Deputy Clerk

2/13-3/6/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT

To: JAMES T. MCEACHRON

Case No.: CD202600144/D 3425898

An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

2/13-3/6/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0925882000

Certificate No.: 2023 / 9892

File No.: 2026-143

Year of Issuance: 2023

Description of Property:
ALICE WINTER GARDENS W 261.5

FT OF E 523 FT OF LOT 2

PLAT BK / PG: 12 / 72

SEC - TWP - RGE: 20 - 29 - 22

Subject To All Outstanding Taxes

Name(s) in which assessed:

HILLSBOROUGH COUNTY

JAHNEY ANN FRANKLIN

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 2/3/2026

Victor D. Crist

Clerk of the Circuit Court

Hillsborough County Florida

By Gabreele Stewart, Deputy Clerk

2/13-3/6/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0925882000

Certificate No.: 2023 / 9892

File No.: 2026-143

Year of Issuance: 2023

Description of Property:

ALICE WINTER GARDENS W 261.5

FT OF E 523 FT OF LOT 2

PLAT BK / PG: 12 / 72

SEC - TWP - RGE: 20 - 29 - 22

Subject To All Outstanding Taxes

Name(s) in which assessed:

JAHNEY ANN FRANKLIN

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 2/3/2026

Victor D. Crist

Clerk of the Circuit Court

Hillsborough County Florida

By Gabreele Stewart, Deputy Clerk

2/13-3/6/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1588290005

Certificate No.: 2023 / 13838

File No.: 2026-144

Year of Issuance: 2023

Description of Property:

GRANT PARK LOT 22 BLOCK 4

PLAT BK / PG: 6 / 30

SEC - TWP - RGE: 10 - 29 - 19

Subject To All Outstanding Taxes

Name(s) in which assessed:

BKATW CONSULTING AND

DEVELOPMENT

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk

HILLSBOROUGH COUNTY

of Hillsborough, State of Florida.

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 2/3/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Gabreele Stewart, Deputy Clerk

2/13-3/6/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **0275730000**
Certificate No.: **2023 / 2524**
File No.: **2026-157**
Year of Issuance: **2023**

Description of Property:

NW 1/4 OF NE 1/4 OF NW 1/4 LESS EXPRESSWAY BEG AT SW COR OF SAID TRACT RUN N 00 DEG 41 MIN E 665.58 FT THN S 88 DEG 55 MIN E 338.82 FT S 01 DEG 22 MIN W 665.29 FT AND N 88 DEG 57 MIN W 330.82 FT TO POB
SEC - TWP - RGE: 31 - 28 - 18
Subject To All Outstanding Taxes

Name(s) in which assessed:

**INTERCON TRADING LIMITED
INTERCON TRADING LIMITED C/O
HAYWARD BAKER INC
INTERCON TRADING LIMITED
C/O PROGRESS PLASTICS &
COMPOUNDS INC**

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 2/3/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Gabreele Stewart, Deputy Clerk

2/13-3/6/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **1539360000**
Certificate No.: **2023 / 13339**
File No.: **2026-159**
Year of Issuance: **2023**

Description of Property:

NORTHVIEWHILLS UNIT NO 1 LOT 1 BLOCK 8
PLAT BK / PG: 39/58
SEC - TWP - RGE: 04 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:

**SHERRIE COBB-JONES
SHERRIE COBB JONES
EARL DREW**

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 2/4/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Gabreele Stewart, Deputy Clerk

2/13-3/6/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **1231200000**
Certificate No.: **2023 / 11426**
File No.: **2026-160**
Year of Issuance: **2023**

Description of Property:

BEL MAR SHORES REVISED E 95 FT OF LOTS 1 AND 2 BLOCK 13
PLAT BK / PG: 30 / 60
SEC - TWP - RGE: 32 - 29 - 18
Subject To All Outstanding Taxes

Name(s) in which assessed:

HILLSBOROUGH COUNTY

BOBBY L. HATTON AS TRUSTEE OF THE BOBBY L. HATTON TRUST AGREEMENT DATED

APRIL 23, 2020

**BOBBY L HATTON
BETTY J HATTON**

All of said property being in the County of Hillsborough, State of Florida.

Physical Description of Respondent: Deemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 2/4/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Gabreele Stewart, Deputy Clerk

2/13-3/6/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **2033610010**
Certificate No.: **2023 / 16380**
File No.: **2026-162**
Year of Issuance: **2023**

Description of Property:

OAKLAND HEIGHTS LOT 24 BLOCK 3
PLAT BK / PG: 21 / 19
SEC - TWP - RGE: 17 - 28 - 22
Subject To All Outstanding Taxes

Name(s) in which assessed:

MINDY JOHNSON

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 2/4/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Gabreele Stewart, Deputy Clerk

2/13-3/6/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **1433855354**
Certificate No.: **2023 / 12403**
File No.: **2026-344**
Year of Issuance: **2023**

Description of Property:

UNIVERSITY OAKWOODS VI A CONDOMINIUM UNIT H 112
PLAT BK / PG: 7 / 7
SEC - TWP - RGE: 18 - 28 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
**CHRISTOPHER E HANSEN C/O UCR
CHRISTOPHER E HANSEN**

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 2/4/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Gabreele Stewart, Deputy Clerk

2/13-3/6/26LG 4T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION

CASE NO.: 24-DR-010990
DIVISION: B

IN RE: ADOPTION

OF
A.G.G.,
Adoptee

NOTICE OF HEARING AND NOTICE OF ACTION TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

TO: Andres Felipe Londono Giraldo

A petition to terminate parental rights pending adoption has been filed. A **Copy of the Petition and Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office, 800 E Twigg**

HILLSBOROUGH COUNTY

St, Tampa, FL 33602. You may review these documents upon request.

The minor child is identified as follows:
Name of child on birth certificate, Date of Birth, Place of Birth

A.L.G., 08/12/2014, Miami, Florida
NAME TO BE GIVEN TO CHILD
A.G.G.
Physical Description of Respondent:
Age: 44, DOB 08/13/1981
Race: White
Hair Color: black/ dark brown
Eye Color: black/ dark brown
Approximate Height: 5'7"
Approximate Weight: 150 LBS

There will be a hearing on the petition to terminate parental rights pending adoption on MARCH 19, 2026 at 2:15 p.m. before Judge Joseph M. Tompkins via ZOOM, meeting ID 606-668-2029. The court has set aside 15 minutes for this hearing.

FAILURE TO TIMELY FILE A WRITTEN RESPONSE AND APPEAR AT THE HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL TERMINATE PARENTAL RIGHTS.

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jessica L. Gimenez, Esq., whose address is 505 E JACKSON ST., STE 300, Tampa, FL 33602-4935, before MARCH 19, 2026, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twigg St., Tampa, Florida 33602, before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

Dated: 2/4/2026

Victor Crist
Clerk of Circuit Court
By: /s/ Jennifer Taylor
Deputy Clerk

2/13-3/6/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Case No.: 25-DR-015291

IN RE: THE TERMINATION OF PARENTAL RIGHTS FOR PROPOSED ADOPTION OF:

D.M.T.,
Minor Child.

NOTICE OF ACTION - PETITION TO TERMINATE PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF MINOR CHILD

TO: TARNISHA MARIE GARCIA
l/k/a 1280 E. 113th Avenue, Apt S112
Tampa, FL 33612

YOU ARE NOTIFIED that an action for termination parental rights for the proposed adoption of a minor child has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Thomas F. Gilbert, Esq., Law Offices of Robert M. Geller, P.A., 807 W. Azeelle St., Tampa, Florida 33606, U.S.A., Petitioner's attorney, on or before March 5, 2026, and file the original with the clerk of this court either before service on Petitioner's attorney or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the Petition.**

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file a Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address 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 pleadings.

WITNESS my hand and seal of said Court on this 28 day of January, 2026.

Victor Crist
Clerk of the Circuit Court
800 E. Twigg St., Tampa, FL 33602
By: /s/ Jennifer Taylor
Deputy Clerk

2/13-3/6/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION

CASE NO.: 25-DR-014938
DIVISION: A

Junella R. Tim,
Petitioner,

Vs.

Chevelle D. Anderson,
Laquetta L. Conroy (Deceased),
Respondents.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Chevelle D. Anderson, Respondent/
Father

whose last known address is:
705 E Humphrey St.
Tampa, FL 33604-1620

YOU ARE HEREBY NOTIFIED that an action for Temporary Custody of Minor Child by Extended Family has been filed against you by Junella R. Tim, and you are required to serve a copy of your written defenses, if any, to it, on the Attorney, whose name and address is:

Laura Ankenbruck, Esquire
Fla. Bar No. 0966400
Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400

HILLSBOROUGH COUNTY

Tampa, Florida 33605
(813) 232-1222, ext. 138

and file the original with the Clerk of the above-styled Court at 800 E. Twigg Street, Tampa, FL 33602 on or before 03/10/2026; otherwise judgment may be entered against you for the relief demanded in the Petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.912.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

WITNESS my hand and the seal of said Court on February 2, 2026.

Victor D. Crist
Clerk of the Circuit Court
By: s/ Jennifer Taylor
Deputy Clerk

2/6-2/27/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION

CASE NO.: 25-DR-015080
DIVISION: C

Sharita E. Lovette,
Petitioner,

Vs.

Tonae N. Crawford,
Christopher T. Johnson,
Jarwon Thompson,
Respondents.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Christopher T. Johnson, Respon-
dent/Father

whose last known address is:
3744 Chios Island Road
Seffner, FL 33584

YOU ARE HEREBY NOTIFIED that an action for Temporary Custody of Minor Child by Extended Family has been filed against you by Sharita E. Lovette, and you are required to serve a copy of your written defenses, if any, to it, on the Attorney, whose name and address is:

Laura Ankenbruck, Esquire
Fla. Bar No. 0966400
Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400
Tampa, Florida 33605
(813) 232-1222, ext. 138

and file the original with the Clerk of the above-styled Court at 800 E. Twigg Street, Tampa, FL 33602 on or before 03/10/2026; otherwise judgment may be entered against you for the relief demanded in the Petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.912.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

WITNESS my hand and the seal of said Court on February 2, 2026.

Victor D. Crist
Clerk of the Circuit Court
By: s/ Jennifer Taylor
Deputy Clerk

2/6-2/27/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-001795

IN RE: ESTATE OF
RICO JAMAL SIMMONS JR.
Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: RICO JAMAL SIMMONS, SR.

YOU ARE NOTIFIED that a Petition for Approval of Confidential Settlement and Allocations to Settlement with Galencare, Inc. d/b/a HCA Florida Brandon Hospital has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are:

Derek B. Alvarez, Esquire, GENDERS ♦
ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before March 12, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on 02/2/2026.

Victor Crist
As Clerk of the Court

By: Ryan Marsh
As Deputy Clerk

First Publication on: February 6, 2026.

2/6-2/27/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

File No. 25-CP-003598
Division: Probate A

IN RE: ESTATE OF
JOYCE ANN SCHWARTZ,
Deceased.

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION

TO:

HILLSBOROUGH COUNTY

RICHARD E. SCHWARTZ
Last known address: 10908 N. 23rd Street, Tampa, Florida 33612.

MICHAEL A. SCHWARTZ
Last known address: 10908 N. 23rd Street, Tampa, Florida 33612.

YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, for the probate of Joyce Ann Schwartz where you are named as a beneficiary.

You are required to service a copy of any written response of objection, if any, to:

MOONRAY LAW, PLLC
c/o Justin T. Moonray, Esq.
1032 E Brandon Blvd #9933
Brandon, Florida 33511

on or before March 9, 2026, and file the original with the Clerk of this Court, at the 800 Twigg Street, Room 445 - Edgcomb Courthouse Tampa, Florida 33602, Courtroom #415, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition for Summary Administration.

WITNESS my hand and seal of this Court on January 30th, 2026.

/s/ Ryan Marsh
Deputy Clerk

2/6-2/27/26LG 4T

MANATEE COUNTY**IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION**

File No. 2026 CP 415
Division Probate

IN RE: ESTATE OF
CAMERON KELLEY,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CAMERON KELLEY, deceased, whose date of death was February 9, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Attn: Probate and Guardianship, P.O. Box 25400, Brad

MANATEE COUNTY

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 February 27, 2026.

Personal Representative:
SHANNON STEWART
920 Springwood Circle
Bradenton, FL 34212

Attorney for Personal Representative:
/s/ Bishop L. Toups
BISHOP L. TOUPS
Florida Bar Number: 120525
249 Nokomis Avenue S.
Venice, FL 34285
Telephone: (941) 882-0731
E-Mail: btoups@taxestateplanning.com
2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION

File No. 412026CP000132CPAXMA

IN RE: ESTATE OF
BERNARD WILLIS COBLER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of BERNARD WILLIS COBLER, deceased, whose date of death was September 12, 2024; File Number 412026CP000132-CPAXMA, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. 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 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is February 27, 2026.

Personal Representative:
DOUGLAS B. STALLEY
16637 Fishhawk Boulevard, Suite 106
Lithia, FL 33547

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com
2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISIONFile No. 2026 CP 299
Division Probate

IN RE: ESTATE OF
JAMES PEPPER HUFF
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES PEPPER HUFF, deceased, whose date of death was December 26, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. 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 Act 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.

MANATEE COUNTY

The date of first publication of this notice is February 27, 2026.

Personal Representative:
CECILIA HERNANDEZ
3618 1st Avenue West
Bradenton, Florida 34205

Attorney for Personal Representative:
JASON M. DEPAOLA
Florida Bar Number: 0180040
DYE HARRISON KNOWLES
KIRKLAND PRATT & DEPAOLA, PLLC
1206 Manatee Avenue West
Bradenton, Florida 34205
Telephone: (941) 746-1167
Fax: (941) 747-0583
E-Mail: jmd@dyeharrison.com
Secondary E-Mail:
beckyc@dyeharrison.com
2/27-3/6/26LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDACASE NO. 2026CP000088AX
DIVISION: PROBATE

IN RE: ESTATE OF
BENNETT PALAZZOLO
Deceased

NOTICE TO CREDITORS

The administration of the Estate of Bennett Palazzolo, deceased, whose date of death was August 6, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 101 Old Main St., Bradenton, FL 34205. 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.

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

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

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

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

Petitioner:
Emma Palazzolo
6158 Candlewood Way
Sarasota, FL 34243

Attorney for Petitioner:
Sofia C. Herrera, Esq.
FL Bar Number: 1069771
AWS Law Firm
2202 N. Westshore Blvd., Suite 200
Tampa, FL 33607
Telephone: (813) 922-5293
E-mail: sofia@awslaw.org
Secondary email: attorney@awslaw.org
2/20-2/27/26LG 2T

IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION

File No. 2025 CP 002793

IN RE: THE ESTATE OF
SARA FAYE SAUNDERS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Sara Faye Saunders, deceased, whose date of death was 6 June 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, Florida 34206. 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 Act at Death Act as described in §732.216 through §732.228 of the Florida Statutes applies or may apply, unless a written demand is made by a creditor as specified under §732.2211 of the Florida Statutes.

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

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

The date of first publication of this notice is 20 February 2026.

Personal Representative:
Vicki L. James

MANATEE COUNTY

109 Beaver Creek Rd
Kathleen, GA 31047

Attorney for Personal Representative:
Marc H. Feldman
mhf@feldmanrobback.com
Florida Bar No. 276537
Feldman & Roback
3908 26th St W
Bradenton, FL 34205
941-758-8888

2/20-2/27/26LG 2T

IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDAPROBATE DIVISION
Case No.: 25-CP-000868

IN RE: ESTATE OF
WILMA JEAN BRAMEL,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Wilma Jean Bramel, deceased, whose date of death was August 20, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. 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 Act 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 February 20, 2026.

Personal Representative:
/s/ Michael D. Bramel
18791 N. 375 W.
Summitville, IN 46070

Attorney for Personal Representative:
/s/ Marley Dodd, Esq.
Fla. Bar No.: 1058457
Summitville, IN 46070
Florida Bar No. 0085615
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511
marley@zoeckleinlawpa.com
brice@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

2/20-2/27/26LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDAPROBATE DIVISION
Case No. 2024 CP 1855

IN RE: THE ESTATE OF:
Michael A. Szarapka.
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Michael A. Szarapka, deceased, whose date of death was November 28, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P. O. Box 25400, Bradenton, Florida 34206-5400. 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 claim 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.

Personal Representative of Estate:
John Paul Fleck, Jr., Esquire
1111 Ninth Avenue West, Suites C & D
Bradenton, Florida 34205

Attorney for the Personal Representative:
John Paul Fleck, Jr., Esquire
1111 Ninth Avenue West, Suites C & D
Bradenton, Florida 34205
Florida Bar No. 355747
manateecountyflaw@aol.com
(941) 749-1832

2/20-2/27/26LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT
MANATEE COUNTY**MANATEE COUNTY**

To: Evans Investigations
Case No.: CD202512143/A 1700004

An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

2/6-2/27/26LG 4T

ORANGE COUNTY**IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA**

CIVIL DIVISION

CASE NO.: 2025-CC-025331-0

WINTER PARK WOODS CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.
MILAD JABBOUR,
Defendant.

NOTICE OF ACTION

TO: MILAD JABBOUR

263 SCOTTSDALES SQ., UNIT 263,
WINTER PARK, FL 327921208 THUNDER TRAIL, MAITLAND,
FL 32751

YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

Unit 263, Building K, Winter Park Woods, A Condominium, formerly known as Place 436, A Condominium, recorded at Condo Book 6, Pages 70-81 of the Public Records of Orange County, Florida, with the property address of 263 Scottsdale Square, Winter Park, Florida 32792

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on February 19, 2026.

Tiffany Moore Russell, Clerk of Courts
Civil - 425 N Orange Ave Room 350
Orlando, FL 32801

By: /s/ Rosa Aviles
Deputy Clerk

Michelle T. Reiss, Esquire
Florida Bar No. 36993
APPLETON REISS, PLLC
215 N. Howard Avenue, Suite 200
Tampa, Florida 33606
(813) 542-8888
Attorneys for Plaintiff

2/27-3/6/26LG 2T

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEECONTRACT NO.: 14012264.0
FILE NO.: 26-000155PALM FINANCIAL SERVICES, LLC,
Lienholder,
vs.JESSICA ELENA MINDIOLA CAICEDO;
ISIDRO JOSE SULBARAN TIRADO
Obligor(s)**NOTICE OF DEFAULT AND INTENT TO FORECLOSE**TO: Jessica Elena Mindiola Caicedo
AVE 8 CASA 6

TAMARE CAMPO CARABOBO

Ojeda, Zulia 4019

Venezuela

Isidro Jose Sulbaran Tirado

2495 S Mason Rd

Apt 1015

Katy, TX 77450-6128

The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Disney's Polynesian Villas & Bungalows described as:

An undivided 0.2535% interest in Unit 50 of the Disney's Polynesian Villas & Bungalows, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 10857, Page 4004, Public Records of Orange County, Florida and all amendments thereto (the "Declaration")

The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage.

Michael E. Carleton, Esq.

ORANGE COUNTY

Jordan A. Zeppetello, Esq.
Jasmin Hernandez, Esq.

Adam B. Hall, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613
11080-1030480

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEECONTRACT NO.: 9013106.0
FILE NO.: 26-000182PALM FINANCIAL SERVICES, LLC,
Lienholder,
vs.

KIMBERLY R. GALLIMORE
Obligor(s)

NOTICE OF DEFAULT AND INTENT TO FORECLOSETO: Kimberly R. Gallimore
2138 NE CODY ST
Arcadia, FL 34266

The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Animal Kingdom Villas described as:
An undivided 0.9823% interest in Unit 114D of the Disney's Animal Kingdom Villas, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 9077, Page 4252, Public Records of Orange County, Florida and all amendments thereto (the "Declaration")

The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,624.28, plus interest (calculated by multiplying \$0.38 times the number of days that have elapsed since February 12, 2026), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.

Michael E. Carleton, Esq.
Jordan A. Zeppetello, Esq.
Jasmin Hernandez, Esq.
Adam B. Hall, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613
11080-1030471

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (614) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Uretha Lashona Edwards, 24446 LYNDON, Redford, MI 48239-3355 and Anthony Lieutenant Edwards, 24446 LYNDON, Redford, MI 48239-3355; VOI: 267038-01; TYPE: Odd Biennial; POINTS: 51700; TOTAL: \$8,724.47; PER DIEM: \$2.69; NOTICE DATE: February 16, 2026 OBLIGOR: Tamara D. Pearsall, 330 E 91ST ST, APT 5D, New York, NY 10128-5321; VOI: 271878-01; TYPE: Odd Biennial; POINTS: 44000; TOTAL: \$7,055.74; PER DIEM: \$2.14; NOTICE DATE: February 16, 2026 OBLIGOR: Cesar Castillo Marquez, C/O STONEGATE LAW, PO BOX 456, Green, OH 44232 and Magaly Castillo, C/O STONEGATE LAW, PO BOX 456, Green, OH 44232; VOI: 284557-01; TYPE: Annual; POINTS: 25800; TOTAL: \$10,377.38; PER DIEM:

(Continued on next page)

ORANGE COUNTY

\$3.23; NOTICE DATE: February 16, 2026 OBLIGOR: Timothy Edward Wolak, 26 OAKRIDGE CT, Germantown, OH 45327 and Andrea Marie Wolak, 26 OAKRIDGE CT, Germantown, OH 45327-9487; VOI: 291068-01, 291068-02; TYPE: Annual, Annual; POINTS: 81000, 44000; TOTAL: \$36,597.48; PER DIEM: \$11.84; NOTICE DATE: February 16, 2026 OBLIGOR: Norma I. Alicea, 56 MECHANIC ST, Freehold, NJ 07728-2236 and Wilfredo Alicea, 56 MECHANIC ST, Freehold, NJ 07728-2236; VOI: 293023-01; TYPE: Annual; POINTS: 61000; TOTAL: \$24,380.77; PER DIEM: \$7.80; NOTICE DATE: February 16, 2026 File Numbers: 26-000691, 26-000694, 26-000705, 26-000711, 26-000712 MDK-78880

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Charles Joseph Eggleston, 1921 DOGWOOD ST, Fayetteville, NC 28301-4118 and Arlisa Eggleston, 1921 DOGWOOD ST, Fayetteville, NC 28301-4118; VOI: 296242-01; TYPE: Annual; POINTS: 77000; TOTAL: \$25,300.56; PER DIEM: \$8.21; NOTICE DATE: February 16, 2026 OBLIGOR: Carlos Alvarez, 770 NW 35TH CT, Miami, FL 33125-3811 and Jessica Alvarez, 770 NW 35TH CT, Miami, FL 33125-3811; VOI: 296825-01; TYPE: Annual; POINTS: 25000; TOTAL: \$11,380.72; PER DIEM: \$3.75; NOTICE DATE: February 16, 2026 OBLIGOR: Keisha K. Bishop, 1362 BERGEN ST, Brooklyn, NY 11213; VOI: 298208-01; TYPE: Annual; POINTS: 37000; TOTAL: \$14,787.58; PER DIEM: \$4.66; NOTICE DATE: February 16, 2026 OBLIGOR: Hattie Trinis Wilkins, 7511 SW 79TH PL, Ocala, FL 34476-6938; VOI: 300908-01; TYPE: Annual; POINTS: 44000; TOTAL: \$17,548.61; PER DIEM: \$5.61; NOTICE DATE: February 16, 2026 OBLIGOR: Gregory Todd Hendricks, 5300 ROUNDABOUT DR, Columbus, GA 31907-7488 and Maria Elena Apao, 5300 ROUNDABOUT DR, Columbus, GA 31907-7488; VOI: 301006-01; TYPE: Annual; POINTS: 44000; TOTAL: \$18,477.75; PER DIEM: \$5.69; NOTICE DATE: February 16, 2026 File Numbers: 26-000715, 26-000716, 26-000722, 26-000729, 26-000730 MDK-78867

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale

ORANGE COUNTY

of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Kenneth Lee Aris, PO BOX 603, Genesee, MI 48437-0603 and Deborah Ann Jackson, 4409 OAKDALE ST, Genesee, MI 48437-7718; VOI: 302276-01; TYPE: Annual; POINTS: 110000; TOTAL: \$37,953.02; PER DIEM: \$12.41; NOTICE DATE: February 16, 2026 OBLIGOR: Tamara Sarah Prescod, 3123 OBAMA BLVD, Los Angeles, CA 90018-4052; VOI: 304877-01; TYPE: Annual; POINTS: 40000; TOTAL: \$15,895.55; PER DIEM: \$5.38; NOTICE DATE: February 16, 2026 OBLIGOR: Kathleen Duellley, 1305 JOHNSON ST, Easton, PA 18040-1210 and James M. Duellley, 1305 JOHNSON ST, Easton, PA 18040-1210; VOI: 305192-01, 305192-02, 305192-03; TYPE: Annual, Annual, Annual; POINTS: 81000, 81000, 81000; TOTAL: \$33,512.07; PER DIEM: \$10.79; NOTICE DATE: February 16, 2026 OBLIGOR: Rebecca L. Diciara, 17 SKYVIEW DR, Naugatuck, CT 06770; VOI: 309461-01; TYPE: Annual; POINTS: 67100; TOTAL: \$24,333.04; PER DIEM: \$7.79; NOTICE DATE: February 16, 2026 OBLIGOR: Robert Lee Bryant Jr., 837 51ST AVE S, Saint Petersburg, FL 33705-4949 and Jessica Louise Bryant, 837 51ST AVE S, Saint Petersburg, FL 33705-4949; VOI: 310351-01; TYPE: Annual; POINTS: 81000; TOTAL: \$23,854.34; PER DIEM: \$7.71; NOTICE DATE: February 16, 2026 File Numbers: 26-000732, 26-000735, 26-000736, 26-000742, 26-000744 MDK-78907

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Ashley Marie Shane, 1005 VININGS WAY, Newark, DE 19702 and Rasheed La'con Pernell, 3 WHITFIELD RD, Newark, DE 19711-4817; VOI: 311561-01; TYPE: Annual; POINTS: 37000; TOTAL: \$15,648.45; PER DIEM: \$4.99; NOTICE DATE: February 16, 2026 OBLIGOR: Torrenzo Sirreco Washington, 449 FIOLE CIR, Graniteville, SC 29829; VOI: 311726-01; TYPE: Annual; POINTS: 56300; TOTAL: \$23,339.86; PER DIEM: \$7.56; NOTICE DATE: February 16, 2026 OBLIGOR: Nilajaja Bayo Nixon, 6289 ROCKY WAGON LANE SW, Concord, NC 28025; VOI: 312359-01; TYPE: Annual; POINTS: 44000; TOTAL: \$20,878.10; PER DIEM: \$7.05; NOTICE DATE: February 16, 2026 OBLIGOR: Sokol Demirasi, 11605 CANOPY LOOP, Ft Myers, FL 33913; VOI: 313067-01; TYPE: Annual; POINTS: 40000; TOTAL: \$18,212.58; PER DIEM: \$6.13; NOTICE DATE: February 16, 2026 OBLIGOR: Keith James Elkins, 8150 ANTIQCH RD, Smithville, TN 37166 and Letitia Marie Elkins, 8150 ANTIQCH RD, Smithville, TN 37166; VOI: 313938-01; TYPE: Annual; POINTS: 37000; TOTAL: \$16,839.21; PER DIEM: \$5.33; NOTICE DATE: February 16, 2026 File Numbers: 26-000745, 26-000746, 26-000747, 26-000748, 26-000751 MDK-78841

**NOTICE OF SUSPENSION
ORANGE COUNTY**

To: : JULIAN J. VAUGHN

Case No.: CD202600147/D 3528745

A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

2/27-3/20/26LG 4T

**IN THE COUNTY COURT IN AND FOR
ORANGE COUNTY, FLORIDA****ORANGE COUNTY**

CIVIL DIVISION
CASE NO.: 2025-CC-025399-O
WINTER PARK WOODS CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,
vs.
343 SCOTTSDALE SQ, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
Defendant.

NOTICE OF ACTION

TO: ALI RAHBER – MANAGER & REGISTERED AGENT OF 343 SCOTTSDALE SQ, LLC, A FLORIDA LIMITED LIABILITY COMPANY

343 SCOTTSDALE SQUARE, UNIT 343, WINTER PARK, FL 32792
29 MEADOW HAVEN DRIVE, MASHPEE, MA 02649

YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

Unit 343, WINTER PARK WOODS, A CONDOMINIUM, FORMERLY KNOWN AS PLACE 436, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium, recorded in Official Records Book 3192, Pages 297 through 357, of the Public Records of Orange County, Florida.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on February 23, 2026.

Tiffany Moore Russell, Clerk of Courts
Civl - 425 N Orange Ave Room 350
Orlando, FL 32801

By: /s/ Rosa Aviles
Deputy Clerk

Michelle T. Reiss, Esquire
Florida Bar No. 36993
APPLETON REISS, PLLC
215 N. Howard Avenue, Suite 200
Tampa, Florida 33606
(813) 542-8888
Attorneys for Plaintiff

2/27-3/6/26LG 2T

**IN THE COUNTY COURT IN AND FOR
ORANGE COUNTY, FLORIDA**

Case No.: 2025-CC-003548-O

Lake Preserve Homeowners Association, Inc.,
Plaintiff,
vs.

Gilbert Borrero and Martha Liliana Padilla,
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated February 11, 2026, and entered in Case Number: 2025-CC-003548-O, of the County Court in and for Orange County, Florida. To be published in the La Gaceta Newspaper, wherein Lake Preserve Homeowners Association, Inc. is the Plaintiff, and Gilbert Borrero and Martha Liliana Padilla are the Defendants, the clerk will sell to the highest and best bidder for cash at 11:00 o'clock A.M. on April 7, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to wit:

Property Description:

LOT 24 OF LAKE PRESERVE - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE(S) 139-145 AS AFFECTED BY AFFIDAVIT RECORDED IN BOOK 10971, PAGE 6544, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 3106 Stonewyck St., Orlando, FL 32824

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 ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if less than 7 days; if you are hearing or voice impaired, call 711.

DHN ATTORNEYS, P.A.
448 South Alafaya Trail, Unit 8
Orlando, FL 32828
Telephone: (407) 269-5346
Facsimile: (407) 650-2765
Attorney for Association
By: /s/ Joshua Mowery
Joshua Mowery, Esquire
Florida Bar No. 1058705
joshua@dhnattorneys.com

2/27-3/6/26LG 2T

**IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND FOR
ORANGE COUNTY FLORIDA**

CASE NO.: 2025-CA-012292

YONAS DEKSISSA,
Plaintiff,

v.

JAMIE TAVERAS and UNKNOWN SPOUSE OF JAMIE TAVERAS,
Defendants.

NOTICE OF ACTION

TO: JAMIE TAVERAS
6165 CARRIER DR., UNIT 2604
ORLANDO, FLORIDA 32819
UNKNOWN SPOUSE OF JAMIE TAVERAS

ORANGE COUNTY

6165 CARRIER DR., UNIT 2604
ORLANDO, FLORIDA 32819

YOU ARE NOTIFIED that an action to quiet title on the following property in Orange County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN ORANGE COUNTY, FLORIDA, TO WIT: Unit No. 2106, of The Enclave at Orlando, a Condominium according to the Declaration of Condominium thereof: recorded in Official Records Book 3721, Page(s) 1505, of the Public Records of Orange County, Florida, and any amendments thereto, together with its undivided share in the common elements.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 101 N. Apopka Ave., Inverness, Florida 34450 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 21st day of January, 2026.
Tiffany Moore Russell
Clerk of the Circuit Court

By: // S Gre
As Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando Florida 32801

2/27-3/20/26LG 4T

**NOTICE OF
ADMINISTRATIVE COMPLAINT
ORANGE COUNTY**

To: Michael O. Wells

Case No.: CD202508549/D
1919613/3503582

An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

2/27-3/20/26LG 4T

**NOTICE OF
ADMINISTRATIVE COMPLAINT
ORANGE COUNTY**

To: Ja'nyia M. Mcmillen-Jones

Case No.: CD202512171/D 3524411

An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

2/27-3/20/26LG 4T

**IN THE COUNTY COURT IN AND FOR
ORANGE COUNTY, FLORIDA**

CIVIL DIVISION

CASE NO.: 2025-CC-025329-O

WINTER PARK WOODS CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

MILAD JABBOUR,
Defendants.

NOTICE OF ACTION

TO: MILAD JABBOUR

303 SCOTTSDALES SQ., UNIT 303,
WINTER PARK, FL 32792

1208 THUNDER TRAIL, MAITLAND, FL 32751

YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

Unit 303, WINTER PARK WOODS, A CONDOMINIUM, formerly known as place 436, A CONDOMINIUM, according to the Declaration of Condominium as recorded in Official Records Book 3192, at page 297 and as amended by the following amendments: Official Records Book 3196, at Page 2135, Official Records Book 3246, at page 2377, Official Records Book 4061, at Page 4746, Official Records Book 4061, at Page 4751, Official Records Book 4130, at Page 558, Official Records Book 4130, at Page 563, Official Records Book 4242, at Page 208, Official Records Book 4242, at Page 212 and Official Records Book 4651, at Page 1318, of the Public Records of Orange County, Florida, together with appurtenances thereto, including an undivided interest in the common elements and common surplus of said condominium as set forth in the Declaration and Amendments thereto.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on February 19, 2026.
Tiffany Moore Russell, Clerk of Courts

ORANGE COUNTY

Civil Div - 425 N Orange Ave Room 350
Orlando, FL 32801

By: /s/ Sandra Jackson
Deputy Clerk

Michelle T. Reiss, Esquire
Florida Bar No. 36993
APPLETON REISS, PLLC
215 N. Howard Avenue, Suite 200
Tampa, Florida 33606
(813) 542-8888
Attorneys for Plaintiff

2/27-3/6/26LG 2T

**IN THE CIRCUIT COURT FOR ORANGE
COUNTY, FLORIDA**

File No. 2025-CP-002006-O
Division 05

IN RE: ESTATE OF
MAMIE LOU WALKER
Deceased.

**NOTICE OF ACTION FOR SUMMARY
ADMINISTRATION**

TO: THE ESTATE OF JESSE LEE WALKER
Address Unknown

YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Ninth Judicial Circuit, in and for Orange County, Florida, for the probate of Mamie Lou Walker where you are named as a beneficiary.

You are required to service a copy of any written response of objection, if any, to:

MOONRAY LAW, PLLC
c/o Justin T. Moonray, Esq.
1032 E Brandon Blvd #9933
Brandon, Florida 33511

on or before March 2nd, 2026, and file the original with the Clerk of this Court at the Orange County Courthouse, 425 N. Orange Avenue, Orlando, FL 32801, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition for Summary Administration

WITNESS my hand and seal of this Court on January 29th, 2026.

Tiffany Moore Russell
/s/ Kevin Drumm
Deputy Clerk

Probate Division
425 N. Orange Avenue
Room 335
Orlando, Florida 32801

2/6-2/27/26LG 4T

**IN THE COUNTY COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND FOR
ORANGE COUNTY, FLORIDA**

CIVIL DIVISION

Case No. 2025-CC-018126-O

THE ISLES AT CAY COMMONS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,
vs.

DENNIS LODUCA JR. and MARIA ALICIA LODUCA, husband and wife as tenants by the entirety and UNKNOWN TENANT,
Defendants.

**AMENDED NOTICE OF SALE
PURSUANT TO CHAPTER 45
(to reflect correct case number only)**

NOTICE IS HEREBY GIVEN to a Final Judgment of Foreclosure entered in Case No. 2025-CC-018126-O, of the County Court of the Ninth Judicial Circuit in and for Orange County, Florida, wherein THE ISLES AT CAY COMMONS CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and DENNIS LODUCA JR. and MARIA ALICIA LODUCA, husband and wife as tenants by the entirety and UNKNOWN TENANT n/k/a BRIAN ANDERSON, are Defendants, the Clerk of the Orange County Court will sell to the highest bidder for cash on March 31, 2026, in an online sale at www.myorangelclerk.realforeclose.com. beginning at 11:00 a.m., the following property as set forth in said Final Judgment, to wit:

Unit 20302, Phase 2, THE ISLES AT CAY COMMONS, A CONDOMINIUM, according to the Declaration of Condominium, and all its attachments and amendments, as recorded Official Records Book 9071, page 984, as amended by amendment to Declaration as recorded Official Records Book 9369, Page 1507, of the Public Records of Orange County, Florida. Together with an undivided interest in the common elements and all appurtenances hereunto appertaining and specified in said Declaration of Condominium.

Property Address: 4114 Breakview Drive Unit 203, Orlando, FL 32819

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.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Orange County, 425 N. Orange Ave., Suite 2110, Orlando, FL 32801, Telephone (407) 836-2000, via Florida Relay Service.

Dated February 17, 2026

Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND FOR
ORANGE COUNTY, FLORIDA**

ORANGE COUNTY**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered on October 28, 2025 in the above-captioned action, the following property situated in Orange County, Florida, described as:

LOT 55, WETHERBEE LAKES SUBDIVISION PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 46, AT PAGE(S) 61-64, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

shall be sold by the Clerk of Court, Tiffany Moore Russell, Esq., on the **12th day of May, 2026 on-line at 11:00 a.m. (Eastern Time) at www.myorangeclerk.realforeclose.com** to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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 ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Michael C. Coyle
MICHAEL C. COYLE, ESQ.
Florida Bar No.: 1054501
Email: mcoyle@storeylawgroup.com
STOREY LAW GROUP, P.A.
221 NE Ivanhoe Blvd, Suite 300
Orlando, FL 32804
Telephone: 407-488-1225
Secondary Email:
sbaker@storeylawgroup.com
Attorneys for Plaintiff

2/20-2/27/26LG 2T

IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA

Case No.: 2025-CC-011766-O

The Hamptons at Metrowest Condominium Association, Inc., Plaintiff,

vs.
Summit Property Solutions Group, LLC; et al.
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated February 11, 2026, and entered in Case Number: 2025-CC-011766-O, of the County Court in and for Orange County, Florida. To be published in the La Gaceta Newspaper, wherein The Hamptons at Metrowest Condominium Association, Inc. is the Plaintiff, and Summit Property Solutions Group, LLC and All Unknown Tenants/Owners are the Defendants, the clerk will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 o'clock A.M. on April 14, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description:

UNIT 306, BUILDING 2 OF THE HAMPTONS OF METROWEST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 7830, PAGE 2283, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Property Address: 6413 Astor Village Ave., Unit 306, Orlando, FL 32835

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 ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, 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.

DHN ATTORNEYS, P.A.
448 South Alafaya Trail, Unit 8
Orlando, FL 32828
Telephone: (407) 269-5346
Facsimile: (407) 650-2765

By: /s/ Ryan Fong
Ryan Fong, Esquire
Florida Bar No. 113279
ryan@dhntorneys.com

2/20-2/27/26LG 2T

IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA

CITY CIVIL DIVISION

CASE NO.: 2025-CC-003744-O

WINTER PARK WOODS CONDOMINIUM ASSOCIATION, INC., Plaintiff,

vs.
IVAN MEJIAS,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on February 5, 2026 by the County Court of Orange County, Florida, the property described as:

Unit 207, of Winter Park Woods, f/k/a Place 436, a Condominium, according to the Declaration of Condominium

ORANGE COUNTY

thereof, as recorded in Official Records Book 3192, Page 297, Public Records of Orange County, Florida, and all recorded and unrecorded amendments thereto. Together with an undivided interest or share in the common elements appurtenant thereto.

will be sold at public sale by the Orange County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.orange.realforeclose.com at 11:00 A.M. on **March 25, 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 no later than the date the Clerk reports the surplus funds as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, Telephone: (407) 836-2303 within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call 1-800-955-8771.

/s/ Nadine M. Appleton
Nadine M. Appleton, Esquire
Florida Bar No.: 166227
nappleton@appletonreiss.com
Appleton Reiss, PLLC
215 N. Howard Ave., Suite 200
Tampa, FL 33606
Phone: 813-542-8888
Fax: 813-542-5054
Attorney for Plaintiff

2/20-2/27/26LG 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

PROBATE DIVISION

Case No. 25-CP-004124-O

IN RE: ESTATE OF
HOWARD WELDON WEBER,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Howard Weldon Weber, deceased, whose date of death was October 28, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

That 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.

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

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

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 first date of publication is February 20, 2026.

Personal Representative:
Elmer Miller
1019 Route 446
Hinsdale, New York 14743
Attorney for Personal Representative:
Brice Zoeklein, Esq.
Florida Bar No. 0085615
Email Address:
brice@zoekleinlawpa.com
Zoeklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511

2/20-2/27/26LG 2T

OSCEOLA COUNTY**IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA**

CIVIL DIVISION

CASE NO. 492025CA001236XXXAXA

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff,

vs.
RAMON LEONARDO MAYOL RODRIGUEZ, et al,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated February 13, 2026, and entered in Case No. 492025CA001236XXXAXA of the Circuit Court of the NINTH Judicial Circuit in and for Osceola County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT

OSCEOLA COUNTY

MORTGAGE SERVICING is the Plaintiff and RAMON LEONARDO MAYOL RODRIGUEZ, NORMA RODRIGUEZ the Defendants. Kevin Soto, Esq., Clerk of the Circuit Court in and for Osceola County, Florida will sell to the highest and best bidder for cash at the Osceola County Courthouse, 2 Courthouse Square, Suite 2000, Kissimmee, Florida at 11:00 a.m. on **April 14, 2026**, the following described property as set forth in said Order of Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN OSCEOLA COUNTY, FLORIDA, VIZ:

LOT 111, COUNTRYSIDE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 18 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

TOGETHER WITH THE 2006 MOBILE HOME I.D. #S: GAF575A77131AV21 AND GAF575B77131AV21.

If you are a 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, you must file a claim with the Clerk of Court before or no later than the date that 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 the record as of the date of the lis pendens may claim the surplus.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagee, Mortgagee or the Mortgagee's Attorney.

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 Two Courthouse Square, Suite 6300, Kissimmee, FL 34741, Telephone: (407) 742-2417, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call 1-800-955-8771. To file response please contact Osceola County Clerk of Court, 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741, Tel: (407) 742-3479; Fax: (407) 742-3652.

DATED at Osceola County, Florida, this 24th day of February, 2026.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rslaw.com

By: /s/ Brittany L. Harvey
Brittany L. Harvey, Esq.
Florida Bar No. 124795
JS0120/25-F001213

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA

CASE NO.: 2023-CA-003113

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST,
Plaintiff,

vs.
JOSE ORTIZ; et al.,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered on October 5, 2023, in the above-captioned action, the following property situated in Osceola County, Florida, described as:

LOT 156, DORAL POINTE - UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 19, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, Kelvin Soto, on the **21st day of April, 2026 at 11:00 a.m. at the Osceola County Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741**, to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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. ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079 at least 7 days before your scheduled court appearance, or immediately if you receive less than a 7 day notice; if you are hearing or voice impaired, call 711.

Dated this 25th day of February, 2026

/s/ Michael C. Coyle
MICHAEL C. COYLE, ESQ.
Florida Bar No.: 1054501
Email: mcoyle@storeylawgroup.com
STOREY LAW GROUP, P.A.
221 NE Ivanhoe Blvd., Suite 300
Orlando, FL 32804
Telephone: 407-488-1225
Secondary Email:
sbaker@storeylawgroup.com
Attorneys for Plaintiff

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 003161 MF
LAKEVIEW LOAN SERVICING LLC
PLAINTIFF,
vs.
MICHAEL RUTTY AND ROCHELLE RUTTY, ET AL.,
DEFENDANT(S).

OSCEOLA COUNTY**NOTICE OF ACTION**

TO: Rochelle Rutty
Last Known Address: 8317 Narcoossee RD Orlando FL 32827

Current Residence: UNKNOWN

TO: Unknown spouse of Michael Rutty
Last Known Address: 8672 Fort Jefferson Blvd Orlando FL 32822

Current Residence: UNKNOWN

TO: Unknown spouse of Rochelle Rutty
Last Known Address: 8317 Narcoossee RD Orlando FL 32827

Current Residence: UNKNOWN

TO: Michael Rutty

Last Known Address: 8672 Fort Jefferson Blvd Orlando FL 32822

Current Residence: UNKNOWN

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

LOT 152, OAK HOLLOW PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 114 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before 29th March 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675 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 Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; if you are hearing or voice impaired, call 1-800-955-8771.

WITNESS my hand and the seal of this Court this 12 day of February, 2026.

KELVIN SOTO
As Clerk of Court
By: /s/ Susan Vies
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675
11080-1030678

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-000153

IN RE: ESTATE OF

HERMAS BERNADIN MONEREAU

a/k/a HERMAS B. MONEREAU

a/k/a HENNAS MONEREAU,

Deceased.

NOTICE OF ACTION**(formal notice by publication)**

TO: Evelyn Mitchell, spouse of the Decedent and intestate beneficiary of the Decedent's Estate, ADDRESS UNKNOWN

Carole Smart, daughter of the Decedent and intestate beneficiary of the Decedent's Estate, ADDRESS UNKNOWN

YOU ARE NOTIFIED that a 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 is:

Ashly Mae Guernaccini, Esq.,
314 South Missouri Avenue, Suite 201,
Clearwater, Florida 33756

on or before March 14, 2026, and to file the original of the written defenses with the clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 6th day of February, 2026.

KELVIN SOTO, ESQUIRE, CLERK OF THE CIRCUIT COURT AND COUNTY COMPTROLLER
As Clerk of the Court
By: Beverly Mahadeo
As Deputy Clerk

2/13-3/6/26LG 2T

PASCO COUNTY**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**

Case No: 2025CA1354

Carrington Mortgage Services, LLC,
Plaintiff,

vs.
PAMELA J BARNETT; et al,
Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated **02/19/2026**, and entered in Case No. 2025CA1354 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida wherein **Carrington Mortgage Services, LLC**, is the Plaintiff and **PAMELA J BARNETT; BEACON WOODS CIVIC ASSOCIATION, INC.** are Defendants, Nichole "Nikki" Alvarez-Sowles Pasco County Clerk of Courts, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11 a.m. on April 10, 2026, the following described property set forth in said Final Judgment, to wit:

LOT 1259, BEACON WOODS, VILLAGE 5-C, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE(S) 130 AND 131, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 12506 Stone House Loop, Hudson, FL 34667

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 Pen-

PASCO COUNTY

dens, 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.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this notice, please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

DATED February 23, 2026
/s/ Anthony Vamvas
Anthony Vamvas, Esq.
Florida Bar No. 42742
Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
avamvas@lenderlegal.com
EService@LenderLegal.com

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO. 2023CA000075CAAXES

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-HE1 ASSET-BACKED PASS-THROUGH CERTIFICATES Plaintiff,

vs.
LEROY BRIM, et al,
Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order dated February 20, 2026 and entered in Case No. 2023CA000075CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-HE1 ASSET-BACKED PASS-THROUGH CERTIFICATES is the Plaintiff and GLORIA BRIM, UNKNOWN TENANT #1, the Defendants. Nikkie Alvarez-Sowles, Esq. Clerk of the Circuit Court in and for Pasco County, Florida will sell to the highest and best bidder for cash at www.pasco.realforeclose.com the Clerk's website for on-line auctions, the Clerk's website for on-line auctions at 11:00 A.M. on March 30, 2026, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 10, BLOCK 14, FOX RIDGE, UNIT FIVE, PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 116 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

If you are a 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, you must file a claim with the clerk of court before or no later than the date that 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 the record as of the date of the lis pendens may claim the surplus.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagee, Mortgagee or the Mortgagee's Attorney.

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: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, 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 at Pasco County, Florida, this 23rd day of February, 2026.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@

PASCO COUNTY**NOTICE TO CREDITORS**

The administration of the estate of LAURIE ANN LAVOY, deceased, whose date of death was December 16, 2025; is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33525. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is February 27, 2026.

Personal Representative:

Robert James LaVoy
3988 Round Table Court
Land O' Lakes, FL 34638

Attorney for Personal Representative:

Paul James Monsanto, Esq.
Attorney for Petitioner
Florida Bar Number: 1025961
26852 Tonic Drive, Suite 102
Wesley Chapel, FL 33544
Telephone: (813) 997-5290
E-Mail: paul@pjmattorneys.com

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CA-003617

FAIRWAY ASSOCIATION, INC.,

Plaintiff,

vs.

LAURIE MARCOUX,

Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on February 18, 2026, by the Circuit Court of Pasco County, Florida, for the following property described as:

Lot 29, Fairway Village Phase 1, according to the map or plat thereof, as recorded in Plat Book 23, Page 138, of the Public Records of Pasco County, Florida, together with a non-exclusive easement for ingress and egress over and across the land described in Official Records Book 821, Page 1006 and Official Records Book 839, Page 1763, Public Records of Pasco County, Florida.

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on **March 17, 2026 at 11:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs 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: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

/s/ Katherine Martinez, Esq.
Florida Bar No.: 70879
kmartinez@bushross.com

BUSH ROSS, P.A.
Post Office Box 3913, Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
Attorney for Plaintiff

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.

CASE No. 2023CA004936CAAXWS
CARRINGTON MORTGAGE SERVICES, LLC, PLAINTIFF,

VS.

KWAKU ODAME KWAPONG, ET AL.

DEFENDANT(S).

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 14, 2026 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on April 14, 2026, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:
LOT 193, VETERANS VILLAS PHASE

PASCO COUNTY

III, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 92 AND 93, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND CORRECTED BY SURVEYOR'S AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1152, PAGE 1066 AND 1067, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

Business Observer
Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600

Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077

Email: eservice@tmppllc.com

By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.

FBN: 1058051

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 Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 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.

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.
11080-1030783

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY, FLORIDA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff,

vs.

INDIA RAYCHELLE PEEPLES; et al,

Defendants. Case No: 2025-CA-001735
NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated February 3, 2026, and entered in Case No. 2025-CA-001735 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and INDIA RAYCHELLE PEEPLES and CAPITAL ONE, N.A., are Defendant(s), Nichole "Nikki" Alvarez-Sowles, Pasco County Clerk of Courts, will sell to the highest and best bidder for cash at 11:00 a.m. at www.pasco.realforeclose.com on April 6, 2026 the following described property set forth in said Final Judgment, to wit:

LOT 53, HUDSON BEACH ESTATES, REVISED, UNIT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Commonly known as: 13913 Muriel Ave, Hudson, FL 34667

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 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.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
DATED February 18, 2026
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
Florida Bar No. 109137

Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644

Attorney for Plaintiff
Service Emails:
akalman@lenderlegal.com
EService@LenderLegal.com

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 18th day of February 2026 to:

INDIA RAYCHELLE PEEPLES
13913 Muriel Ave
Hudson, FL 34667

CAPITAL ONE, N.A.

4851 Cox Road
Glen Allen, VA 23060

/s/ Alexandra Kalman
Alexandra Kalman, Esq.

11080-1030670

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.

CASE No. 2025CA001553CAAXWS
PHH MORTGAGE CORPORATION,
PLAINTIFF,

VS.

MARTIN JOHN LEWALSKI A/K/A
MARTIN LEWALSKI, ET AL.

DEFENDANT(S).

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 5, 2026 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on April 8, 2026, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:
LOT 851, BEACON WOODS VILLAGE 9-B, ACCORDING TO PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PASCO COUNTY, FLORIDA, PLAT BOOK 14, PAGES 34 AND 35.
Any person claiming an interest in the

PASCO COUNTY

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.

Business Observer
Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600

Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077

Email: eservice@tmppllc.com

By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.

FBN: 1058051

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 Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 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.

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.
11080-1030781

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT,
IN AND FOR PASCO COUNTY, FLORIDA
PNC Bank, National Association
Plaintiff,

vs.

Melanie M. Kessler, et al.

Defendants. Case No.:
2025CA002867CAAXWS

Division: Civil
Judge Kembra Johnson Lewis

NOTICE OF SALE

Notice is hereby given that on April 6, 2026 at 11:00AM, the below named Clerk of Court will offer by electronic sale at www.pasco.realforeclose.com the following described real property:

All that certain land situate in Pasco County, Florida, viz:
Lot 25, Block 4, Magnolia Valley, Unit One, according to the plat thereof as recorded in Plat Book 9, Page(s) 104, of the Public Records of Pasco County, Florida.
Commonly known as: 7517 Hollyridge Drive, New Port Richey, FL 34653
Any person claiming an interest in the surplus from this 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 sale is being held pursuant to the Final Judgment of Foreclosure, entered on February 5, 2026, in Civil Case No. 2025CA002867CAAXWS, pending in the Circuit Court in Pasco County, Florida.

NIKKI ALVAREZ-SOWLES
CLERK OF THE CIRCUIT COURT
PASCO COUNTY, FLORIDA

Craig P. Rogers (FLBN: 352128)

Michael E. Carleton (FLBN: 1007924)

Jordan A. Zeppetello (FLBN: 1049568)

Jasmin Hernandez (FLBN: 1044494)

Adam B. Hall (FLBN: 1019218)

The Manley Law Firm LLC
P. O. Box 165028

Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613

Primary: statee-file@mdklegal.com
Secondary: CPRogers@mdklegal.com
Attorney for Plaintiff
11080-1030497

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY, FLORIDA
CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-2,

Plaintiff,

vs.

PHYLLIS MILLER; et al.,
Defendants. Case No:
2025CA000770CAAXWS

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 02/05/2026, and entered in Case No. 2025CA000770CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-2,

is the Plaintiff and PHYLLIS MILLER; PASCO COUNTY BOARD OF COUNTY COMMISSIONERS (COMMUNITY DEVELOPMENT DIVISION); UNKNOWN TENANT #1 NKA ALESHIA MILLER, are Defendants, Nikki Alvarez-Sowles, Esq., Pasco County Clerk of Courts will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on June 3, 2026, the following described property set forth in said Final Judgment, to wit:

LOT 119, HOLIDAY LAKE ESTATES-UNIT FOUR, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 9, PAGE 62 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Commonly known as: 3538 Oxford Dr., Holiday, FL 34691

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 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.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
DATED February 10, 2026
/s/ Philip Stecco
Philip Stecco, Esq.
Florida Bar No. 108384

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 14, 2026 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on April 14, 2026, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:
LOT 193, VETERANS VILLAS PHASE

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 14, 2026 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on April 14, 2026, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:
LOT 193, VETERANS VILLAS PHASE

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 14, 2026 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on April 14, 2026, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:
LOT 193, VETERANS VILLAS PHASE

PASCO COUNTY

Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff

Service Emails:
pstecco@lenderlegal.com
EService@LenderLegal.com

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this notice, please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. 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.
11080-1030116

NOTICE OF ACTION

TO: JEFFERY MICHAEL CRESSY and REBECA CRESSY
3111 CRENSHAW COURT
NEW PORT RICHEY, FL 34655

YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

Lot 182, FAIRWAY SPRINGS, UNIT 1, according to the plat thereof recorded in Plat Book 19, Page 3 through 5, in the Public Records of Pasco County, Florida.

has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on CHARLES EVANS GLAUSIER, ESQUIRE, Plaintiff's attorney, whose address is Glausier Knight Jones, PLLC, whose address is: 400 N. Ashley Drive, Suite 2020, Tampa, Florida 33602, on or before March 23rd, 2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on February 13, 2026.
/s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller

Deputy Clerk: Haley Joyner
Glausier Knight Jones, PLLC
400 N Ashley Dr #2020, Tampa, FL 33602
2/20-2/27/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION

File No.: 25-CP-001624

IN RE: ESTATE OF SHOBHANA SONI,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of SHOBHANA SONI, deceased, whose date of death was January 10, 2025, and whose social security number is xxx-xx-6371 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. 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 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 February 20, 2026.

Personal Representative:
HIREN SONI

Attorney for Personal Representative:
Daniel M. Coton, Esquire
TRINKLE REDMAN, P.A.
121 North Collins Street
Plant City, Florida 33563
Telephone: (813) 752-6133
Florida Bar Number: 857335
Attorney for Petitioner

2/20-2/27/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION

File No. 2026CP000114CPAXES

IN RE: ESTATE OF ANNA B. KIRKLAND A/K/A ANNA BEATRICE KIRKLAND,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Anna B. Kirkland a/k/a Anna Beatrice Kirkland,

deceased, whose date of death was December 20, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. 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 February 20, 2026.

Personal Representative:
Marilyn Joyce Perricone

Attorney for Personal Representative:
Daniel M. Coton, Esquire

PINELLAS COUNTY

Petitioner,
and
TABATHA WOLFGRAM,
Respondent.

AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: Tabitha Wolfram Address Unknown
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 Ryan Williams, whose address is 38939 6th Ave Zephyrhills, FL 33542, on or before 30 days of the first date of publication, and file the original with the clerk of this Court at 38053 Live Oaks Ave, Dade City, FL 33523, 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: None

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.

Dated December 31, 2026

Nikki Alvarez-Sowles

Clerk of the Circuit Court

By: /s/ Ruth Mujer

Deputy Clerk

2/13-3/6/26LG 4T

PINELLAS COUNTY

IN THE CIRCUIT COURT FOR PINELLAS COUNTY FLORIDA
PROBATE DIVISION
File No.: 25-011302-ES

IN RE: ESTATE OF
Gregory Scott Warren
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Gregory Scott Warren, deceased, whose date of death was July 23rd, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, Florida 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 DEATH IS BARRED.

The date of first publication of this notice is February 27, 2026.

Personal Representative:

Stacy Evans Warren

532 4th Ave. S. #1

Sant Petersburg, FL 33701

Attorney for Personal Representative:

Leavengood, Dauval,

Boyle & Vastii, PLLC

Attorneys for Personal Representative

3900 First Street North

Suite #100

St. Petersburg, FL 33703

Telephone: 7273273328

Florida Bar No. 506311

Email Addresses: pvastii@leavenlaw.com

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000886-ES

IN RE: ESTATE OF
KEITH ALLEN FIELDS
a/k/a KEITH A. FIELDS,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Keith Allen Fields a/k/a Keith A. Fields, 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 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

PINELLAS COUNTY

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 February 27, 2026.

Personal Representative:

Damien Allen Fields

8500 Jacaranda Avenue

Seminole, Florida 33777

Attorney for Personal Representative:

Ashly Mae Guernaccini, Esq.

Florida Bar Number: 1022329

At Cause Law Office, PLLC

314 South Missouri Avenue, Suite 201

Clearwater, Florida 33756

Telephone: (727) 477-2255

Fax: (727) 234-8024

E-Mail: ashly@atcauselaw.com

Secondary E-Mail:

rhianna@atcauselaw.com

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-003003-CI

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,

vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF BRODY A. SEIGER; et al., Defendants.

NOTICE OF ACTION

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF BRODY A. SEIGER 10351 Cirimoya Lane Seminole, FL 33772
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
And any unknown heirs, devisees, grantees, creditors and other unknown person or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

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

LOT 27, BLOCK 8, BLOSSOM LAKE VILLAGE SECTION IV, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 47, PAGE 60 AND 61, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defense, if any, to it on Michael C. Coyle, Storey Law Group, 221 NE Ivanhoe Blvd., Suite 300, Orlando, FL 32804 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a Judgment may 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 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.

WTNESS my hand and seal of said Court on February 24, 2026.

Ken Burke, CPA

Clerk of The Circuit Court

By: /s/ Stevie Ayars

As Deputy Clerk

Storey Law Group

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000318
Division Probate

IN RE: ESTATE OF
LOIS MAY KIRBY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Lois May Kirby, deceased, whose date of death was April 24, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St # 300, Clearwater, FL 33756. The names and addresses of the personal representative and the personal represen-

PINELLAS COUNTY

tative'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 February 27, 2026.

Personal Representative:

Mary P. O'Loughlin

869 NW Sorrento Lane

Port St. Lucie, Florida 34986

Attorney for Personal Representative:

Kara Evans, Attorney

Florida Bar Number: 381136

4631 Van Dyke Road

Lutz, FL 33558

Telephone: (813) 758-2173

Fax: (813) 926-6517

E-Mail: kara@karaevansattorney.com

Secondary E-Mail: evanskeene@aol.com

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-1102-FD

SEBRINA WOODEN,

Petitioner,

and

DERRELL WOODEN,

Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: DERRELL WOODEN

Last known address: Unknown

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 SEBRINA WOODEN, whose address is 5034 Foxbridge Circle N. Apt. 312, Clearwater, FL 33760, on or before 28 days after first publication, and file the original with the clerk of this Court at 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:

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

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

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

Dated 2/24/2026

Ken Burke

Clerk of the Circuit Court & Comptroller

315 Court St, Clearwater, FL 33756

By: /s/ Stevie Ayars

Deputy Clerk

2/27-3/20/26LG 4T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

CalPunk Collective

Owner: Niwot, LLC

310 Los Prados Drive

Safety Harbor, FL 34695

2/27/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

IAMAI LABS

Owner: Tonatiuh Tello

522 Cleveland Street

Clearwater, FL 33755

2/27/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corpora-

PINELLAS COUNTY

tions, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

LIGHTHOUSE AT DUNEDIN

Owner: Rosewood Assisted Living Facility
3175 Belcher Rd.
Dunedin, FL 34698

2/27/26LG 1T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA.

CASE No. 23-008044-CI

BANK OF AMERICA, N.A.,
PLAINTIFF,

VS.

CATHERINE FIELDS A/K/A CATHERINE D. FIELDS, ET AL.
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 12, 2024 in the above action, the Pinellas County Clerk of Court will sell to the highest bidder for cash at Pinellas, Florida, on April 8, 2026, at 10:00 AM, at www.pinellas.realforeclose.com for the following described property:

LOT 13 AND THE EAST 5 FEET OF LOT 12, BLOCK A, TIOGA SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 72 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. 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.

Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff

600 West Hillsboro Boulevard

Suite 600

Deerfield Beach, FL 33441

Telephone #: 561-338-4101

Fax #: 561-338-4077

Email: eservice@tmppllc.com

Bidder Number: 20286

By: /s/Tiffany Hamilton, Esq.

Tiffany Hamilton, Esq.

FBN: 1058051

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 at 727-464-4880 at 400 South Fort Harrison Avenue, Suite 500 Clearwater, FL 33756, 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. 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.

11080-1030780

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 25-008483-CO

PINEBROOK TOWNE HOUSE ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff,

vs.

ALLAN STONE and UNKNOWN TENANT,

Defendants.

NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-008483-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein PINEBROOK TOWNE HOUSE ASSOCIATION, INC. is Plaintiff, and ALLAN STONE, is Defendant, the Clerk of the Pinellas County Court will sell to the highest bidder for cash on March 26, 2026, in an online sale at www.pinellas.realforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

Lot 49, less the North 1.46 feet thereof together with the North 0.92 feet of Lot 48, Building 7, Unit 7, of PINEBROOK ESTATES PHASE TWO, UNIT 4, according to the map or plat thereof as recorded in Plat Book 92, Pages 3 and 4 of the Public Records of Pinellas County, Florida.

Property Address: 6661 121st Avenue Unit G, Largo, FL 33773

Any persons with a disability requiring accommodations should call 727-464-4062; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding. 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 sixty (60) days after the sale.

Any persons with a disability requiring accommodations should call 727-464-4062; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding.

Dated: February 17, 2026

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453

Primary E-Mail:

pleadings@tankellawgroup.com

TANKEL LAW GROUP

1022 Main Street, Suite D

Dunedin, FL 34698

(727) 736-1901 Fax (727) 736-2305

Attorney for Plaintiff

2/20-2/27/26LG 2T

PINELLAS COUNTY

tersburg, FL 33711, on or before 28 days after first publication, and file the original with the clerk of this Court at 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:

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

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

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

Dated 2/13/2026

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756
By: /s/ Thomas Smith
Deputy Clerk

2/20-3/13/26LG 4T

**IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011244-ES**

IN RE: ESTATE OF
PATRICIA LORRAINE OGDEN,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Patricia Lorraine Ogden, deceased, whose date of death was October 24, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Jewels Alexander Remund
235 South 400 East
Spanish Fork, Utah 84660

Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atacauselaw.com
Secondary E-Mail: rhianna@atacauselaw.com

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND FOR
PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 522025CA006323XXCICI**

NATIONSTAR MORTGAGE LLC
Plaintiff,

vs.

LISA M. GENTRY A/K/A LISA MARIE
GENTRY, ET AL.,
Defendant(s).

NOTICE OF ACTION

TO: Lisa M. Gentry
Last Known Address: 6381 Cedarbrook
Dr S, Pinellas Park, FL 33782
Current Residence: UNKNOWN

TO: Unknown Spouse of Lisa M. Gentry
A/K/A Lisa Marie Gentry
Last Known Address: 6381 Cedarbrook
Dr S, Pinellas Park, FL 33782
Current Residence: UNKNOWN

TO: Unknown Tenant in possession of the
subject property
Last Known Address: 6381 Cedarbrook
Dr S, Pinellas Park, FL 33782
Current Residence: UNKNOWN

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

LOT 76, AUTUMN RUN UNIT 1, AC-
CORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 78,
PAGE(S) 35 AND 36, PUBLIC RE-
CORDS OF PINELLAS COUNTY,
FLORIDA.

PINELLAS COUNTY

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, PO Box 5536, Tampa, FL 33675 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. 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.

WITNESS my hand and the seal of this Court this 16th day of February, 2026.

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756-5165
By: s/ Thomas Smith
As Deputy Clerk

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND FOR
PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 22-000502-CI**

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE
OF LSF9 MASTER PARTICIPATION
TRUST
Plaintiff,
vs.

FRANK CREAMER A/K/A FRANK C.
CREAMER, et al,
Defendants/

**NOTICE OF SALE
PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to an Order dated February 10, 2026 and entered in Case No. 22-000502-CI of the Circuit Court of the Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST is the Plaintiff and FRANK CREAMER A/K/A FRANK C. CREAMER, BRIARWICK HOMEOWNERS ASSOCIATION, INC., JEAN F. CREAMER, and RIDGEMOOR MASTER ASSOCIATION, INC. the Defendants. Ken Burke, CPA, Clerk of the Circuit Court in and for Pinellas County, Florida will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, the Clerk's website for on-line auctions at 10 AM on March 25, 2026, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 41, BRIARWICK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGES 32 THROUGH 35, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

IF YOU ARE A 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, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT 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 THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagee, Mortgagee or the Mortgagee's Attorney.

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 at Pinellas County, Florida, this 11th day of February 2026.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rlselaw.com
By: /s/ Brittany L. Harvey, Esq.
Florida Bar No. 124795

JS0120/28670 2/20-2/27/26LG 2T

**IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND FOR
PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 25-008170-CO**

LAFAYETTE SQUARE CONDOMINIUM
ASSOCIATION, INC., a Florida not-for-
profit corporation,
Plaintiff,
vs.

ERIK JOHN VARES, a single man and

PINELLAS COUNTY

UNKNOWN TENANT,
Defendants.

**NOTICE OF SALE
PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-008170-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein LAFAYETTE SQUARE CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and ERIK JOHN VARES, is Defendant, the Clerk of the Pinellas County Court will sell to the highest bidder for cash on March 19, 2026, in an online sale at www.pinellas.realforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

Unit 104, Building A, of Lafayette Square, Phase 1, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 5254, Page(s) 550, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida.

Property Address: 101 Lake Avenue
Northeast Unit 104, Largo, FL 33771

Any persons with a disability requiring accommodations should call 727-464-4062; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding. 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 sixty (60) days after the sale.
February 16, 2026

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
Primary E-Mail:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 Fax (727) 736-2305
Attorney for Plaintiff

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. File No. 26-000420-ES**

IN RE: ESTATE OF
BRIAN L. MANLEY AKA BRIAN LYNN
MANLEY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of BRIAN L. MANLEY aka BRIAN LYNN MANLEY, deceased, whose date of death was December 19, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL. 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 February 20, 2026.

Personal Representative:
THOMAS W. CHANCEY
4815 Bay Heron Pl. Apt. 616
Tampa, Florida 33616-2946

Attorney for Personal Representative:
NORMAN A. PALUMBO, JR., ESQUIRE
Florida Bar Number: 329002
P.O. Box 10845
Tampa, FL 33679-0845
Telephone: (813) 831-4379
Fax: (813) 832-6803
E-Mail: NAP.Floridalaw@gmail.com

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000274-ES
Division Probate**

IN RE: ESTATE OF
ROBERT JAMES PIAZZA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT JAMES PIAZZA, deceased, whose date of death was December 3, 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 NO-

PINELLAS COUNTY

TICE 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.

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

Personal Representative:
/s/ CYNTHIA PIAZZA-WRIGHT
732 1st Court
Palm Harbor, Florida 34684

Attorney for Personal Representative:
/s/ Cynthia I. Waisman, Esq.
Cynthia I. Waisman, P.A.
Florida Bar Number: 0169986
2451 McMullen Booth Road, Suite 214
Clearwater, FL 33759
Telephone: (727) 712-2299
Fax: (813) 890-3461
E-Mail: cynthia@cynthiawaismanlaw.com
Secondary E-Mail:
cynthiawaisman@gmail.com

2/20-2/27/26LG 2T

**IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-689-FD**

TENILLA MEDEIROS,
Petitioner,

and

JOE MEDEIROS,
Respondent.

**NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
(NO CHILD OR FINANCIAL SUPPORT)**

TO: JOE MEDEIROS
Last known address:
Unknown

**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 TENILLA MEDEIROS, whose
address is 404 N. Saturn Ave., Clearwater,
FL 33755, on or before 28 days after
first publication, and file the original with
the clerk of this Court at 315 Court St.,
Rm 170, Clearwater Florida 33756 before
service on Petitioner or immediately
thereafter. **If you fail to do so, a default
may be entered against you for the relief
demanded in the Petition.****

The action is asking the court to decide how the following real or personal property should be divided: None

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

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

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

Dated 2/4/2026

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756
By: /s/ Thomas Smith
Deputy Clerk

2/6-2/27/26LG 4T

**NOTICE OF
ADMINISTRATIVE COMPLAINT
PINELLAS COUNTY**

To: : TRINA C. THOMPSON

Case No.: CD202509205/D 3439947
An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

2/6-2/27/26LG 4T

**NOTICE OF ACTION
Pinellas County****BEFORE THE BOARD OF NURSING**

IN RE: The license to practice as a
Certified Nursing Assistant

Andrea Sherita Collins, C.N.A.
2235 Blanchard Court
Largo, Florida 33778

CASE NO.: 2025-12546

CERTIFICATE NO.: CNA 154134

The Department of Health has filed an Administrative Complaint against your license to practice as a Certified Nursing Assistant, a copy of which may be obtained by contacting Patricia Nelson, Assistant General Counsel, Prosecution Services Unit, 4052

POLK COUNTY

Bald Cypress Way, Bin #C65, Tallahassee, Florida 32399-3265, (850) 558-9910.

If no contact has been made by you concerning the above by March 20, 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) 245-4444, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

2/6-2/27/26LG 4T

**NOTICE OF ACTION
Pinellas County****BEFORE THE BOARD OF NURSING**

IN RE: The license to practice as a
Certified Nursing Assistant

Shanique S. Decordova, C.N.A.
1222 Franklin Circle
Clearwater, FL 33756

CASE NO.: 2024-37830

CERTIFICATE NO.: CNA432776

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 March 20, 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.

2/6-2/27/26LG 4T

POLK COUNTY

**IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-000084**

IN RE: ESTATE OF
PATRICIA L. WILSON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PATRICIA L. WILSON, deceased, whose date of death was October 12, 2025, and whose social security number is XXX-XX-6758, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT 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 February 27, 2026.

Co-Personal Representatives:
/s/ Kelly E. Bullington
KELLY E. BULLINGTON
/s/ Brenton E. Wilson, Jr.,
BRENTON E. WILSON, JR.

Attorney for Personal Representative:
/s/ Samuel L. Wenzel, Jr.
Samuel L. Wenzel, Jr., Esq.
Attorney for Personal Representative
Florida Bar Number: 1022217
Osenton Law, P.A.
3433 Lithia Pinecrest Road
PMB 324
Valrico, Florida 33596
(813) 776-1282
slw@osentonlaw.com

2/27-3/6/26LG 2T

**IN THE COUNTY COURT IN AND FOR
POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025-CC-008644**

MT. OLIVE SHORES LOT OWNERS'
ASSOCIATION OF POLK COUNTY, INC.,
Plaintiff,

vs.

ANTHONY HUTCHINSON AND
POCAHONTAS STATE BANK.
Defendants.

NOTICE OF ACTION

POLK COUNTY

399 E. STATE HIGHWAY WW,
SPRINGFIELD, MO 65803
2504 CR 683, MOUNTAIN VIEW, MO
65548

YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

Lot 42, and an undivided interest in all common areas of MT. OLIVE SHORES PHASE 2, according to the plat thereof, recorded in Plat Book 87, Page 26, of the Public Records of Polk County, Florida.

Parcel Identification Number: 25-27-06-298362-000420.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before March 27, 2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on July 18th, 2026.

Stacy M. Butterfield
As Clerk of the Court

By: s/ Sebastian Irlanda
Deputy Clerk

Michelle T. Reiss, Esquire
Florida Bar No. 36993
APPLETON REISS, PLLC
215 N. Howard Avenue, Suite 200
Tampa, Florida 33606
(813) 542-8888
Attorneys for Plaintiff

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, STATE OF FLORIDA
PROBATE DIVISION

CASE NO.: 532026CP000249000BA

IN RE: ESTATE OF
JAMES EUGENE KOLTENBAH,
Deceased.

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

The administration of the estate of JAMES EUGENE KOLTENBAH, deceased, File Number 532026CP000249000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

All other creditors of the decedent and persons having claims or demands against the 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 February 27, 2026.

Personal Representative:
JASON DANIEL ANDERSON
17771 Springdale Road
Marysville, Ohio 43040

Attorney for Personal Representative:
JOHN W. GARDNER, ESQUIRE
THE GARDNER LAW FIRM
221 East Robertson Street
Brandon, Florida 33511
(813) 651-0055
Florida Bar No.: 745219

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION

File No.: 26-CP-000084

IN RE: ESTATE OF
PATRICIA L. WILSON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PATRICIA L. WILSON, deceased, whose date of death was October 12, 2025, and whose social security number is XXX-XX-6758, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT 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

POLK COUNTY

is February 27, 2026.

Co-Personal Representatives:
/s/ Kelly E. Bullington
KELLY E. BULLINGTON
/s/ Brenton E. Wilson, Jr.,
BRENTON E. WILSON, JR.

Attorney for Personal Representative:
/s/ O. Reginald Osenton
O. Reginald Osenton, Esq.
Florida Bar Number: 693251
Osenton Law, P.A.
3433 Lithia Pincrest Road, PMB 324
Valrico, FL 33596
(813) 776-1282
oro@osentonlaw.com

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025-CA-001661

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
vs.
PRECIOUS GBADEBO and ADEWALE GBADEBO,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on February 19, 2026, in the above-captioned action, the following property situated in Polk County, Florida, described as:

LOT 143, THE MEADOWS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 65, PAGE 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, Stacy M. Butterfield, on the *20th day of May, 2026 on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com* to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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 Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

/s/ MICHAEL C. COYLE, ESQ.
Florida Bar No.: 1054501
Email: m@storeylawgroup.com
STOREY LAW GROUP, P.A.
221 NE Ivanhoe Blvd, Suite 300
Orlando, FL 32804
Telephone: 407-488-1225
Facsimile: 407-488-1177
Secondary Email:
sbaker@storeylawgroup.com
Attorneys for Plaintiff

2/27-3/6/26LG 2T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2025CC-007164-A000-BA

SOLIVITA COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.

MICHELLE LUGO UNKNOWN SPOUSE OF MICHELLE LUGO, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, and UNKNOWN PARTIES IN POSSESSION, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

Notice is given pursuant to the Default Final Judgment of Foreclosure dated February 17, 2026, in Case No. 2025CC-007164-A000-BA, of the County Court in and for Polk County, Florida, wherein SOLIVITA COMMUNITY ASSOCIATION INC. is the Plaintiff and MICHELLE LUGO, UNKNOWN SPOUSE OF MICHELLE LUGO, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, and UNKNOWN PARTIES IN POSSESSION, are the Defendants, the Clerk of the Court shall sell the property at public sale on March 19, 2026, online at 10:00 a.m., according to Administrative Order 201-01, at www.polk.realforeclose.com, in accordance with Section 45.031, Fla.Stat. The following described property set forth in the Order of Final Judgment:

Lot 194, SOLIVITA - PHASE IIB, according to the plat thereof as recorded in Plat Book 115, at Pages 34-38, Public Records of Polk County, Florida;

A/K/A

Property Address: 181 Tall Pines Pass, Poinciana, Florida 34759.

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 Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ JANA M. DALMIDA
JANA M. DALMIDA, ESQUIRE
Florida Bar No.: 0043641
RUSSELL E. KLEMM, ESQUIRE
Florida Bar No.: 0292826
CLAYTON & MCCULLOH, P.A.

POLK COUNTY

1065 Maitland Center Commons Blvd.
Maitland, Florida 32751
(407) 875-2655 Telephone
eservice@clayton-mcculloh.com
jdalmida@clayton-mcculloh.com
mgonzalez@clayton-mcculloh.com
Attorneys for Plaintiff

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025-CA-000494

JPMORGAN CHASE BANK NATIONAL ASSOCIATION,
Plaintiff,

vs.
MATTHEW WHATLEY; ET AL.,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on August 25, 2025, in the above-captioned action, the following property situated in Polk County, Florida, described as:

LOT 4, TAYLOR LANDING, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, AT PAGE 24 AND 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, Stacy M. Butterfield, on the *24th day of March, 2026 on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com* to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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 Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

/s/ MICHAEL COYLE, ESQ.
Florida Bar # 1054501
STOREY LAW GROUP, P.A.
221 NE Ivanhoe Blvd Suite 300
Orlando, FL 32804
Ph: (407) 488-1225
mcoyle@storeylawgroup.com
sbaker@storeylawgroup.com
Attorneys for Plaintiff

2/27-3/6/26LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

POLK DOCUMENT PREPARATION

Owner: Tiffany Arndt
99 6th Street SW, Suite 202
Winter Haven, FL 33880

2/27/26LG 1T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION

Case No. 2025CC009030

COVENTRY COVE PHASE II HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,
vs.

FORMEKA TAYLOR JOHN and RANDOLPH MATTIS JOHN, SR., wife and husband, THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC009030, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein COVENTRY COVE PHASE II HOMEOWNERS ASSOCIATION, INC. is Plaintiff and FORMEKA TAYLOR JOHN and RANDOLPH MATTIS JOHN, SR., wife and husband and THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on March 25, 2026, in an online sale at www.polk.realforeclose.com, beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit:

LOT 148, COVENTRY COVE PHASE II, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 168, PAGES 42 AND 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 931 Summer Glen Drive, Winter Haven, FL 33880

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.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated February 20, 2026

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453

POLK COUNTY

PRIMARY E-MAIL:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2025CA004416A000BA
LAKEVIEW LOAN SERVICING LLC
PLAINTIFF,
vs.

ALBERTO L. COSTALES AND ROSE M. COSTALES, ET AL.,
DEFENDANT(S).

NOTICE OF ACTION
TO: Rose M. Costales
Last Known Address: 811 Stockport Way
MC Leansville, NC 273.01
Current Residence: UNKNOWN

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

Lots 1065 and 1066, SOUTH LAKE WALES UNIT NUMBER FIVE, a subdivision according to the plat thereof recorded in Plat Book 42, Page 19, of the Public Records of Polk County, Florida.

Has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before 3/29/26, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675 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 Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

WITNESS my hand and the seal of this Court this 9th day of February, 2026.
STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT
As Clerk of Court
By: /s/ Sebastian Irlanda
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675
11080-1030740

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.

CASE No. 2023CA0052960
MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC., PLAINTIFF,

vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CARMEN VAZQUEZ A/K/A CARMEN SANCHEZ, ET AL., DEFENDANT(S).

NOTICE OF ACTION

To: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Carmen Vazquez A/K/A Carmen Sanchez

RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 1153 View Pointe Cir, Lakes Wales, FL 33853

To: Tony J. Vasquez
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 801 Cooper Landing Rd Apt B510, Cherry Hill, NJ 08002

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

"LOT 20, VIEW POINTE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 45 AND 46, PUBLIC RECORDS OF POLK 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 3/29/2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc.

Date: 2/16/2026
Stacy M. Butterfield
Clerk of the Circuit Court

By: Deputy Clerk of the Court
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 Office of the Court Administrator at 863-534-4686, 255 North Broadway Avenue, Bartow, FL 33830 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.
11080-1030739

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
vs.

TARA LENNETTE HINES; et al.,
Defendants. Case No: 2024-CA-002573
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated January 28, 2026, and entered in Case No. 2024-CA-002573 of the Circuit Court

POLK COUNTY

of the Tenth Judicial Circuit in and for Polk County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and TARA LENNETTE HINES; ISPC, INC.; BRIDGEFORD CROSSING HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A DAVE VION, are Defendant(s), Polk County Clerk of Courts, will sell to the highest and best bidder for cash at 10:00 a.m. at www.polk.realforeclosure.com on April 22, 2026 the following described property set forth in said Final Judgment, to wit:

Lot 128, BRIDGEFORD CROSSING, according to the map or plat thereof, as recorded in Plat Book 140, Page(s) 10 and 11, of the Public Records of Polk County, Florida.

Commonly known as: 349 Lake Davenport Cir, Davenport, FL 33837

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 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. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

DATED February 18, 2026

/s/ Alexandra Kalman
Alexandra Kalman, Esq.
Florida Bar No. 109137
Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff

Service Emails:
akalman@lenderlegal.com
EService@LenderLegal.com
CERTIFICATE OF SERVICE
I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 18th day of February 2026 to:
TARA LENNETTE HINES
349 Lake Davenport Cir.
Davenport, FL 33837
tradford0302@gmail.com
Sean P. Belmudez, Esquire
1115 Gunn Highway, Ste. 100
Odessa, FL 33556
sbelmudez@theispc.com
fc-ispc@theispc.com

ATTORNEY FOR ISPC, INC.
Deborah S. Sugarman, Esquire
Shipwash Law Firm, P.A.
225 S. Swoope Ave., Ste. 110
Maitland, FL 32751
Dsugarman@KBRLegal.com
BAnkfilings@KBRLegal.com
ATTORNEY FOR BRIDGEFORD CROSSING
HOMEOWNERS' ASSOCIATION, INC.
UNKNOWN TENANT #1 N/K/A DAVE VION
349 Lake Davenport Cir.
Davenport, FL 33837
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
11080-1030634

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.

CASE No. 2025CA003159A000BA
BANK OF AMERICA, N.A.,
PLAINTIFF,
vs.
VALERIE R. PERKINS, ET AL.
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 15, 2026 in the above action, the Polk County Clerk of Court will sell to the highest bidder for cash at Polk, Florida, on April 15, 2026, at 10:00 AM, at www.polk.realforeclose.com for the following described property:

LOT 16, BLOCK 1057, POINCIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGE(S) 4 TO 18 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051

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 Office of the Court Administrator at 863-534-4686, 255 North Broadway Avenue, Bartow, FL 33830 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.
11080-1030784

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION

CASE NO.: 2023CA-007054-0000-00
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
vs.

POLK COUNTY

February, 2026, and entered in Case No. 2023CA-007054-0000-00, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LUIS RENE ORTIZ BURGOS A/K/A LUIS R. ORTIZ BURGOS; LUZ ENEIDA GONZALEZ; and HAINES RIDGE HOMEOWNERS ASSOCIATION, INC. are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on the 7th day of April, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 105, HAINES RIDGE PHASE 1, AS RECORDED IN PLAT BOOK 150, PAGES 7 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH AFFIDAVIT OF SURVEYOR RECORDED IN OFFICIAL RECORDS BOOK 7792, PAGE 661, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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 Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. Dated this 10th day of February, 2026. By: /s/ Liana R. Hall

Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1030130

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA-000712-0000-00
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
vs.

INGEBORG GUIDRY F/K/A INGBORG BABETTE EGER; UNKNOWN SPOUSE OF INGBORG GUIDRY F/K/A INGBORG BABETTE EGER; SOLIVITA COMMUNITY ASSOCIATION, INC.; AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY
DEFENDANTS.

NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta Publishing, Inc.)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 6th day of February, 2026, and entered in Case No. 2025CA-000712-0000-00, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and INGBORG GUIDRY F/K/A INGBORG BABETTE EGER, UNKNOWN SPOUSE OF INGBORG GUIDRY F/K/A INGBORG BABETTE EGER AND SOLIVITA COMMUNITY ASSOCIATION, INC. are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on the 24th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 85, Solivita Phase 7g-Unit 1, according to the Map or Plat thereof as recorded in Plat Book 153, Page 36, Public Records of Polk County, Florida.
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 Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. Dated this 12th day of February, 2026. By: /s/ Liana R. Hall

Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1030215

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA-003841-A000-BA
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
vs.

AMENDED NOTICE OF SALE
PURSUANT TO CHAPTER 45
Notice is given pursuant to the Default Final Judgment of Foreclosure dated February 17, 2026, in Case No. 2025CC-005935-A000-BA, of the County Court in and for Polk County, Florida, wherein SOLIVITA COMMUNITY ASSOCIATION INC. is the Plaintiff and TERINA MANANCE, THE-

POLK COUNTY

JULIE A. BURFORD A/K/A JULIE BURFORD, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Julie A. Burford A/K/A Julie Burford
Last Known Address: 5630 Old Highway 37, Lakeland, FL 33811
Current Residence: UNKNOWN
TO: Unknown Spouse of Julie A. Burford A/K/A Julie Burford
Last Known Address: 5630 Old Highway 37, Lakeland, FL 33811
Current Residence: UNKNOWN
TO: Unknown Tenant in possession of the subject property
Last Known Address: 5630 Old Highway 37, Lakeland, FL 33811
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOTS 2 AND 3, BLOCK 4 OF THE TOWN OF MEDULLA F/K/A HENRY HAYS MAP OF MEDULLA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 19, AND CORRECTED PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 37, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before March 18, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc. P.O. Box 5536, Tampa, FL 33675 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 Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. WITNESS my hand and the seal of this Court this 9th day of February, 2026.

STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT
As Clerk of Court
By: A. Nieves
As Deputy Clerk
Publish: La Gaceta Publishing, Inc. P.O. Box 5536, Tampa, FL 33675
11080-1030151

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.
CASE No. 2025CA005334A000BA
PHH MORTGAGE CORPORATION,
PLAINTIFF,
vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF DIXIE L. MILLER (DECEASED), ET AL., DEFENDANT(S).

NOTICE OF ACTION
To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF DIXIE L. MILLER (DECEASED)

RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 131 Loma Bonita Dr., Davenport, FL 33837
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Polk County, Florida:

LOT 101 LOMA LINDA, PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGES 13 AND 14, OF THE PUBLIC RECORDS OF POLK 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 March 22, 2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc. Date: February 16, 2026
Stacy M. Butterfield
Clerk of the Circuit Court
By: Deputy Clerk of the Court

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 Office of the Court Administrator at 863-534-4686, 255 North Broadway Avenue, Bartow, FL 33830 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. 11080-1030410

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CC-005935-A000-BA

SOLIVITA COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.

TERINA MANANCE, THERESA PETERSON, BOBBIE PETERSON, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, and UNKNOWN PARTIES IN POSSESSION, Defendants.

AMENDED NOTICE OF SALE
PURSUANT TO CHAPTER 45
Notice is given pursuant to the Default Final Judgment of Foreclosure dated February 17, 2026, in Case No. 2025CC-005935-A000-BA, of the County Court in and for Polk County, Florida, wherein SOLIVITA COMMUNITY ASSOCIATION INC. is the Plaintiff and TERINA MANANCE, THE-

POLK COUNTY

RESA PETERSON, BOBBIE PETERSON, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT UNKNOWN PARTIES IN POSSESSION, are the Defendants, the Clerk of the Court shall sell the property at public sale on March 19, 2026, online at 10:00 a.m., according to Administrative Order 201-01, at www.polk.realforeclose.com, in accordance with Section 45.031, Fla.Stat. The following described property set forth in the Order of Final Judgment:

Lot 28, SOLIVITA - PHASE I, according to the map or plat thereof, as recorded in Plat Book 112, at Page(s) 1 through 14, inclusive, of the Public Records of Polk County, Florida;

A/K/A
Property Address: 251 Rock Springs Dr. Poinciana, Florida 34759.

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 Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ JANA M. DALMIDA
JANA M. DALMIDA, ESQUIRE
Florida Bar No.: 0043641
RUSSELL E. KLEMM, ESQUIRE
Florida Bar No.: 0292826
CLAYTON & MCCULLOH, P.A.
1065 Maitland Center Commons Blvd.
Maitland, Florida 32751
(407) 875-2655 Telephone
eservice@clayton-mcculloh.com
jdalmida@clayton-mcculloh.com
mgonzalez@clayton-mcculloh.com
Attorneys for Plaintiff

2/27-3/6/26LG 2T

NOTICE OF SALE

BEST LIEN SERVICES:7290 SW 41 ST MIAMI, FL 33155 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLES LISTED BELOW AT THE FOLLOWING LOCATIONS TO SATISFY LIEN PURSUANT TO SECTIONS 713.585 OF THE FLORIDA STATUTES.
2021 CHEV PK 3GCPWCED4MG284289 MAR.17.2026 AT:COPE AUTO REPAIR & BODY SHOP INC.1415 LOCKHART AVE HAINES CITY,FL33844P#:863-419-1444 TOTAL:\$12,146.31

THE LIEN CLAIMED BY THE LIENOR IS SUBJECT TO ENFORCEMENT PURSUANT TO SECTION 713.585, F.S. AND THE VEHICLE MAY BE SOLD TO SATISFY THE LIEN.

THE LIEN IS CLAIMED FOR LABOR, SERVICES PERFORMED, AND STORAGE CHARGES, IF ANY, AND THE AMOUNT DUE IN CASH ON THE DAY OF SALE, IF PAID TO THE LIENOR, WOULD REDEEM THE MOTOR VEHICLE.

AT ANY TIME BEFORE THE DATE OF THE SALE OR PROPOSED SALE THE OWNER OR ANY PERSON CLAIMING AN INTEREST OR A LIEN ON THE VEHICLE MAY FILE A DEMAND FOR HEARING WITH THE CLERK OF THE CIRCUIT COURT IN THE COUNTY WHERE THE VEHICLE IS HELD TO DETERMINE WHETHER THE VEHICLE HAS BEEN WRONGFULLY TAKEN OR WITHHELD FROM HIM OR HER.

AT ANY TIME BEFORE THE DATE OF THE SALE OR PROPOSED SALE A CUSTOMER OR A PERSON OF RECORD CLAIMING A LIEN ON THE VEHICLE MAY POST A CASH OR SURETY BOND IN THE AMOUNT STATED ON THE INVOICE WITH THE CLERK OF THE CIRCUIT COURT WHERE THE DISPUTED TRANSACTION OCCURRED.

ANY PERSON(S) CLAIMING ANY INTEREST IN THE ABOVE VEHICLES SHOULD CONTACT BEST LIEN SERVICES (1-866-299-9391) AT LEAST 1 WEEK PRIOR TO THE LIEN SALE

2/27/26LG 1T

Notice of Public Auction

Notice of Public Auction for monies due on Storage Units. An auction will be held on the 11th of March 2026 at or after 8:00 AM. Units are said to contain common household items. The property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

24789 US Hwy 27 N. Lake Wales, FL 33859
D0430 Valincia Gregory \$489.90
I0938 Lencilia Bellido \$279.90
G0723 Shalonda Brown \$549.90

2525 US Hwy 98 N. Lakeland, FL 33810
2153 Takaria Childs \$291.82
2198 Yeizel Cordero \$597.80
3193 Vicki Jackson-Scott \$229.90

1111 E. Brandon Blvd, Brandon, FL 33511
2208 Kelee Jackson \$243.80
2124 John Andrews \$240.59
3400 Shawn Simmons \$173.80
3322 Kevin Diaz \$237.80
2137 Jermaine Williams \$209.82
2111 Irvin Diaz \$219.90
2229 Sophee Harden \$219.90

5806 N. 56th St, Tampa, FL 33610
247 Marbin Harris \$337.80
120 Kaillha Dexter \$340.85
4233 Angeline Fluker \$847.70
4327 Tamika Wright \$527.80
4009 Patience Tarley \$449.90
4008 Kay Peterson \$467.80

2/20-2/27/26LG 2T

CIRCUIT COURT TENTH JUDICIAL CIRCUIT POLK COUNTY FLORIDA

CASE NO: 2025DR-9878

SECTION: 13

NATHANIEL THOMAS
Husband,
And
CHRISTIAN WALKER
Wife.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

POLK COUNTY

TO: CHRISTIAN WALKER
36 BUCKEYE CIRCLE,
COLUMBUS, OH 43217

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 the Petitioner's counsel of record, Michael Amico, whose address is PO Box 2044, Winter Haven, Florida 33883, on or before 03-20-2026, and file the original with the clerk of Polk County, Florida before service on the Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuits 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 emailed to the addresses on record at the clerk's office.

Dated: 02/11/2026

STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
By: Sherie Reed (Deputy Clerk)

2/20-3/13/26LG 4T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026-CP-000158

IN RE: ESTATE OF
EDDIE DEAN PHILLIPS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Eddie Dean Phillips, deceased, whose date of death was December 30, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
/s/ Lindsey Nichole Phillips
Lindsey Nicole Phillips
3210 Independence Ct.
Wheat Ridge, Colorado 80033

Attorney for Personal Representative:

/s/ Desiree Sanchez
Desiree Sanchez
Attorney
Florida Bar Number: 10082
Sanchez Law Group, P.A.
605 E. Robinson Street, Suite 650
Orlando, Florida 32801
Telephone: (407) 500-4444
Fax: (407) 236-0444
E-Mail: desiree@sanchezlaw.com
Secondary E-Mail: info@sanchezlaw.com

2/20-2/27/26LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT POLK COUNTY

To: LUIS A. MATOS

Case No.: CD202508669/D 3206810

An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

2/6-2/27/26LG 4T

SARASOTA COUNTY

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION

SARASOTA COUNTY

Case No.: 25-CP-003117

IN RE: ESTATE OF
JOHN BOSCO MCKENNA,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of John Bosco McKenna, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 27, 2026.

Personal Representative:
Mayra E. Rivas
2137 Afton Street
Philadelphia, Pennsylvania 19152

Attorney for Personal Representative:

Marley Dodd, Esq.
Email Address:
marley@zoeckleinlawpa.com
Florida Bar No. 1058457
Brice Zoecklein, Esq.
Florida Bar No. 0085615
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511

2/27-3/6/26LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

TOWER SECURITY SOLUTIONS

Owner: Eric Boguszewski
8471 Frangiapani Terrace
Sarasota, FL 34240

2/27/26LG 1T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA.
CASE No. 2019 CA 003185 NC
THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE BENEFIT OF
THE CERTIFICATEHOLDERS OF
THE CWABS INC., ASSET-BACKED
CERTIFICATES, SERIES 2007-SD1,
PLAINTIFF,
vs.
DONALD J. FRANTZ A/K/A DONALD
FRANTZ, ET AL.,
DEFENDANT(S).

AMENDED NOTICE OF FORECLOSURE SALE
(amended to include clerk of the court information)

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 25, 2022 in the above action, Karen E. Rushing, the Sarasota County Clerk of Court will sell to the highest bidder for cash at Sarasota, Florida, on March 10, 2026, at 09:00 AM, at www.sarasota.realforeclose.com for the following described property: Lots 8229, 8230, and 8231, SOUTH VENICE, Unit 30, as per plat thereof recorded in Plat Book 6, Page 83, of the Public Records of Sarasota County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/ Christopher J. Pelatti
Christopher J. Pelatti, Esq.
FBN# 79052

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 Sarasota County, Sarasota County Jury Office at 941-861-7801, PO Box 3079, Sarasota, FL 34230 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. 11080-1030315

(Continued on next page)

SARASOTA COUNTY

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA. CASE No. 2023 CA 000245 NC PHH MORTGAGE CORPORATION, PLAINTIFF, VS. NONA BOWERS, ET AL. DEFENDANT(S).

AMENDED NOTICE OF FORECLOSURE SALE

(amended to include clerk of the court information)

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 9, 2026 in the above action, Karen E. Rushing, the Sarasota County Clerk of Court will sell to the highest bidder for cash at Sarasota, Florida, on March 10, 2026, at 09:00 AM, at www.sarasota.realforeclose.com for the following described property:
UNIT 39, STRATMORE VILLA SOUTH CONDOMINIUM APARTMENTS, SECTION 3, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDS IN OFFICIAL RECORDS BOOK 761, PAGE 118, AS AMENDED, AS AMENDED AND RESTATED IN OFFICIAL RECORDS BOOK 1819 PAGE 2410 AND OFFICIAL RECORDS BOOK 2177, PAGE 629, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 3, PAGES 2 AND 2A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051

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 Sarasota County, Sarasota County Jury Office at 941-861-7801, PO Box 3079, Sarasota, FL 34230 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.
11080-1030317

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2025 CA 000863 NC LAKEVIEW LOAN SERVICING, LLC PLAINTIFF,
VS.

ROBERT P. NOWLAN, ET AL., DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Order Resetting Foreclosure Sale dated the 11th day of February, 2026, and entered in Case No. 2025 CA 000863 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and CHRISTINA M. SOUTHWICK and ROBERT P. NOWLAN are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 AM on the 30th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

BEGIN AT THE SOUTHWEST CORNER OF BLOCK B, RIVER PALM SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF ELLIOTT STREET, 100 FEET FOR A POINT OF BEGINNING; THENCE NORTH PARALLEL TO BAINE ROAD, 150 FEET, THENCE EAST AND PARALLEL TO ELLIOTT STREET, 100 FEET; THENCE SOUTH AND PARALLEL TO BAINE ROAD, 150 FEET TO THE NORTH LINE OF

ELLIOTT STREET; THENCE WEST ALONG SAID NORTH LINE OF ELLIOTT STREET 100 FEET TO THE POINT OF BEGINNING; LYING AND BEING IN SECTION 36, TOWNSHIP 38 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 78 AND 78A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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 Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861- 8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.

Dated this 12th day of February, 2026.
By: /S/ Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF

SARASOTA COUNTY

210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1030228

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION

CASE #: 2025-CP-004085-NC

IN RE: ESTATE OF RONALD MERCHANT, Deceased.

NOTICE TO CREDITORS

The administration of the estate of RONALD MERCHANT, deceased, whose date of death was July 1, 2025; is pending in the Circuit Court for SARASOTA County, Florida, Probate Division; File Number 2025-CP-004085-NC; the address of which 2000 Main St., Sarasota, FL 34237. 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 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: February 20, 2026.

Personal Representative:
MEGAN MERCHANT
3112 Henrietta Place
Sarasota, FL 34234

Attorney for Personal Representative:
Gregory A. Kaiser, Esquire - greg@wtpelf.com
FBN 47376
Martin P. FitzGerald, Esquire - marty@wtpelf.com
FBN 1044315
Attorneys for MEGAN MERCHANT, PR
Wills, Trusts, Probate and Elder Law Firm
6751 Professional Parkway, Suite 104
Sarasota, Florida 34240
Telephone (941) 914-9145 - Fax (941) 914-9514
2/20-2/27/26LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION

File No. 2026 CP 000309 SC

IN RE: ESTATE OF JEAN M. WEISS (AKA JEAN MARGARET WEISS)
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JEAN M. WEISS (AKA JEAN MARGARET WEISS), deceased, whose date of death was September 22, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. 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.

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 February 20, 2026.

Petitioner:
KIM ELIZABETH CHAMBERS
4160 Marseilles Ave.,
Sarasota, FL 34233

Attorney for Petitioner:

ADVERTISEMENT

The Southwest Florida Water Management District (SWFWMD) is seeking sealed bids/proposals for the following:

RFB 26-5025 DOVER/PLANT CITY WATER USE CAUTION AREA AUTOMATIC METER READING PROGRAM PHASE THREE.

DUE DATE: March 24, 2026, at 2:00 p.m. local time. Contact: Rachelle Jones.

To view or listen to bid opening:
Join Microsoft Teams meeting on your computer or mobile app via <https://bit.ly/4qRuljz>
Or call in (audio only)
+1 786-749-6127, 845331597# United States, Miami
Phone conference ID: 845 331 597#

Please refer to the solicitation document for more information.

The solicitations may be obtained through the District's Internet website at <http://www.watmatters.org/procurement> under "View Our Solicitations" or on DemandStar, www.demandstar.com. For more information contact Procurement Services at procurement@watmatters.org, (352) 505-2970, or in Florida: 1-800-423-1476, TDD ONLY 1-800-231-6103.

2/27/26LG 1T

SARASOTA COUNTY

SARASOTA COUNTY

SARASOTA COUNTY

CITY OF TAMPA PURCHASING DEPARTMENT INVITATION TO BID

Sealed Bids will be received by the Director of Purchasing, City of Tampa, in her office until:

3:00 PM 4/6/26

Class III Waste Disposal (Bid Discount)

then and thereafter to be publicly opened and read. Bid documents are available at the Purchasing Department (Phone No. 813/274-8351).

It is hereby made a part of this Invitation to Bid that the submission of any Bid in response to this advertised request shall constitute a Bid made under the same conditions for the same contract price and for the same effective period as this Bid to all public entities in Hillsborough County.

Dated: 02/27/2026
Deanna Faggart, CPPO
Director of Purchasing
City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610

2/27/26LG 1T

City of Tampa – RFQ 25-C-00032;
HFC AWTP Main Switchgear Replacement and Standby Power Facility Improvements Design-Build; Pre-Submission Conference 1 PM, March 9, 2026; Deadline 2 PM, March 26, 2026. Download RFQ at <https://www.tampa.gov/contract-administration/programs/architectural-engineering-construction-and-related-rfqs>.
2/27/26LG 1T

CITY OF TAMPA PURCHASING DEPARTMENT INVITATION TO BID SHELTERED MARKET SOLICITATION

Sealed Bids from City of Tampa Certified Small Local Business Enterprises and Women/Minority Business Enterprises for the furnishing of the following will be received by the Director of Purchasing, City of Tampa.

3:00 PM 3/18/26
Artificial Turf Installation (SMS)
Pre-Bid Meeting to be held 3/3/26 @12:00PM

3:00 PM 3/23/26
Degreaser (SMS) (Re-Bid)

3:00 PM 3/27/26
Walking Trail Resurfacing (SMS)
Pre-Bid Meeting to be held 3/12/26 @10:00AM

then and thereafter to be publicly opened and read. Bid documents are available at the Purchasing Department (Phone No. 813/274-8351).

It is hereby made a part of this Invitation to Bid that the submission of any Bid in response to this advertised request shall constitute a Bid made under the same conditions for the same contract price and for the same effective period as this Bid to all public entities in Hillsborough County.

Dated: 2/27/2026
Deanna Faggart, CPPO
Director of Purchasing
City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610

2/27/26LG 1T

“Advertisement”

Medical and Wellness Insurance Brokerage Services REQUEST FOR PROPOSALS Solicitation No. FY25-RFP-04 February 12, 2026

The Housing Authority of the City of Tampa (THA), is seeking proposals from qualified and licensed insurance brokerage firms to provide **Medical and Wellness Insurance Brokerage Services**. The Authority intends to award a single contract to the most responsive individual or firm whose experience and fee is most advantageous to the Authority. The form of contract will be a one-year base contract with the option of extending for an additional year to year period not to exceed five (5) years.

Complete submission details for proposals can be found in the official Request for Proposal (RFP) package. The RFP package can be found online at www.TampaHA.org (Go to www.tampaha.org Click → Procurement from the on menu, then Click → Bid Opportunities, and follow the prompts), by calling the THA Contracting Office at 813-341-9101 ext. 3480, or visiting THA located at 5301 West Cypress Street, Tampa Florida 33607. **All perspective firms must obtain an official copy of the RFP from THA in order to be considered.**

The deadline for submitting proposals is Monday, March 16, 2026, 2:00 PM (EST).

THE HOUSING AUTHORITY OF THE CITY OF TAMPA IS AN EQUAL OPPORTUNITY EMPLOYER.

BY ORDER OF JEROME D. RYANS, PRESIDENT/CEO.

POLK COUNTY

POLK COUNTY

POLK COUNTY

POLK COUNTY

SARASOTA COUNTY

NOTICE OF INTENT

This is a notice of intent to designate one additional position in the Hillsborough County Property Appraiser's office for inclusion in the Senior Management Class of the Florida Retirement System as per section 121.055 of the Florida Statutes, which becomes effective March 1, 2026.

The designated positions is Assistant Chief Deputy (Communications and Professional Development)

Bob Henriquez, Property Appraiser

2/20-2/27/26LG 2T

NOTICE OF INTENT

Designation of Position
Pursuit to Section 121.055
Florida Statutes

The Clerk of the Circuit Court for Hillsborough County, Florida intends to designate one (1) Deputy Chief Financial Officer for inclusion in the Senior Management Class of the Florida Retirement System. For information or questions regarding this notice, contact The Clerk of the Circuit Court Benefits Department at (813)276-2029.

Victor Crist
Clerk of the Circuit Court
Hillsborough County, Florida

Invitation to Bid

BID DATE: Tuesday, March 17th at 2:00 PM ET

PROJECT: GoPasco Multimodal Transfer Station – Fox Hollow
Wharton-Smith, Inc. is proudly the Construction Manager serving Pasco County and is soliciting proposals from prequalified subcontractors for the construction of GoPasco Multimodal Transfer Station – Fox Hollow.

The project consists of a new multimodal transfer station. The work includes: earthwork, underground utilities, paving, irrigation, landscaping, fencing, concrete, masonry, structural steel, roofing, sealants, doors, frames & hardware, windows, storefront, gypsum wallboard assemblies, acoustical ceilings, resilient and tile flooring, hard tile, carpeting, painting, signage, toilet compartments & accessories, aluminum walkway covers, flagpoles, casework, plumbing, HVAC and electrical.

Bids will be emailed to WestCoastFLCommercial@whartonsmith.com. Bids received after the appointed date and time will be subject to rejection.

The RFI deadline is Tuesday March 10th . Please submit RFI's to WestCoastFLCommercial@whartonsmith.com. Do not contact the Architect or Owner for information on this project.

Payment & Performance Bonds may be required.

Bidding documents are available upon request at WestCoastFLCommercial@whartonsmith.com.