

**CITRUS COUNTY**

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

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

CASE NO.: 22-CA-000737

SELENE FINANCE LP, Plaintiff,

vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DORIS SISSOM, et al., Defendants.

**NOTICE OF SALE**

NOTICE IS GIVEN that, in accordance with the Amended Final Judgment of Foreclosure entered on January 8, 2026 in the above-styled cause, Angela Vick, Citrus county clerk of court shall sell to the highest and best bidder for cash on **February 26, 2026 at 10:00 A.M.**, at [www.citrus.realforeclose.com](http://www.citrus.realforeclose.com), the following described property:

**LOTS 16 AND 17, BLOCK 260, INVERNESS HIGHLANDS SOUTH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 51 THROUGH 66 INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA**

Property Address: 305 Violet Lane, Inverness, FL 34452

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 9, 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](mailto:servicecopies@qpwblaw.com)  
E-mail: [kchurch@qpwblaw.com](mailto:kchurch@qpwblaw.com)  
Attorney for Plaintiff

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

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

PROBATE DIVISION

File No. 25-CP-000924 A

IN RE: ESTATE OF

GEORGE ANDREW DONATELLO, Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of GEORGE ANDREW DONATELLO, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Avenue, Inverness, FL 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 the surviving spouse or a beneficiary as specified under section 732.2211, Florida Statutes.

**CITRUS COUNTY**

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 13, 2026.

Personal Representative:  
MARILYN DONATELLO  
9961 Harmon Springs Drive  
Villa Rica, GA 30180

Attorney for Personal Representative:  
Lauren Ashley Silvers  
Florida Bar Number: 1028165  
Silvers Law, P.A.  
26133 U.S. Hwy 19 N., Suite 201  
Clearwater, FL 33763  
Telephone: (727) 250-2002  
E-Mail: [laurens@silverslawfl.com](mailto:laurens@silverslawfl.com)

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

**HERNANDO COUNTY**

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 Garsalsco 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 Garsalsco Circle, Brooksville, FL 34606, 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 assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: 352-754-4402.

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

**HERNANDO COUNTY**

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@albertelli.com](mailto:servealaw@albertelli.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 JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25001045CAAXMX  
LAKEVIEW LOAN SERVICING, LLC PLAINTIFF,

VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN M. MARRAS A/K/A JOHN MARIO MARRAS A/K/A DR. JOHN MARIO MARRAS AND BETH MARRAS A/K/A BETH ANN MARRAS A/K/A BETH ANN KEGLOR F/K/A BETH ANN MARRAS KEGLOR, 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 John M. Marras A/K/A John Mario Marras A/K/A Dr. John Mario Marras

Last Known Address: 5093 Brackenwood Dr, Spring Hill, FL 34609

Current Residence: UNKNOWN

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

Lot 17, Block 21, Sterling Hill Phase 1B, according to the map or plat thereof as recorded in Plat Book 34, Page(S) 23 through 33 inclusive, of the 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 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before March 15, 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 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: Peggy Welch at (352) 754-4402. WITNESS my hand and the seal of this Court this 27 day of January, 2026.

DOUG CHORVAT, JR.

As Clerk of Court

By: /s/ Sonya Sanders

As Deputy Clerk

Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605  
11080-1029787

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

Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-3, Plaintiff,

vs.

LEONARD SAMPSON, et al., Defendants. Case No: 25000108CAAXMX

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 10/07/2025, and entered in Case No. 25000108CAAXMX of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida, and Order Resetting Foreclosure Sale, entered on February 9, 2026, wherein Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-3, is the Plaintiff and LEONARD SAMPSON; CASUNDR A MOMENT; WILLIE WINSLETT, JR.; MORGAN JAMES BAKER, JR.; RONILDO THEO ESCARMANT; DOUGLAS JONES, are Defendants, Doug Chorvat Jr., Hernando County Clerk of Courts, will sell to the highest and best bidder for cash live and in person immediately outside of Room 245 of the Hernando County Courthouse, 20 N. Main Street, Brooksville 34601 at 11:00 AM on April 14, 2026 the following described property set forth in said Final Judgment, to wit:

LOTS 5, BLOCK B, MITCHELL HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 7, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.  
Property Address: Parcel #: R27 222 19 2730 00B0 0050  
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 Mortgagee, the Mortgagee or the Mortgagee's attorney.  
DATED February 10, 2026  
/s/ Nick Geraci  
Nick Geraci, Esq.  
Florida Bar No. 95582

**HERNANDO COUNTY**

Lender Legal PLLC  
1800 Pembroke Drive, Suite 250  
Orlando, FL 32810  
Tel: (407) 730-4644  
Attorney for Plaintiff  
Service Emails:  
[ngeraci@lenderlegal.com](mailto:ngeraci@lenderlegal.com)  
[EService@LenderLegal.com](mailto: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 10 day of February 2026 to:  
LEONARD SAMPSON  
WILLIE B. WINSLETT, JR.  
CASUNDR A MOMENT  
MORGAN JAMES BAKER, JR  
RONILDO THEO ESCARMANT  
c/o S. Keith Turner, Esq.  
The Law Office of Shannon Keith Turner, P.A.  
PO BOX 2067  
Orlando FL 32802  
[turnerkeith01@gmail.com](mailto:turnerkeith01@gmail.com)  
[skeithturner@msn.com](mailto:skeithturner@msn.com)  
RONILDO THEO ESCARMANT  
Kendrick Law Office, PLLC  
1817 Atlantic Blvd,  
Jacksonville, Florida 32207  
[dkendrick@klojax.com](mailto:dkendrick@klojax.com)  
DOUGLAS JONES  
7671 W. GORDON LOOP  
BROOKSVILLE, FL 34601  
/s/ Nick Geraci  
Nick Geraci, Esq.  
11080-1030050

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

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR 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; 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

**HERNANDO COUNTY**

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](mailto:servicecopies@qpwblaw.com)  
E-mail: [kchurch@qpwblaw.com](mailto: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.

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.

**HERNANDO COUNTY**

Welch, (352) 754-4402  
 Dated this 10th day of February, 2026.  
 By: /s/ Justin Ritchie, Esq.  
 Florida Bar #106621  
 ALBERTELLI LAW  
 P. O. Box 23028  
 Tampa, FL 33623  
 Tel: (813) 221-4743  
 Fax: (813) 221-9171  
 eService: servealaw@albertellilaw.com  
 IN/24-005803 2/13-2/20/26LG 2T

**IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA**  
 CIVIL ACTION  
 CASE NO.: 25000597CAAXMX

TOWD POINT MORTGAGE TRUST  
 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,  
 Plaintiff,  
 vs.  
 DEBBIE A. FREED, 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. 25000597CAAXMX of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida in which Towd Point Mortgage Trust 2019-4, U.S. Bank National Association, as Indenture Trustee, is the Plaintiff and Debbie A. Freed, 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 10, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

**LOT 47, TALISMAN NORTH, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGES 97-98, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.**

**TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 1989 DOUBLEWIDE CHAMPOIN MANUFACTURED HOME BEARING VIN NUMBERS: 339356N7444A AND 339356N7444B.**

**A/K/A 34938 LOUISE RD DADE CITY FL 33523**

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

**HERNANDO COUNTY**

Tel:(813) 221-4743  
 Fax:(813) 221-9171  
 eService: servealaw@albertellilaw.com  
 By: /s/ Charline Calhoun  
 Florida Bar # 16141  
 IN/25-002065 2/13-2/20/26LG 2T

**IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA**  
 PROBATE DIVISION  
 File No. 26000086CPAXMX  
 Division Probate

IN RE: ESTATE OF  
 SALLY AGNES MUSACCHIA, A/K/A  
 SALLY A. MUSACCHIA, A/K/A SALLY  
 MUSACCHIA,  
 Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Sally Agnes Musacchia, a/k/a Sally A. Musacchia, a/k/a Sally Musacchia, deceased, whose date of death was December 16, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, 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.

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 13, 2026.

Personal Representative:  
 George R. Bartlett, Jr.  
 2675 Goldfinch Dr.  
 Myrtle Beach, South Carolina 29577  
 Attorney for Personal Representative:  
 Andrew Ponnock  
 Florida Bar Number: 195420  
 10100 West Sample Road, 3rd floor  
 Coral Springs, FL 33065  
 Telephone: (954) 340-4051  
 Fax: (800) 809-1774  
 E-Mail: andy@ponnocklaw.com

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

**HERNANDO COUNTY**

**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 2T

**HILLSBOROUGH COUNTY**

**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 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.

**HILLSBOROUGH COUNTY**

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 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. 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, 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 provi-

**HILLSBOROUGH COUNTY**

sion 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 Chinn  
 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 Edgcomb 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:  
 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, SABAHAH 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 per-

(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 NO 2 LOT 7 AND S 35 FT OF LOT 8 BLOCK 41  
 FOLIO: 96584.0000

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

CASE NO: COD-25-0003787  
 NAME OF VIOLATOR: A AND B OPPERTUNITIES INC  
 LOCATION OF VIOLATION: 3007 N 34TH ST, TAMPA, FL  
 CODE SECTIONS: 27-282.12 27-283.7 27-326  
 LEGAL DESCRIPTION: ZEPHYR GROVE LOT 4 BLOCK 1 LESS R/W  
 FOLIO: 174633.0000

CASE NO: COD-25-0004183  
 NAME OF VIOLATOR: TAMEEKA BURKS  
 LOCATION OF VIOLATION: 5004 E SENECA AVE, TAMPA, FL  
 CODE SECTIONS: 27-290 27-326  
 LEGAL DESCRIPTION: TERRACE PARK UNIT NO 5 REVISED LOTS 17 AND 18 BLOCK 152  
 FOLIO: 139790.0000

CASE NO: COD-25-0004712  
 NAME OF VIOLATOR: SARAH G REED AND GLENN  
 LOCATION OF VIOLATION: 1412 E SENECA AVE, TAMPA, FL  
 CODE SECTIONS: 27-156 27-283.11(a) 27-326  
 LEGAL DESCRIPTION: NEBRASKA AVENUE HEIGHTS LOTS 23 24 25 BLOCK 27  
 FOLIO: 143948.0000

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

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

**HILLSBOROUGH COUNTY**

son 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 or der 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

**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 10 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 **FEBRUARY 30th, 2026**. Failure to claim the vehicle within the prescribed time will result in the transfer of title to the applicant.  
Dated this 11th day of February, 2026.

2/20/26LG 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:

**CrappyFudge**

Owner: Noble Bites LLC  
7853 Gunn Hwy #398  
Tampa, FL 33626

2/20/26LG 1T

**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](http://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

**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](mailto: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](mailto: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**

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 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](http://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

**HILLSBOROUGH COUNTY**

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  
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](mailto:service@brandonfamilylaw.com)  
Sec E-Mail: [mary@brandonfamilylaw.com](mailto: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

**NOTICE OF PUBLIC HEARING**

A public hearing will be held by the Land Use Hearing Officer, pursuant to Hillsborough County Ordinance 92-05, beginning at 9:00 a.m., March 9, 2026 at County Center, 2nd Floor, Board of County Commissioners Boardroom, 601 E Kennedy Blvd, Tampa, FL 33602, to hear the following requests. **Virtual participation in this public hearing is available through communications media technology, as described below.**

Copies of the applications, department reports and legal descriptions are available for public inspection in a master file maintained by the Development Services Department, the Board of County Commissioners and the Clerk of the Board of County Commissioners. All interested persons wishing to submit testimony or other evidence in this matter must submit to the Land Use Hearing Officer at the public hearing before him/her. The decision of the Land Use hearing Officer will be filed with the Clerk of the Board of County Commissioners (BOCC) within (15) working days after the conclusion of the public hearing.

**Virtual Participation Option:** Hillsborough County is making it possible for interested parties to participate in this public hearing by means of communications media technology. **In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) by the Land Use Hearing Officer during the public hearing.** Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony to the Land Use Hearing Officer, but you will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the Land Use Hearing Officer to the staff of the Development Services Department at least two business days prior to the Land Use Hearing Officer Hearing.

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: [HCFL.gov/SpeakUp](http://HCFL.gov/SpeakUp). You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Land Use Hearing Officer will call on speakers by name in the order in which they have completed the online Public Comment Signup Form, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Land Use Hearing Officer by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing on the day of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

In Person Participation: While virtual participation is encouraged, standard in-person participation is still available. The format and procedures for in-person participation may differ from a traditional hearing. For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at [HCFL.gov/SpeakUp](http://HCFL.gov/SpeakUp).

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- Hillsborough County's Facebook page: HillsboroughFL
- The County's official YouTube channel: [YouTube.com/HillsboroughCounty](http://YouTube.com/HillsboroughCounty)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFL.gov website by going to [HCFL.gov/Newsroom](http://HCFL.gov/Newsroom) and selecting the "Meetings & Events" button
- Listening to the hearing on smart phones by going to the above Facebook or YouTube link.

If you have any questions or need additional information for providing public input you may call (813) 307-4739.

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION OR RECOMMENDATION MADE BY THE LAND USE HEARING OFFICER OR THE GOVERNING BODY REGARDING ANY MATTER CONSIDERED AT THE FORTHCOMING PUBLIC HEARING OR MEETING IS HEREBY ADVISED THAT THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE

PROCEEDING IS MADE AS IT WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH SUCH APPEAL IS TO BE BASED.

Additional information concerning these requests may be obtained by calling the Development Services Department at (813) 272-5600.

**VARIANCE REQUEST**

Petition VAR 26-0291, filed on 12/02/25 by Pavel and Jessica Stehlik, of 777 N Ashley Dr, #1507, Tampa, FL 33602, ph (813) 695-2441. Requesting a Variance to Accessory Structure Requirements. The property is presently zoned RSC-6, and is located at 2407 E 148th Ave.

Petition VAR 26-0376, filed on 12/22/25 by Frank and Linda Wise, of 4829 Troydale Rd, Tampa, FL 33615, ph (813) 417-5743. Requesting a Variance to Swimming Pool Requirements. The property is presently zoned RSC-4 and is located at 4829 Troydale Rd.

Petition VAR-WS 26-0397, filed on 01/06/26 by Dalia Figueroa Lebron, represented by R. Clay Mathews, of 100 S Ashley Dr, Ste 850, Tampa, FL 33602, ph (813) 819-2552. Requesting a Variance to Encroach into the Wetland Setback and Variance to Lot Development Standards. The property is presently zoned ASC-1 and is located at 17021 Crawley Rd.

Petition VAR 26-0398, filed on 01/06/26 by Andrea McClellan, of 11306 Thonotosassa Rd, Thonotosassa, FL 33592, ph (813) 727-5673. Requesting a Variance to Lot Development Standards. The property is presently zoned AR and is located at 3607 My Way.

Petition VAR 26-0414, filed on 01/12/26 by Jacob T. Cremer / Barbas Cremer, PLLC, of 2002 W Cleveland St, Ste 203, Tampa, FL 33606, ph (813) 419-3914. Requesting a Variance to Eating Establishment Drive-Through Service Requirements and Variance to Landscaping and Buffering Requirements. The property is presently zoned CG 17-0939 and is located at SW corner of Big Bend Rd & Simmons Loop intersection.

**SPECIAL USES**

Petition SU-GEN 26-0219, filed on 11/14/25 by Todd Pressman, of 200 2nd Ave S, #451, St. Petersburg, FL 33701 ph (727) 804-1760. Requesting a Special Use for a School. The property is presently zoned AS-1 and is located at 3955 Lithia Pinecrest Rd.

Petition SU-AB 26-0395, filed on 01/05/26 by Aldi (Florida) LLC, represented by Amanda Hessein / Rutledge Eceña, of 119 S Monroe St, Ste 202, Tallahassee, FL 32301 ph (850) 681-6788. Requesting a Special Use 3-PS Alcoholic Beverage Permit with Distance Separation Waiver(s). The property is presently zoned PD 98-1513 and is located at 252 Harbor Village Ln.

Petition SU-AB 26-0405, filed on 01/07/26 by Mark Bentley, of 400 N Ashley Dr, Ste 3100, Tampa, FL 33602, ph (813) 225-2500. Requesting a Special Use 4-COP-X Alcoholic Beverage Permit with Distance Separation Waiver(s). The property is presently zoned CG 16-0202, PD 98-0164, RMC-16 70-0130 and is located at 10284 Causeway Blvd.

Petition SU-AB 26-0420, filed on 01/13/26 by 11202 Dewhurst LLC, represented by Kami Corbett / Hill Ward Henderson, of 101 E Kennedy Blvd, Ste 3700, Tampa, FL 33602 ph (813) 227-8421. Requesting a Special Use 4-COP Alcoholic Beverage Permit with Distance Separation Waiver(s). The property is presently zoned PD 04-0459 and is located at 11202 Dewhurst Dr.

2/20/26LG 1T

**HILLSBOROUGH COUNTY**

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](http://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

**HILLSBOROUGH COUNTY**

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](mailto: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 THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA**CIVIL DIVISION  
Case No. 25-CA-004479

TRYON STREET ACQUISITION TRUST I,  
Plaintiff,  
v.

4210 W. CARMEN ST. LLC; DAVID M. RENO; BEN TEASDEL, III; WESTSHORE TOWNHOMES, LLC; MACOY CAPITAL MORTGAGE LLC; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,  
Defendants.

**NOTICE OF FORECLOSURE SALE**

NOTICE is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered on February 13, 2026, in the above-referenced matter pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the Clerk of this Court, Victor D. Crist, will sell the following described property situated in Hillsborough County, Florida:

**Parcel 1:**

**The East 34 feet of Lot 7 and the West 42 feet of Lot 8, Block 10, HANAN ESTATES, and the North 1/2 of alley abutting on the South, according to the Plat thereof recorded in Plat Book 14, Page 43, of the Public Records of HILLSBOROUGH County, Florida.**

**Parcel 2:**

**Lot 6 and the West 21 feet of Lot 7, Block 10, and the East 1/2 of alley abutting on Lot 6 on the West, and the North 1/2 of alley abutting on South of said Lots of HANAN ESTATES, according to the Plat thereof recorded in Plat Book 14, Page 43, of the Public Records of HILLSBOROUGH County, Florida.**

**ABOVE DESCRIBED PROPERTY ALSO KNOWN AS:**

**Lots 1, 2, 3, 4, 5, 6, 7 and 8 and Tracts A and B of CARMEN AT WESTSHORE PALMS TOWNHOMES, according to the Plat thereof as recorded in Plat Book 141, Page(s) 18 and 19, of the Public Records of HILLSBOROUGH County, Florida.**

**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 between 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](mailto:gdavis@trenam.com) [bshepard@trenam.com](mailto:bshepard@trenam.com)  
ohoeppner@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

**HILLSBOROUGH COUNTY****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

**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 **2/18/2026 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-25-0003400

NAME OF VIOLATOR: PATRICIA G EVANS

LOCATION OF VIOLATION: 5014 N 30TH ST, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: BELLMONT HEIGHTS LOT 9 AND S 47 FT OF LOT 8 BLOCK 11

FOLIO: 155381.0000

CASE NO: COD-25-0003843

NAME OF VIOLATOR: ADRIANA CUELLAR

LOCATION OF VIOLATION: 5606 N CHURCH AVE, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: S 65 FT OF N 398 FT OF E 156 FT OF W 599.2 FT OF SW 1/4 OF SE 1/4

FOLIO: 102909.0000

CASE NO: COD-25-0004109

NAME OF VIOLATOR: WILLIAM L WHITEHEAD JR

LOCATION OF VIOLATION: 4211 W LAUREL ST, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: FOREST HEIGHTS E 3.9 FT OF S 1/2 OF LOT 12 AND W 46.1 FT OF S 1/2 OF LOT 13

FOLIO: 111578.0000

CASE NO: COD-25-0004118

NAME OF VIOLATOR: DOINEX CONSTRUCTION LLC REG

LOCATION OF VIOLATION: 4607 N 20TH ST, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: BALO SUBDIVISION LOT 7 AND A STRIP OF LAND APPROX 2 1/2 FT WIDE IMMEDIATELY E OF SAID LOT 7

FOLIO: 157848.0000

CASE NO: COD-25-0004146

NAME OF VIOLATOR: ROBERT NIEVES PENA

LOCATION OF VIOLATION: 808 W WHATLEY PL, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: PURITY SPRINGS HEIGHTS NO 4 LOT 6 BLOCK 1

FOLIO: 100922.0000

CASE NO: COD-25-0004154

NAME OF VIOLATOR: THU NGOC TRAN

LOCATION OF VIOLATION: 4728 W OKLAHOMA AVE, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: GANDY GARDENS 1 W 4 FT OF LOT 14 AND LOT 15 AND E 5.5 FT OF LOT 16 BLOCK 4

FOLIO: 131339.0000

CASE NO: COD-25-0004175

NAME OF VIOLATOR: BARRY COHEN

LOCATION OF VIOLATION: 6915 N BREVARD AVE, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: HILLSBOROUGH RIVER ESTATES LOT 6 SUB TO CITY OF TAMPA EASEMENT

FOLIO: 100670.0000

CASE NO: COD-25-0004193

NAME OF VIOLATOR: H A M AND MUNSTER

LOCATION OF VIOLATION: 6504 BAYSHORE BLVD, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: A TRACT OF LAND IN GOV LOT 3 COM AT SW COR OF GOV LOT 3 THN N ALG W BDRY OF GOV LOT 3 536 FT THN E 1658.4 FT TO A PT ON ELY R/W LINE OF BAYSHORE BLVD THN ALG ARC OF A CURVE CONCAVE TO SE W/ RADIUS OF 5352.45 FT CHD BRG S 18 DEG 38 MIN 10 SEC W 60 FT TO POB THN S 88 DEG 24 MIN 40 SEC E 155.07 FT THN S 05 DEG 50 MIN 38 SEC W 30.39 FT THN S 18 DEG 34 MIN 10 SEC W 69.96 FT THN S 81 DEG 34 MIN 11 SEC W 42.53 FT THN N 81 DEG 28 MIN 52 SEC W 43.82 FT THN N 63 DEG 53 MIN 05 SEC W 43.23 FT THN N 58 DEG 33 MIN 50 SEC W 31.14 FT TO A PT ON A CURVE THN ALG CURVE TO RIGHT CONCAVE TO SE W/RADIUS OF 5352.45 FT CHD BRG N 17 DEG 56 MIN 47 SEC E 68.67 FT TO POB

FOLIO: 135971.0100

CASE NO: COD-25-0004220

NAME OF VIOLATOR: MATOS FAMILY TRUST INC

LOCATION OF VIOLATION: 2741 W COLUMBUS DR, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: DREW'S JOHN H SUB BLKS 1 TO 10 AND 14 TO 33 LOTS 13 14 AND 15 LESS S 4 FT FOR COLUMBUS DR R/W BLOCK 6

FOLIO: 176220.0000

CASE NO: COD-25-0004253

NAME OF VIOLATOR: SCHULTZ ERIK G SCHULTZ

LOCATION OF VIOLATION: 603 W EMMA ST, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: ALICE HEIGHTS REVISED MAP W 52 FT OF E 103.65 FT OF N 130 FT OF LOT 1

FOLIO: 165884.0000

CASE NO: COD-25-0004294

NAME OF VIOLATOR: YBOR VENTURES LLC REG

LOCATION OF VIOLATION: 1215 E 6TH AVE, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: LESLEY'S SUBDIVISION LOTS 1, 2, 3 AND E 1/2 OF LOT 4 BLOCK 18 TOG WITH N 1/2 OF ALLEY ABUTTING ON S LESS RR R/W

FOLIO: 198682.0005

CASE NO: COD-25-0004305

NAME OF VIOLATOR: CONSULTANTS OF NEW

LOCATION OF VIOLATION: 809 W WATERS AVE, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: CASA LOMA SUBDIVISION LOTS 25 TO 27 INCL AND LOT 28 LESS R/W FOR SR S 587 BLOCK 4

FOLIO: 100282.0000

CASE NO: COD-25-0004309

NAME OF VIOLATOR: AP SOUTH HOWARD LLC

LOCATION OF VIOLATION: 1304 S DE SOTO AVE, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: LUNA PARK REVISED MAP LOT 4 AND S 13.2 FT OF LOT 5 BLOCK 4

FOLIO: 186301.0000

CASE NO: COD-25-0004461

NAME OF VIOLATOR: YOUR KEY OZ HOLDINGS LLC

LOCATION OF VIOLATION: 9907 N 18TH ST, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: TAMPA OVERLOOK LOTS 1 AND 2 BLOCK 44 LESS THE SOUTH 50 FEET

FOLIO: 144571.0000

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

1/23-2/23/26LG 4T

**HILLSBOROUGH COUNTY**

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 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

**HILLSBOROUGH COUNTY**

hearing or voice impaired, call 711.

/s/Charles Evans Glausier

Charles Evans Glausier, Esquire

Florida Bar No.: 37035

[cglausier@glausierknight.com](mailto: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 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](mailto: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.

**NOTICE OF PUBLIC HEARINGS MODIFYING A PLANNED DEVELOPMENT CITY OF TEMPLE TERRACE**The City Council of the City of Temple Terrace, Florida, has scheduled **PUBLIC HEARINGS** for March 3, 2026 and March 17, 2026 at 6:00 p.m., or as soon thereafter as possible in the Council Chambers at City Hall, 11250 N. 56th Street to consider an adoption of the following Ordinance for Amending the Temple Terrace Land Development Code (LDC-25-02).**ORDINANCE****AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING SECTION 12-984 OF THE CITY CODE OF ORDINANCES TITLED "PERMITTED SIGNS"; AMENDING MATRICES THREE, FOUR, FIVE, AND SIX; ADDING FOOTNOTE "X" PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.**

All interested persons may appear at the meetings and be heard with respect to the proposed Ordinances. A copy of the application is available for public inspection in the office of the City Clerk and in the Community Development Department during regular business hours. Additional information may be obtained by calling Marisa Robinson at 813-506-6848.

Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with Florida Statute Section 286.26, persons with disabilities needing special accommodation to participate in these meetings should contact the Mayor, through the City Clerk's office, no later than 5:00 p.m. two business days prior to the meetings.

Dated this 16th day of February, 2026.

Lynda Sader, City Clerk

2/20/26LG 1T

**HILLSBOROUGH 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.

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](mailto: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, Edgecomb 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 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](mailto: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

**HILLSBOROUGH COUNTY**

M4A73E5519394/2014 KIA \$3,845.00. The name, address and telephone number and public sale location of the repair shop that is demanding full payment of the unpaid charges is... Lienor Name: Troys Auto Services LLC. Lienor Address: 6120 Jensen Rd, Tampa, FL 33619 (Hillsborough County). Lienor telephone # (813) 671-9364, MV License #: MV113312. Location of Vehicle: 6120 Jensen Rd, Tampa, FL 33619 (Hillsborough County). The customer or person claiming an interest, or a lien, may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in Hillsborough County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale, a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.

2/20/26LG 1T

**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.

**HILLSBOROUGH COUNTY**

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.hillsboroughcountyclearing.com](http://www.hillsboroughcountyclearing.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 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](mailto: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

**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**

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.hillsboroughcountyclearing.com](http://www.hillsboroughcountyclearing.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 DECEDENTS 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](mailto:damon@glisson1.com)  
Secondary E-Mail: [brenda@glisson1.com](mailto:brenda@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.hillsboroughcountyclearing.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](mailto: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 IN AND FOR  
HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION**CASE NO. 26-CP-000431  
DIVISION B  
Florida Bar #898791

IN RE: ESTATE OF  
GENEVA DENSON,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of GENEVA DENSON, deceased, Case Number 26-CP-000431, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

The personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or 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 and 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 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 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 decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:  
TIFFANY GREENE, f/k/a TIFFANY DENSON  
4307 W. Grace Street  
Tampa, FL 33607

Attorney for Personal Representative:  
Dawn M. Chapman, Esq.  
LEGACY LAW OF FLORIDA, P.A.  
Email: [info@legacylawoff.com](mailto:info@legacylawoff.com)  
Secondary Email:  
[dawn@legacylawoff.com](mailto:dawn@legacylawoff.com)

**HILLSBOROUGH COUNTY**

205 N. Parsons Avenue  
Brandon, FL 33510  
813/643-1885

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

**NOTICE OF AGENCY ACTION**

Notice is hereby provided that the Southwest Florida Water Management District (SWFWMD), on February 06, 2026, issued an Environmental Resource permit (permit) with conditions (Permit No. 43002191.019; Application ID 924616) to University of Tampa, Inc., Attn: Thomas Lafferty, 401 W. Kennedy Blvd., Tampa, FL 33606, to authorize the construction of a stormwater management system associated with the UT Science Building redevelopment project. The project is located in Hillsborough County, Florida, at 505 U.T. McNeel Ct. Tampa, FL 33606.

The file of record associated with this permit is available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. to 5:00 p.m., at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637. The file of record may also be viewed online using the District's Application and Permit Search Tools or the ERP search page. District's agency action is final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57 of the Florida Statutes before the deadline for filing a petition.

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

**RIGHT TO REQUEST ADMINISTRATIVE HEARING**

Any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes, Chapter 28-106, Florida Administrative Code, and District Rule 40D-1.1010, Florida Administrative Code. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

**FILING INSTRUCTIONS**

A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours (8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays). Filings with the District Agency Clerk may be made by mail, hand-delivery, or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9788.

**RIGHT TO SEEK JUDICIAL REVIEW**

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SWFWMD action may seek judicial review of the SWFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SWFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

2/20/26LG 1T

**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. 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.

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

**HILLSBOROUGH COUNTY**

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:  
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](mailto: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](http://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**

Isidoro Javier Benitez Martin	1001	\$265.80
Angel Sidley	5500	\$159.90
Ashley Chalman	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
Chiantini 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

**114**

**HILLSBOROUGH COUNTY**

Sherika Fluit 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  
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

**HILLSBOROUGH COUNTY**

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 I, 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. 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 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 Feliciana Gonzales Reyes a/k/a Feliciana 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

**HILLSBOROUGH COUNTY**

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/ 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  
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. Twiggs 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

**HILLSBOROUGH COUNTY**

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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

**HILLSBOROUGH COUNTY**

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

**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:

**FRENCH KITCHEN NOTES**

Owner: Hortense Charbonneau  
2918 N 21st St.  
Tampa, FL 33605

2/20/26LG 1T

**ENVIRONMENTAL PROTECTION COMMISSION**

**OF HILLSBOROUGH COUNTY**  
**NOTICE OF INTENT TO ISSUE PERMIT**

The Environmental Protection Commission of Hillsborough County (EPC), an approved Local Program of the Florida Department of Environmental Protection (Department), gives notice of its intent to issue a permit to Elizabeth Leyva Perez, Owner of Elizabeth Construction, 6025 E Broadway Ave, Tampa, Florida 33619, to modify and operate an industrial wastewater treatment system. The wastewater is generated primarily from machines used for cutting, polishing and drilling of granite and other stones and reused with no discharge to the environment.

The facility is located at latitude 27o 57' 55"N, longitude 82o 23' 10" W at 6025 E Broadway Ave, Tampa, Florida 33604 in Hillsborough County. The EPC has assigned permit file number FLAB07594-001-IW9B/NP to the proposed project.

The intent to issue and application file are available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the EPC, The Roger P. Stewart Center, 3629 Queen Palm Drive, Tampa, Florida 33619, at phone number (813) 627-2600.

**NOTICE OF RIGHTS**

The EPC will issue the permit unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the EPC. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

**Petition for Administrative Hearing**

A person whose substantial interests are affected by the EPC's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the EPC's agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the office of the Legal Department at The Roger P. Stewart Center, 3629 Queen Palm Drive, Tampa, FL 33619. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

**Time Period for Filing a Petition**

Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and par-

(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 3/4/2026 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**

icipate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

**Extension of Time**

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the EPC's action may also request an extension of time to file a petition for an administrative hearing. The EPC may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the office of the Legal Department at The Roger P. Stewart Center, 3629 Queen Palm Drive, Tampa, FL 33619, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

**Mediation**

Mediation is not available in this proceeding.

2/20/26LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND 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. 732.2211.

ALL CLAIMS NOT FILED WITHIN THE

**NOTICE OF PUBLIC HEARING**

ON March 5, 2026 at 10:00 a.m. IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOLLOWING ORDINANCES FOR ENACTMENT:

**File No. E2026-8 CH 2**

An Ordinance of the City of Tampa, Florida, amending Section 2-234 of the City of Tampa code entitled "Representation and Reimbursement in the Defense of Elected Officials" to include City council members acting in their capacity as community Redevelopment agency board members in the definition of "elected officials"; providing for possible reimbursement to the city by the Community Redevelopment Agency for legal fees and costs incurred by the city in representing Community Redevelopment Agency board members; repealing all ordinances in conflict therewith; providing for severability; providing an effective date.

**File No. VAC25-08**

An ordinance of the City of Tampa, Florida, vacating, closing, discontinuing and abandoning that alleyway located north of Swann Avenue, South of Bay Street, East of Brevard Avenue, and West of Magnolia Avenue, within the revised map of Packwoods subdivision, a subdivision in the city of Tampa, Hillsborough county, Florida, as more fully described in Section 2 hereof, subject to certain covenants, conditions and restrictions as more particularly set forth herein; providing for enforcement and penalties for violations; providing for definitions, interpretations and repealing conflicts; providing for severability; providing an effective date.

**File No. TA/CPA25-10**

An ordinance amending the Tampa Comprehensive Plan, future land use element, future land use map, for the property located at 2602, 2625 and 2801 East 4th Avenue, 2701 and 2710 East 5th Avenue, 2702 East 2nd Avenue and Folio Numbers 189483-0005, 189516-0010 and 189508-0100, from Heavy Industrial (HI) to Urban Mixed Use-60 (UMU-60); providing for repeal of all ordinances in conflict; providing for severability; providing an effective date.

**File No. TA/CPA25-11**

An ordinance amending the Tampa Comprehensive Plan, future land use element, future land use map, for the property located at 2703, 2715 and 2801 East Adamo Drive, 1101 North 26th Street and 508, 1100, 1101, 1102 and 1120 North 28th Street, from Heavy Industrial (HI) to Urban Mixed Use-60 (UMU-60); providing for repeal of all ordinances in conflict; providing for severability; providing an effective date.

**File No. REZ-26-05**

An ordinance rezoning property in the general vicinity of 4001 South Lynwood Avenue, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification RS-60 (Residential, Single-Family Detached) to RS-50 (Residential, Single-Family Detached); providing an effective date.

**File No. REZ-26-15**

An ordinance rezoning property in the general vicinity of 312 North Manhattan Avenue, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification RS-50 (Residential, Single-Family) to RM-18 (Residential Multi-Family); providing an effective date.

**File No. REZ-25-125**

An ordinance rezoning property in the general vicinity of 5215, 5301 and 5311 West Tyson Avenue, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) PD (Planned Development) to PD (Planned Development, Residential, Multi-Family, Single-Family Attached, Retail Sales, Specialty Goods, Convenience Goods, Shopper's Goods, and Marina); providing an effective date.

**File No. REZ-25-97**

An ordinance rezoning property in the general vicinity of 3105 East Columbus Drive and 3001, 3003, 3004, 3007 and 3010 East 15th Avenue, in the City of Tampa, Florida, and more particularly described in Section 1, from zoning district classification(s) RM-16 (Residential, Multi-Family) and PD (Planned Development) to PD (Planned Development, Residential, Multi-Family); providing an effective date.

SAID ORDINANCES MAY BE INSPECTED AT THE OFFICE OF THE CITY CLERK, CITY HALL, 3RD FLOOR CITY HALL, 315 E. KENNEDY BLVD., TAMPA, FL, DURING REGULAR BUSINESS HOURS, 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION 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, MMC  
CITY CLERK

2/20/26LG 1T

**HILLSBOROUGH COUNTY**

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.grant@johngrant.net

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

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. 25-CP-004056

IN RE: ESTATE OF KEVIN DEXTER WISE a/k/a Kevin D. Wise a/k/a Kevin Wise Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Kevin Dexter Wise, deceased, whose date of death was August 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George E. Edgecomb Court-house, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand

**HILLSBOROUGH COUNTY**

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/ Melissa L. Wise Corey  
Melissa L. Wise Corey  
3818 SE 7th Street  
Ocala, FL 34471

Attorney for Personal Representative:  
/s/ Marley Dodd  
Marley Dodd, Esq.  
Fla. Bar No.: 1058457  
Brice Zoecklein, Esq.  
Fla. Bar. No.: 0085615  
Zoecklein Law P.A.  
150 E. Bloomingdale Ave.,  
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 FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO.: 25-CP-001146  
Division: A

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

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 Twigg 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. Twigg 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

**HILLSBOROUGH COUNTY**

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 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 SANDPIPER 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. Twigg 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, 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, 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  
Last Known Address: 910 Wynnmere Walk Avenue, Ruskin, FL 33570  
Current Residence: UNKNOWN  
TO: Melissa Tyrell  
Last Known Address: 58 Gerbera Ave Breaeton 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

**HILLSBOROUGH COUNTY**

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. Twigg 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, 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, 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. Twigg 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 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 the Final Judgment of Foreclosure dated March 6, 2025 and Order Resetting Foreclosure Sale dated February 13, 2026

(Continued on next page)

**HILLSBOROUGH COUNTY**

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

NewRez LLC,  
Plaintiff,  
vs.

Freddy Andrew Feliz, et. al.,  
Defendants. Case No.: 25-CA-006581

NOTICE OF FORECLOSURE SALE  
NOTICE IS HEREBY GIVEN that pursuant to the Amended Final Judgment of Foreclosure dated 02/09/2026, and entered in Case No. 25-CA-006581 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida wherein NewRez LLC, is the Plaintiff and Freddy Andrew Feliz; Lesley Ann Feliz; Unknown Spouse of Lesley Ann Feliz Unknown Spouse of Lesley Ann Feliz NKA Torrian Frazier; Creek Preserve Homeowners Association, Inc.; Time Investment Company Inc; Sunnova TE Management LLC, are Defendants, Victor D. Crist, Hillsborough County Clerk of Court, will sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) at 10 a.m. on March 9, 2026, the following described property set forth in said Final Judgment, to wit:

LOT 520, CREEK PRESERVE PHASES 1, 6, 7 AND 8, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 139, PAGES 44 THROUGH 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 16838 Delia St, Wimauma, FL 33598  
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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

DATED February 9, 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  
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 9 day of February 2026 to:

Freddy Andrew Feliz  
16838 Delia St  
Wimauma, FL 33598  
Lesley Ann Feliz  
16838 Delia St  
Wimauma, FL 33598  
Unknown Spouse of Lesley Ann Feliz  
Unknown Spouse of Lesley Ann Feliz NKA Torrian Frazier  
16838 Delia St  
Wimauma, FL 33598  
Creek Preserve Homeowners Association, Inc.  
FRAZIER & BOWLES, ATTORNEYS AT LAW C/O NATHAN A. FRAZIER  
202 S ROME AVENUE SUITE 125  
TAMPA, FL 33606  
pleadings@frazierbowles.com  
Time Investment Company Inc  
100 N 6th Ave  
West Bend WI 53095

**HILLSBOROUGH COUNTY**

Sunnova TE Management LLC  
20 Greenway Plaza Suite 540  
Houston, TX 77046  
/s/ Anthony Vamvas  
Anthony Vamvas, Esq.  
11080-1030026

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

CASE NO.: 292023CA013582A001HC  
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3  
PLAINTIFF,  
VS.

CHARLOTTE A. PALMER A/K/A CHARLOTTE A S PALMER A/K/A CHARLOTTE PALMER, CHASE E. PALMER A/K/A CHASE PALMER, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, DEFENDANTS.

NOTICE OF FORECLOSURE SALE  
(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 5th day of February, 2026, and entered in Case No. 292023CA013582A001HC, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3 is the Plaintiff and CHARLOTTE A. PALMER A/K/A CHARLOTTE A S PALMER A/K/A CHARLOTTE PALMER, CHASE E. PALMER A/K/A CHASE PALMER AND UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) at 10:00 A.M. on the 25th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 10, GANDY MANOR ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 64 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 5th 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  
11080-1029849

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  
NOTICE IS HEREBY GIVEN that, pursuant to the Order on Plaintiff's 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](http://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

**HILLSBOROUGH COUNTY**

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

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

**HILLSBOROUGH COUNTY**

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  
GENDERS+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., BENETTIE 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](http://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, 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 oth-

**HILLSBOROUGH COUNTY**

er 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@srslaw.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

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

(Continued on next page)

**HILLSBOROUGH COUNTY**

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 Twigg Street, Tampa, Florida 33602. 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:

/s/ William S. Davis  
124 Pump House Lane  
Seven Valleys PA 17360

Attorney for Personal Representative:

/s/ Attorney for Personal Representative:  
Brice Zoeklein, Esq.  
Email Address: [brice@zoekleinlawpa.com](mailto:brice@zoekleinlawpa.com)  
Florida Bar No. 0085615  
Zoeklein Law, P.A.  
150 E. Bloomingdale Avenue  
Brandon, Florida 33511

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

IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-003006

IN RE: ESTATE OF  
GARY S. JACKSON  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Gary S. Jackson, deceased, whose date of death was October 16, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twigg 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

**HILLSBOROUGH COUNTY**

cedent 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](mailto:katie@everlovelegal.com)

2/20-2/27/26LG 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:

**SPORTS CLUB OF TAMPA BAY**

Owner: Tampa Sports Club Charity, Inc.  
P.O. Box 10753  
Tampa, FL 33679

2/20/26LG 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:

**1099 ACCOUNTING**

Owner: 1099 Accounting Solutions LLC  
1011 Celtic Ct  
Brandon, FL 33510

2/20/26LG 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:

**IRONFLETCH ARROW WRAPS**

Owner: Anthony Santiago  
10411 Ventura Ave  
Tampa, FL 33619

2/20/26LG 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:

**IZZI CO STUDIO**

Owner: Kezia Denise Tan  
894 Cosmic Loop Apt 103  
Tampa, FL 33613

2/20/26LG 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:

**QUIX**

Owner: S Perez Ventures LLC  
10620 Bahama Woodstar Ct  
Riverview, FL 33579

2/20/26LG 1T

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

PROBATE DIVISION  
File No: 25-CP-003504  
Division: B

IN RE: The Estate of:

TALESHA A. VAUGHAN-BUCHANAN,  
Deceased

**NOTICE TO CREDITORS**

The administration of the estate of TALESHA A. VAUGHAN-BUCHANAN, deceased, whose date of death was February 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg St., Tampa, Florida 33602, file number 25-CP-003504. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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 (if any) 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 decedent's estate on whom a copy of this notice is required

**HILLSBOROUGH COUNTY**

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 the first publication of this Notice is February 13, 2026.

Personal Representative:

/s/ Martha Murillo Kemner  
PO Box 5316  
Tampa, Florida 33675  
Telephone: (813) 928-7788

Attorney for Personal Representative:

/s/ Laurel Tesmer, Esq.  
Florida Bar Number: 0046874  
10011 Water Works Lane.  
Riverview, FL 33578  
Telephone: (813) 498-2757  
Laurel@McCartTesmer.com  
Katie@McCartTesmer.com

2/13-2/20/26LG 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: RYNIQUA 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, 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 Twigg 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**

**HILLSBOROUGH COUNTY**

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 Twigg St, Tampa, FL 33602

By: s/ John Rollo  
As Deputy Clerk

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

IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000375

IN RE: ESTATE OF

ANDREW JOHN HENNESSY  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of ANDREW JOHN HENNESSY, deceased, whose date of death was October 28, 2025; File Number 26-CP-000375, 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 13, 2026.

Personal Representative:

VALARIE J. GRIM  
Personal Representative  
701 S. Howard Ave., Suite 106339  
Tampa, FL 33606

Personal Representative's Attorneys:

Derek B. Alvarez, Esq. - FBN: 114278  
[DBA@GendersAlvarez.com](mailto:DBA@GendersAlvarez.com)

Anthony F. Diecidue, Esq. - FBN: 146528  
[AFD@GendersAlvarez.com](mailto:AFD@GendersAlvarez.com)

Whitney C. Miranda, Esq. - FBN: 65928  
[WCM@GendersAlvarez.com](mailto:WCM@GendersAlvarez.com)

GENDERS♦ALVAREZ♦DIECIDUE, P.A.  
2307 West Cleveland Street  
Tampa, Florida 33609

Phone: (813) 254-4744

Fax: (813) 254-5222

Eservice for all attorneys listed above:

[GADeservice@GendersAlvarez.com](mailto:GADeservice@GendersAlvarez.com)

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

IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-004125

IN RE: ESTATE OF

GWENDOLYN T. POWELL  
Deceased.

**NOTICE TO CREDITORS**

Petitioners, Monique Powell-Davis and Cicely Powell-Hodge, allege:

The administration of the estate of GWENDOLYN T. POWELL, deceased, whose date of death was February 12, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twigg Street., Room 442- Edgecomb Courthouse, 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 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 13, 2026.

Signed on this 9th day of February, 2026.

Personal Representatives:

**HILLSBOROUGH COUNTY**

/s/ Monique Powell-Davis  
Monique Powell-Davis

/s/ Cicely Powell-Hodge  
Cicely Powell-Hodge

Attorney for Personal Representative

/s/ Allison Cochran  
Handling Attorney

Allison L. Cochran, Esq.

Florida Bar Number: 097852

4700 Millenia Blvd, Ste. 500

Orlando, FL 32839

Phone: (407) 504-1020

Email: [Allison@cochransquire.com](mailto:Allison@cochransquire.com)

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

IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, STATE OF FLORIDA  
PROBATE DIVISION  
CASE NO.: 26-CP-000243  
DIVISION: B

IN RE: THE ESTATE OF:

THOMAS F. COOK, SR.,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of THOMAS F. COOK, SR., deceased, whose date of death was August 1, 2025, and whose Social Security Number is xxx-xx-7254, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 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 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 estate of the decedent must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

**HILLSBOROUGH COUNTY****NOTICE TO CREDITORS**

The administration of the estate of NO-RINA ROBERTA COURSEY, deceased, whose date of death was November 21, 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. 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 13, 2026.

Personal Representative:

/s/ Tamara Lynn Boyd  
TAMARA LYNN BOYD  
2635 Laclede Station Road  
Maplewood, Missouri 63143

Attorney for Personal Representatives:

/s/ Brian D. Arrighi  
Brian D. Arrighi, Esq.  
Attorney  
Florida Bar Number: 0010268  
NORTH TAMPA LAW GROUP, LLC  
26852 Tanic Drive  
Suite 102  
Wesley Chapel, Florida 33544  
Telephone: (813) 518-7411  
Fax: (866) 207-2020  
E-Mail: brian@northtampalawgroup.com  
Secondary E-Mail:  
service@northtampalawgroup.com

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

**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.**

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

CASE NO. 2025 CA 008465

TRAX CREDIT UNION,  
Plaintiff,  
vs.

HELEN SMITH, U.S. SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND UNKNOWN PARTY IN POSSESSION,  
Defendants.

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given that the Hillsborough County Clerk of Court will on March 17, 2026, at 10:00 a.m EST, online at

**HILLSBOROUGH COUNTY**

http://www.hillsborough.realforeclose.com/ offer for sale one by one, to the highest bidder for cash, the property located in Hillsborough County, Florida, as follows:

LOT 14, LAKEWOOD ESTATES UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

pursuant to the Final Judgment of Foreclosure entered on February 4, 2026, in the above-styled cause, pending in said Court.

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 the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete a Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. 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@fjud13.org.

/s/ Stephen Orsillo  
Stephen Orsillo (FL Bar # 89377) of  
Sorenson Van Leuven, PLLC  
Post Office Box 3637  
Tallahassee, Florida 32315-3637  
Telephone (850) 388-0500/Facsimile  
(850) 391-6800  
creservice@svllaw.com (E-Service  
E-Mail Address)  
Attorneys for Plaintiff

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

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

File Number: 25-CP-001160  
Division: A

IN RE: ESTATE OF  
REGINOLD JAMES,  
Deceased.

**NOTICE TO CREDITORS**

The Administration of the Estate of REGINOLD JAMES, deceased, whose date of death was January 07, 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 name and address of the personal representative and/or Petitioner, Betty Davis-James is 7627 Wood Violet Drive, Gibsonton, Florida 33534.

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 13, 2026.

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

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

File Number: 25-CP-001160  
Division: A

IN RE: ESTATE OF  
REGINOLD JAMES,  
Deceased.

**NOTICE TO HEIRS**

The Administration of the Estate of REGINOLD JAMES, deceased, whose date of death was January 07, 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 name and address of the personal representative and/or Petitioner, Betty Davis-James is 7627 Wood Violet Drive, Gibsonton, Florida 33534.

All heirs 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 heirs 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.

**HILLSBOROUGH COUNTY**

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

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

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

CASE NO.: 24-CC-071467

WALDEN LAKE COMMUNITY ASSOCIATION, INC.,  
Plaintiff,

vs.

TIMOTHY THOMAS CARR AND  
WHITNEY RYAN CARR,  
Defendant(s).

**NOTICE OF 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 9, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

Lot 88, WALDEN LAKE UNIT 26, according to the Plat thereof, as recorded in Plat Book 60, Pages 15-1 through 15-10, inclusive, 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.hillsboroughtn.realforeclose.com](http://www.hillsboroughtn.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

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

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

CASE NO.: 25-CC-027163

WALDEN LAKE COMMUNITY ASSOCIATION, INC.,  
Plaintiff,

vs.

JUSTINE BURKE and JOANNE C.  
ALLARD,  
Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on February 10, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

Lot 9, Block 2, Walden Lake Unit 20, according to the map or plat thereof, recorded in Plat Book 56, Page(s) 43, 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](http://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

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

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

CASE NO. 26-CP-000356  
DIVISION B  
Florida Bar #898791

IN RE: ESTATE OF  
DON G. DESKINS,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of DON G. DESKINS, deceased, Case Number 26-CP-000356, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

That the personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or decedent's surviving spouse is property to which the Florida Uniform

**HILLSBOROUGH COUNTY**

Disposition of Community Property Rights at Death Act as described in Sections 732.216 and 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 decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, 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 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 decedent and other persons who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:

SUSAN M. DESKINS  
11425 Laurel Brook Court  
Riverview, FL 33569

Attorney for Personal Representative:

Dawn M. Chapman, Esq.  
LEGACY LAW OF FLORIDA, P.A.  
Email: info@legacylawoff.com  
Secondary Email:  
dawn@legacylawoff.com  
205 N. Parsons Avenue  
Brandon, FL 33510  
813/643-1885

2/13-2/20/26LG 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-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

**IN THE CIRCUIT COURT FOR**

(Continued on next page)

**HILLSBOROUGH COUNTY**

HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000187

IN RE: ESTATE OF  
JUDITH ANN RYAN  
a/k/a JUDITH RYAN,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Judith Ann Ryan a/k/a Judith Ryan, deceased, whose date of death was December 17, 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 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 13, 2026.

Personal Representative:

Zacharey Foxworth  
5310 Oakwood Court, Apt. 23  
Tampa, Florida 33610

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: ashley.cribbis@atcauselaw.com

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

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

File No. 26-CP-000176  
Division O

IN RE: ESTATE OF  
RICARDO CARRILLO PEREZ JR  
AKA RICARDO PEREZ CARRILLO  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of RICARDO CARRILLO PEREZ JR, deceased, whose date of death was April 28, 2024, 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

**HILLSBOROUGH COUNTY**

HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 25-CC-037729

ANDOVER G CONDOMINIUM  
ASSOCIATION, INC.,  
Plaintiff,  
vs.

WILLIAM D. BARTMAN, AS  
SUCCESSOR TRUSTEE OF THE JUNE  
S. FISHMAN LIVING TRUST, DATED  
MAY 12, 2005, ET ALS.,  
Defendant.

**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, for the following property described as:

Unit 163 of ANDOVER "G" CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 2814, Page(s) 253, of the Public Records of Hillsborough County, Florida, and any amendments thereto, together with its undivided share in the common elements.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), on **March 16, 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

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

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

File No.: 25-CP-004296

IN RE: ESTATE OF  
GERALD LEE DAVIS,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Gerald Lee Davis, deceased, whose date of death was September 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 204, 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 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 13, 2026.

Personal Representative:  
Roger W. Davis  
11025 Frost Road  
Portland, MI 48875

Attorney for Personal Representative:  
Andrew Ponnock  
Florida Bar Number: 195420  
10100 West Sample Road, 3rd floor  
Coral Springs, Florida 33065  
Telephone: (954) 340-4051  
Fax: (800) 809-1774  
E-Mail: andy@ponnocklaw.com

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

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

CASE NO.: 25-CA-000877

THE TOWERS OF CHANNELSIDE  
CONDOMINIUM ASSOCIATION, INC.,  
Plaintiff,  
vs.

MELANIE MOREL, AS TRUSTEE OF  
THE MOREL FAMILY, TRUST U/A  
DATED OCTOBER 16, 2019  
Defendant(s).

**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 Circuit Court of Hillsborough County, Florida, for the following property described as:

Condominium Unit 2703 Tower Tl, THE TOWERS OF CHANNELSIDE, a Condominium according to The Declarations of Condominium recorded in Official Records Book 17865, Page 1491, and Official Records Book 17865, Page 1623, and Declaration of covenants. Restrictions and Easement for The Towers of Channelside recorded in Official Records Book 17865, Page 1336, and all exhibits and amendments thereof. Public Records of Hillsborough County, Florida. Together with an undivided interest or share in the common elements appurtenant thereto

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), on **March 13, 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

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

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

Case No. 25-CC-039176

PANTHER TRACE HOMEOWNERS'  
ASSOCIATION, INC., a Florida not-for-profit corporation,  
Plaintiff,  
vs.

GEORGE B. ANTONIOUS and IRENE ANTONIOUS 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-039176, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein PANTHER TRACE HOMEOWNERS' ASSOCIATION, INC. is Plaintiff, and GEORGE B. ANTONIOUS and IRENE ANTONIOUS and UNKNOWN TENANT n/k/a CASEY SMITH, 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](http://www.hillsborough.realforeclose.com), beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 24, PANTHER TRACE PHASE 1B/1C, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE 23, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 12321 Adventure Drive, Riverview, FL 33579

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 9, 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

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

**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

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

Case No. 25-CC-19119  
Division: O

PALMETTO COVE COMMUNITY  
ASSOCIATION, INC.,  
Plaintiff,  
vs.

ALEX PAJIL, and UNKNOWN SPOUSE  
OF ALEX PAJIL  
Defendants.

**NOTICE OF SALE**

Notice is hereby given that pursuant to the Uniform Final Judgment of Foreclosure rendered on February 4, 2026, in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Case No. 25-CC-19119, Division "O", Victor D. Crist, Clerk of the Court will sell the property situated in Hillsborough County, described as:

Lot 4, Block 4 of Palmetto Cove Townhomes, according to the Plat thereof recorded in Plat Book 111, Pages 7 through 9, of the Public Records of Hillsborough County, Florida  
Property Address: 4589 Limerick Drive, Tampa, Florida 33610.

at public sale, to the highest and best bidder for cash on March 27, 2026, at 10:00 A.M. online at the following website: <http://www.hillsborough.realforeclose.com>.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.

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 East 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/ Barbara J. Prasse-Anderson  
FBN: 610933  
PRASSE-ANDERSON LAW  
15310 Amberly Dr., Suite 250  
Tampa, FL 33647  
Telephone: 813-258-4422  
Facsimile: 813-258-4424  
E-service: pleadings@tampalitigator.com

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

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

File No. 2026CP000066CPAXWS

Division: Probate

IN RE: ESTATE OF  
ALINA HAYARI FIALLOS CHAVEZ  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Alina Hayari Fiallos Chavez, deceased, whose date of death was February 9, 2024, 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 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 13, 2026.

Personal Representative:

Jaden Jackson  
710 NW 67th Ave.  
Margate, FL 33063

Attorney for Personal Representative:  
Haneen Kutub, Esq.  
Florida Bar Number: 120564  
Law Offices of Petrovitch & Kutub, P.A.  
101 NE 3rd Avenue, Suite 1500  
Fort Lauderdale, Florida 33301  
Telephone: (561) 444-0131  
Fax: (561) 486-3019  
E-Mail: haneen@pklegalgroup.com  
Secondary E-Mail:  
service@pklegalgroup.com

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

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

File No. 2025-CP-003972

IN RE: ESTATE OF  
GWENDOLYN D. OWENS a/k/a,

**HILLSBOROUGH COUNTY**

GWENDOLYN D. SHERMAN  
Deceased.

**NOTICE TO CREDITORS**

This administration of the estate of Gwendolyn D. Owens a/k/a Gwendolyn D. Sherman, deceased, whose date of death was July 8, 2024, is pending in the Circuit Court of the Thirteenth Judicial Circuit, in and 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.

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 13, 2026.

Personal Representative:

Joseph Sherman, Jr.  
210 Broadfield Road  
Colonial Beach, VA 22443

Attorney for Personal Representatives:

Charles A. Dehlinger, Esquire  
Email: cadesq@hotmail.com  
robyncadlaw@gmail.com  
Florida Bar No. 198587  
260 Maitland Ave., Suite 1500  
Altamonte Springs, FL 32701  
Telephone: (407) 682-4402

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

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

File No. 25-CP-001983

IN RE: ESTATE OF  
CESAR L. RIBOT JUSTINIANO, a/k/a  
CESAR LUIS RIBOT,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of CESAR L. RIBOT JUSTINIANO, a/k/a CESAR LUIS RIBOT, deceased, whose date of death was October 9, 2024; File Number 25-CP-001983, 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 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 13, 2026.

Signed on February 3, 2026.

Personal Representative:

/s/ CESAR L. RIBOT-CRUZ

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

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

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

CASE NO.: 22-CA-006658

merged with

CASE NO.: 23-CA-013358

DIVISION: F

HOSSEIN AFGHANI,  
Plaintiff,  
vs.

JAMES L. DENT and WILLYE M DENT,  
Defendant(s).

GULF ATLANTIC INVESTMENTS, LLC,  
Plaintiff,  
vs.

HOSSEIN AFGHANI, JAMES LENT and WILLYE M. DENT, UNITED STATES DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE,

**HILLSBOROUGH COUNTY**

SOLDNOW, LLC, d/b/a TRANZON  
DRIGGERS, and PARISA HOMES INC.,  
Defendant(s).

**NOTICE OF SALE UNDER F.S. CHAPTER 45**

NOTICE IS GIVEN that, in accordance with the Amended Final Judgment of Foreclosure dated February 4, 2026, recorded as Instrument #2026046818 Hillsborough County Official Records, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at <http://www.hillsborough.realforeclose.com>, on the 4th day of March 2026 at 10:00 a.m. Eastern Time, the following described property:

TRACT BEG 1024.85 FT E AND 1176.72 FT S OF NW COR OF SW 1/4 RUN E 182.01 FT S 34 DEG 40 MIN 00 SEC W 768.44 FT TO N/R/W OF KELSO RD THN N 55 DEG 20 MIN 00 SEC W 150 FT AND N 34 DEG 40 MIN 00 SEC E 665.36 FT TO POB

Property Address: 12449 Kelso Road, Thonotosassa, Florida 33592

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 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 5th day of February 2026.

By: /s/ Joshua Harrow  
Joshua Harrow, Esq.

Joshua A. Harrow, Esq.  
Harrow Law, P.A.  
105 US Highway 301 S.  
Suite 110  
Tampa, Florida 33619  
Telephone (813) 601-8642  
Fax (813) 381-5347  
Florida Bar No. 76501  
jaharrow@gmail.com

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

**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 redeemed 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](http://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

**HILLSBOROUGH COUNTY**

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 Gabreelle 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 redeemed 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](http://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 Gabreelle 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.: **0138760000**  
Certificate No.: **2023 / 1352**  
File No.: **2026-146**  
Year of Issuance: **2023**

Description of Property:

EAST NORTH TAMPA LOT 1 BLOCK 20  
PLAT BK / PG: 1 / 128  
SEC - TWP - RGE: 12 - 27 - 18

**Subject To All Outstanding Taxes**

Name(s) in which assessed:

**JAMES DOUGLAS BAILEY**

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed 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](http://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 Gabreelle 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.: **0773200000**  
Certificate No.: **2023 / 7674**  
File No.: **2026-147**  
Year of Issuance: **2023**

Description of Property:

TROPICAL ACRES UNIT NO 1 PART OF LOTS 1 AND 2 DESC AS BEG 168.67 FT W OF SE COR OF LOT 1 RUN N 17 DEG 24 MIN 26 SEC E 160.8 FT THENCE N 85 DEG 54 MIN 25 SEC E 120 FT THENCE N 273.01 FT W ALONG N BDRIES OF LOTS 1 & 2 186.33 FT S 435 FT & E 20 FT TO POB BLOCK 1

PLAT BK / PG: 41 / 84  
SEC - TWP - RGE: 34 - 30 - 20

**Subject To All Outstanding Taxes**

Name(s) in which assessed:

**ESTATE OF ALFONSO SALAS MR ALFONSO SALAS**

**DIANE R RINGER O/B/O ESTATE OF ROBERT E FURMAN**

**ANTHONY RAY CALVERT O/B/O ESTATE OF ROBERT E FURMAN**

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed 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](http://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

**HILLSBOROUGH COUNTY**

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 Gabreelle 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.: **0619940000**  
Certificate No.: **2023 / 6194**  
File No.: **2026-150**  
Year of Issuance: **2023**

Description of Property:

MAGNOLIA MOBILE MANOR UNIT ONE LOT 15 BLOCK 1  
PLAT BK / PG: 39 / 35  
SEC - TWP - RGE: 25 - 28 - 20

**Subject To All Outstanding Taxes**

Name(s) in which assessed:

**DANIELA RANGEL CARRILLO**

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed 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](http://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 Gabreelle 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.: **0164260000**  
Certificate No.: **2023 / 1629**  
File No.: **2026-156**  
Year of Issuance: **2023**

Description of Property:

E 1/2 OF W 1/2 OF NE 1/4 OF SW 1/4 LESS E 90 FT OF N 291 FT OF E 1/2 OF W 1/2 OF NE 1/4 OF SW 1/4 LESS E 15 FT THEREOF

SEC - TWP - RGE: 34 - 27 - 18

**Subject To All Outstanding Taxes**

Name(s) in which assessed:

**AUTUMN PROJECT DEVELOPMENT LLC**

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed 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](http://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 Gabreelle 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 redeemed 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](http://www.hillsborough.realtaxdeed.com).

If you are a person with a disability who needs any accommodation in order

**HILLSBOROUGH COUNTY**

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 Gabreelle 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 redeemed 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](http://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 Gabreelle 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:

**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.

Unless such certificate shall be redeemed 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](http://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 Gabreelle 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 redeemed 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](http://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

**HILLSBOROUGH COUNTY**

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 Gabreelle 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 redeemed 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](http://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 Gabreelle 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 Twiggs 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"

**HILLSBOROUGH COUNTY**

Hillsborough County, Florida, the property described as:

Lot 5, Block 24, HERITAGE ISLES PHASE 1C, a subdivision according to the plat thereof as recorded in Plat Book 86, Page 94, of the Public Records of Hillsborough County, Florida. and more commonly known as 18111 Emerald Bay St., Tampa, Florida 33647 (hereinafter "Property").

will be sold to the highest bidder for cash at public sale by the Hillsborough County Clerk of Court, electronically online at [www.hillsboroughcountyclearing.com](http://www.hillsboroughcountyclearing.com) at 10:00 A.M. on **March 20, 2026**.

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

**AMERICANS WITH DISABILITY ACT:** If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the 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 6th day of February 2026.

/s/ Tiffany Love  
Tiffany Love Esq.  
Florida Bar No.: 92884  
tiffany.love@arlaw.com  
ADAMS AND REESE LLP  
100 N. Tampa Street, Suite 4000  
Tampa, FL 33602  
Telephone: (813) 227-5541  
Facsimile: (813) 227-5641  
Attorneys for Plaintiff

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

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

PROBATE DIVISION  
File No.: 26-CP-000185  
Division: U

IN RE: ESTATE OF  
DANYELLE RAY BAILEY  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of DANYELLE RAY BAILEY, deceased, whose date of death was December 23, 2024; is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File Number 26-CP-000185; the mailing address of which is P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

Personal Representative:  
/s/ Christopher Lee Bailey  
CHRISTOPHER LEE BAILEY  
8523 Purvis Road  
Lithia, FL 33547

Attorney for Personal Representative:  
/s/ Marla E. Chavernay, Esq.  
MARLA E. CHAVERNAY, ESQ.  
Law Offices of George R. Brezina, Jr., P.A.  
P.O. Box 16459  
Temple Terrace, FL 33687  
TEL: (813) 870-0500  
FAX: (813) 873-0500  
Email: mchavernay@accidentsareus.com  
Florida Bar No: 143138

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

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

CIVIL DIVISION  
CASE NO.: 25-CC-044468

CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.,  
Plaintiff,  
vs.

NARIAN NATHAN ONEIL AND CHRISTONIE ONEIL, HUSBAND AND WIFE,  
Defendant(s).

**NOTICE OF SALE**

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-044468, that resulted from the Final Hearing on or about February 03, 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-044468 on about February 03, 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 483, of CREEK PRESERVE PHASES 2, 3, AND 4, according to the plat thereof, as recorded in Plat Book 139, Page 60, of the Public Records of Hillsborough County, Florida

and commonly known as: 16734 Delia St, Wimauma, FL 33598; including the building, appurtenances, and fixtures located therein, to the highest and best bidder,

**HILLSBOROUGH COUNTY**

for cash, on the HILLSBOROUGH County public auction website at <http://www.hillsboroughcountyclearing.com>, on March 27, 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 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.

Dated this February 06, 2026

/s/ J. Clarke Brannon  
Nathan A. Frazier, Esq., for the firm  
J. Clarke Brannon, Esq., for the firm  
Attorney for Plaintiff  
Frazier & Bowles, Attorneys at Law  
45401.134

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

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

PROBATE DIVISION  
File No. 2025-CP-004331

IN RE: ESTATE OF  
GWENDOLYN MARGARET GIVENS  
a/k/a GWENDOLYN M. GIVENS  
a/k/a GWENDOLYN GIVENS  
a/k/a GWEN GIVENS  
Deceased.

The administration of the estate of GWENDOLYN MARGARET GIVENS, deceased, whose date of death was November 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 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.

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 13, 2026.

Personal Representative:  
THOMAS M. GIVENS  
2026 W. Bearss Avenue  
Tampa, FL 33618-1922

Attorney for Personal Representative:  
Gregg G. Heckley, Esquire  
greggheckleyatt@outlook.com  
Florida Bar No. 441414  
15511 Woodfair Place  
Tampa, FL 33613  
(813) 936-1632

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

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

PROBATE DIVISION  
File No. 2025-CP-004330

IN RE: ESTATE OF  
CARL LYNN ALLEN  
a/k/a CARL L. ALLEN  
a/k/a CARL ALLEN  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of CARL LYNN ALLEN, deceased, whose date of death was August 31, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 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.

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

**HILLSBOROUGH COUNTY**

DA 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 13, 2026.

Personal Representative:  
KATHLEEN M. LARSON  
5013 N Central Avenue  
Tampa, FL 33603

Attorney for Personal Representative:  
Gregg G. Heckley, Esquire  
greggheckleyatt@outlook.com  
Florida Bar No. 441414  
15511 Woodfair Place  
Tampa, FL 33613  
(813) 936-1632

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

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

CIVIL DIVISION  
CASE NO.: 25-CC-027590

WALDEN LAKE COMMUNITY ASSOCIATION, INC.,  
Plaintiff,  
vs.

JEREMIAH LEE WRIGHT and JESSICA LEE WRIGHT,  
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, for the following property described as:

Lot 32, Block 3, Walden Lake Unit 33-2, Phase B, according to the Plat thereof, recorded in Plat Book 74, Page(s) 40, 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.hillsboroughcountyclearing.com](http://www.hillsboroughcountyclearing.com), on **March 27, 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 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/ 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

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

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

CIVIL DIVISION  
CASE NO.: 25-CC-032865

VISTA CAY HOMEOWNERS ASSOCIATION, INC.,  
Plaintiff,  
vs.

CRYSTAL MONIQUE CRAIG,  
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, for the following property described as:

Lot 2, Block 6, Vista Cay, according to the map or plat thereof, as recorded in Plat Book 96, Page(s) 93 through 100 inclusive, 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.hillsboroughcountyclearing.com](http://www.hillsboroughcountyclearing.com), on **March 27, 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 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/ 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

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

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

CIVIL DIVISION  
CASE NO.: 25-CC-025268

CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.,  
Plaintiff,  
vs.

TERRANCE DARRELL FORREST, JR.,

**HILLSBOROUGH COUNTY**

Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on February 2, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

Lot 27, Block 43 of CYPRESS CREEK PHASE 5A, according to the plat as recorded in Plat Book 127, Pages 277 through 284, 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.hillsboroughcountyclearing.com](http://www.hillsboroughcountyclearing.com), on **March 27, 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 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/ 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

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

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

PROBATE DIVISION  
File No. 2026-CP-000223  
Division A

IN RE: ESTATE OF  
CAROL A BELL  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Carol A Bell, deceased, whose date of death was November 8, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs St., 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. 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 13, 2026.

Personal Representatives:  
Gregory E. Bell  
33461 Caliban Dr.  
Fremont, California 94555

Michael A. Bell  
3911 Bobolink Ln  
Orlando, Florida 32803

Attorney for Personal Representatives:  
Colleen O'Rourke  
E-mail Addresses: colleen@gentrustlaw.com, cheryl@gentrustlaw.com  
Florida Bar No. 486280  
500 N. Westshore Blvd., Ste 950  
Tampa, Florida 33609  
Telephone: 813-286-1700

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

**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

**HILLSBOROUGH COUNTY**

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  
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 03/10/2026; 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, Respondent/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. Twiggs 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

**HILLSBOROUGH COUNTY**

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 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

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

CASE NO.: 26-CA-000221

ANDRE JEVON BROWN JR., an individual, and THE BROWNS TRUST, by and through its Trustee, Isaac Washington, Plaintiffs,

vs.

US BANK TRUST COMPANY NATIONAL ASSOCIATION, AS TRUSTEE; JOHN DOE and JANE DOE, as unknown parties in possession; and ALL UNKNOWN PARTIES claiming any right, title, or interest in the subject property, Defendants.

**NOTICE OF ACTION**

TO: JOHN DOE and JANE DOE, as unknown parties in possession, and ALL UNKNOWN PARTIES claiming by, through, under, or against the above-named Defendants, or otherwise claiming any right, title, or interest in the subject property:

YOU ARE NOTIFIED that an action to Quiet Title, for Declaratory Judgment, Cancellation of Instruments, and Imposition of a Constructive Trust has been filed against you concerning the following real property located in Hillsborough County, Florida:

LOT 10, SHOALS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 99, PAGE 87, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Parcel ID: U-23-30-20-731-000000-00010.0

Site Address: 909 Shoals Landing Dr, Brandon, FL 33511

You are required to serve a copy of your written defenses, if any, to the Complaint on:

Isaac Washington, Trustee  
THE BROWNS TRUST  
10810 Boyette Rd., Suite 444  
Riverview, FL 33569

on or before (30 days after the first date of publication), and to file the original of the written defenses with the Clerk of this Court either before service on Plaintiffs or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint.

This Notice shall be published once each week for four (4) consecutive weeks in a newspaper of general circulation in Hillsborough County, Florida.

1/30-2/20/26 4T

**NOTICE OF SUSPENSION HILLSBOROUGH COUNTY**

To: Vonzell R. Stillings

Case No.: CD202510112/G 3403944

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.

1/30-2/20/26LG 4T

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

CASE NO. 23-DP-425; 23-DP-625  
DIVISION: B

IN THE INTEREST OF:  
M.J. DOB: 8/27/2019,  
A.J. DOB: 12/14/2020,  
N.L. DOB: 9/22/2023,  
MINOR CHILDREN

**NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS**

TO: Warren Jenkins, address unknown

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 children for adop-

**HILLSBOROUGH COUNTY**

tion: M.J. born on 8/27/2019, A.J. born on 12/14/2020, and N.L. born on 9/22/2023. You are hereby commanded to appear on March 4, 2026, at 9:30 AM before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgcomb Courthouse, Courtroom 309, 800 East Twigg Street Tampa, Florida 33602, 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.**

**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 23rd day of January, 2026

Victor Crist, Clerk of Court  
Hillsborough County, Florida

By: s/ Santiago Zambrano  
As Deputy Clerk

1/30-2/20/26LG 4T

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

Case No.: 25-DR-012931  
Division: C

IN RE THE MARRIAGE OF:  
DAISY MIRANDA-RILEY,  
Petitioner/Wife,

and

HENDRICK GUILLERMO MELENDEZ SILVA,  
Respondent/Husband.

**AMENDED NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE**

TO: HENDRICK GUILLERMO MELENDEZ SILVA  
Address: Unknown

YOU ARE NOTIFIED that an action for Petition 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 Jakob E. Braun., counsel for Petitioner, DAISY MIRANDA-RILEY, whose address is 5401 W. Kennedy Blvd., Ste. 100, Tampa, FL 33609 on or before 3/2/2026, and file the original with the clerk of this Court at 419 Pierce St., Rm # 125 Tampa, Florida 33602 or P.O. Box 989, Tampa, Florida 33601 before service on Petitioner or immediately thereafter. This notice will be posted published by La Gaceta Newspaper.

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 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.

Dated 1/23/2026

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

By: s/ Jennifer Taylor  
Deputy Clerk

1/30-2/20/26LG 4T

**NOTICE OF SUSPENSION HILLSBOROUGH COUNTY**

To: Antowan Q. Lindsay

Case No.: CD202507512/D 3523741

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.

1/30-2/20/26LG 4T

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

Case No.: 25-DR-000676  
Division: AP

JAIMIE ROWE,  
Petitioner,  
and  
RONIQUE ROWE,  
Respondent

**AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**

TO: RONIQUE ROWE

Last Known Address: 2 Bluestem Place, Nantucket, MA 02554

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 JAIMIE ROWE, whose address is 7429 Lakeshore Dr. Tampa, FL 33602 on or before 2/26/26, and file the original with the clerk of this Court at 800 E. Twigg St, Tampa, FL 33602, before

**HILLSBOROUGH COUNTY**

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 January 21, 2026

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

By: s/ Cynthia Lobli  
Deputy Clerk

1/30-2/20/26LG 4T

**MANATEE COUNTY****IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA**

CASE 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 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@awsllaw.org  
Secondary email: attorney@awsllaw.org

2/20-2/27/26LG 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:

**JEFFREY B TRAVEL, LLC**

Owner: Jeffrey Blanchette  
6955 White Willow Ct.  
Sarasota, FL 34243

2/20/26LG 1T

**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 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

**MANATEE COUNTY**

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 §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  
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, FLORIDA PROBATE 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 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:

/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, FLORIDA PROBATE 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this

**MANATEE COUNTY**

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  
manateecountylaw@aol.com  
(941) 749-1832

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

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

File No. 2026CP000027AX

IN RE: ESTATE OF  
MICHAEL JOHN CUNNINGHAM  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of MICHAEL JOHN CUNNINGHAM, deceased, whose date of death was September 22, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 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.

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 13, 2026.

**ORANGE COUNTY**

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE  
FILE NO.: 25-024302  
PALM FINANCIAL SERVICES, LLC,  
Lienholder,  
vs.  
RENAE S. CULLEN, DONALD R. CULLEN, AKA DONALD R. CULLEN JR.  
Obligor(s)

**TRUSTEE'S NOTICE OF SALE**

TO: Renae S. Cullen, 6628 CALM RIVER WAY, Louisville, KY 40299  
Donald R. Cullen AKA Donald R. Cullen, 6628 CALM RIVER WAY, Louisville, KY 40299-4287

Notice is hereby given that on March 19, 2026 at 10:00AM, in the offices of The Manley Law Firm LLC, 122 W. Pine Street, Suite 300, Orlando, FL 32801, the following described Timeshare Ownership Interest at Disney's Saratoga Springs Resort will be offered for sale:

An undivided 0.3503% interest in Unit 111B of the Disney's Saratoga Springs Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 7419, Page 4659, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')

The default giving rise to the sale is the failure to pay assessments as set forth in the Claim(s) of Lien encumbering the Timeshare Ownership Interest recorded August 13, 2025 as Document No. 20250470087 of the Public Records of Orange County, Florida. The amount secured by the assessment lien is for unpaid assessments, accrued interest, plus interest accruing at a per diem rate of \$0.51 together with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount due as of the date of the sale of \$2,046.17.

The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2,046.17. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued.

Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner. If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest.

Michael E. Carleton, Esq., as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028, Columbus, OH 43216  
Telephone: (407) 404-5266  
11080-1029686

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE  
FILE NO.: 25-025196  
PALM FINANCIAL SERVICES, LLC,  
Lienholder,  
vs.  
JENNIFER S. GIBBS  
Obligor(s)

**TRUSTEE'S NOTICE OF SALE**

TO: Jennifer S. Gibbs, 1275 danforth rd, apt 214, Scarborough, Ontario, M1J1E7, Canada

Notice is hereby given that on March 19, 2026 at 10:00AM, in the offices of The Manley Law Firm LLC, 122 W. Pine Street, Suite 300, Orlando, FL 32801, the following described Timeshare Ownership Interest at Disney's Polynesian Villas Bungalows will be offered for sale:

An undivided 0.2535% interest in Unit 29 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 the sale is the failure to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest recorded March 9, 2016 as Document No. 20160122196 of the Public Records of Orange County, Florida. The amount secured by the Mortgage is the principal due in the amount of \$5,757.37, together with interest accruing on the principal amount due at a per diem of \$2.84, and together with the costs of this proceeding and sale, for a total amount due as of the date of the sale of \$7,370.63.

The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale, by sending certified funds to the Trustee payable to the Lienholder in the amount of \$7,370.63. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued.

Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner. If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest.

Michael E. Carleton, Esq., as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028, Columbus, OH 43216  
Telephone: (407) 404-5266  
11080-1029715

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE  
CONTRACT NO.: 9027577.1  
FILE NO.: 25-027591  
PALM FINANCIAL SERVICES, LLC,  
Lienholder,  
vs.

**ORANGE COUNTY**

DANUTA H. GILBERT; CHRISTOPHER A. GILBERT  
Obligor(s)

**NOTICE OF DEFAULT AND INTENT TO FORECLOSE**

TO: Danuta H. Gilbert  
13077 INKWELL ALY  
Winter Garden, FL 34787-1809  
Christopher A. Gilbert  
2160 DEAN DR  
Washington, MI 48094-1009

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 Copper Creek Villas & Cabins at Disney's Wilderness Lodge described as:

An undivided 0.7203% interest in Unit 18A of Copper Creek Villas & Cabins at Disney's Wilderness Lodge, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded as Instrument Number 20170096685, in the Public Records of Orange County, Florida, and all amendments thereto.

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 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 \$30,487.27, plus interest (calculated by multiplying \$8.26 times the number of days that have elapsed since February 3, 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 Mortgage.

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  
11080-1029761

**NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE**

CONTRACT NO.: 14015997.0  
FILE NO.: 25-027599  
PALM FINANCIAL SERVICES, LLC,  
Lienholder,  
vs.  
HILTON PEREZ  
Obligor(s)

**NOTICE OF DEFAULT AND INTENT TO FORECLOSE**

TO: Hilton Perez  
LA RAMBLA 1289 CLARISAS  
Ponce, Puerto Rico 73000-00

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 0.3718% interest in Unit 38 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 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 \$10,253.87, plus interest (calculated by multiplying \$2.91 times the number of days that have elapsed since February 3, 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 Mortgage.

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  
11080-1029763

**NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE**

CONTRACT NO.: 15000388.1  
FILE NO.: 25-028837  
PALM FINANCIAL SERVICES, LLC,  
Lienholder,  
vs.  
CHRIS SERAFIN; AMANDA SWEENEY  
Obligor(s)

**NOTICE OF DEFAULT AND INTENT TO FORECLOSE**

TO: Chris Serafin  
5011 Down Ct  
Saint Cloud, FL 34772-8784  
Amanda Sweeney  
5011 Down Ct  
Saint Cloud, FL 34772-8784

**ORANGE COUNTY**

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 Copper Creek Villas & Cabins at Disney's Wilderness Lodge described as:

An undivided 0.5734% interest in Unit 21C of Copper Creek Villas & Cabins at Disney's Wilderness Lodge, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded as Instrument Number 20170096685, in the Public Records of Orange County, Florida, and all amendments thereto.

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 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 \$26,354.76, plus interest (calculated by multiplying \$7.23 times the number of days that have elapsed since February 3, 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 Mortgage.

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  
11080-1029759

**NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE**

CONTRACT NO.: 10030874.1  
FILE NO.: 25-028850  
PALM FINANCIAL SERVICES, LLC,  
Lienholder,  
vs.  
JEANNE ELISE BOUDREAU  
Obligor(s)

**NOTICE OF DEFAULT AND INTENT TO FORECLOSE**

TO: Jeanne Elise Boudreau  
2132 STONEHENGE AVE  
Baton Rouge, LA 70820-4623

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 Riviera Resort described as:

An undivided 0.4436% interest in Unit 9G of Disney's Riviera Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded as Instrument Number 20190114799, in the Public Records of Orange County, Florida, and all amendments thereto.

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 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 \$29,004.42, plus interest (calculated by multiplying \$8.47 times the number of days that have elapsed since February 3, 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 Mortgage.

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  
11080-1029758

**NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE**

CONTRACT NO.: 14003798.0  
FILE NO.: 25-029287  
PALM FINANCIAL SERVICES, LLC,  
Lienholder,  
vs.  
STUART L. WINSBURY; LISA S. WINSBURY  
Obligor(s)

**NOTICE OF DEFAULT AND INTENT TO FORECLOSE**

TO: Stuart L. Winsbury  
21 PASTURE CLOSE  
Swindon, Wiltshire SN2 2UH  
United Kingdom  
Lisa S. Winsbury  
10 Bibury Road  
Swindon, Wiltshire SN31dd  
United Kingdom

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 24 of the Disney's Polynesian Villas & Bungalows, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as

**ORANGE COUNTY**

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 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 \$3,444.68, plus interest (calculated by multiplying \$0.84 times the number of days that have elapsed since February 3, 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 Mortgage.

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  
11080-1029762

**NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A - Obligor)**

The Manley Law Firm LLC has been appointed as Trustee by Flex Collection, 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 Collection Vacation Ownership Plan 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 Collection Trust and includes an equity interest in the Trust Association, together with its appurtenances including use rights in the Trust Property and ownership in the Trust Association all according to the Flex Collection Vacation Ownership Plan, and subject to the Flex Collection Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records at Document No. 20170606632, Public Records of Orange County, Florida, and all amendments and supplements thereto, and subject to that certain FLEX COLLECTION TRUST AGREEMENT, as described in the Memorandum of Trust as recorded in Official Records at Document No. 20170606633, and further subject to the Vacation Ownership Documents, as defined in the Declaration, taxes and assessments for the current and subsequent years and conditions, restrictions, limitations, reservations, easements and other matters of record.. 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: Gina Marie Sesto, 1132 ECKARD AVE, Port Angeles, WA 98362-2778 and John William Ahlers, 1132 ECKARD AVE, Port Angeles, WA 98362-2778; VOI: 516774-01; TYPE: Annual; POINTS: 81000; TOTAL: \$31,317.60; PER DIEM: \$10.01; NOTICE DATE: February 3, 2026 File Numbers: 25-029458  
MDK-77526

**NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE**

CONTRACT NO.: 4026300.2  
FILE NO.: 26-000168  
PALM FINANCIAL SERVICES, LLC,  
Lienholder,  
vs.  
THERESA KIRK  
Obligor(s)

**NOTICE OF DEFAULT AND INTENT TO FORECLOSE**

TO: Theresa Kirk  
45 SHELTON RD  
Swampscott, MA 01907-2624  
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 Vacation Club at Walt Disney World Resort described as:

An undivided 0.0549% interest in Unit 27 of the Disney Vacation Club at Walt Disney World Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4361, Page 2551, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')

**ORANGE COUNTY**

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 \$1,105.10, plus interest (calculated by multiplying \$0.22 times the number of days that have elapsed since February 3, 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  
11080-1029747

**NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE**

CONTRACT NO.: 44097.1  
FILE NO.: 26-000172  
PALM FINANCIAL SERVICES, LLC,  
Lienholder,  
vs.  
KRISTEN LYNN DONATO; THOMAS MARTIN DONATO  
Obligor(s)

**NOTICE OF DEFAULT AND INTENT TO FORECLOSE**

TO: Kristen Lynn Donato  
82 SYLVAN LAKE BLVD  
Bayville, NJ 08721-1937  
Thomas Martin Donato  
82 SYLVAN LAKE BLVD  
Bayville, NJ 08721-1937

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 Vacation Club at Walt Disney World Resort described as:

An undivided 0.0595% interest in Unit 31 of the Disney Vacation Club at Walt Disney World Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4361, Page 2551, 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 \$918.92, plus interest (calculated by multiplying \$0.11 times the number of days that have elapsed since February 3, 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  
11080-1029740

**NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE**

CONTRACT NO.: 40682.0  
FILE NO.: 26-000355  
PALM FINANCIAL SERVICES, LLC,  
Lienholder,  
vs.  
GENE BLOOMQUIST; KENNA BLOOMQUIST  
Obligor(s)

**NOTICE OF DEFAULT AND INTENT TO FORECLOSE**

TO: Gene Bloomquist  
10117 N. 475 W.  
Lake Village, IN 46349  
Kenna Bloomquist  
10117 N 475 STREET  
Lake Village, IN 46349-0000

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 Vacation Club at Walt Disney World Resort described as:

An undivided 0.1191% interest in Unit 31 of the Disney Vacation Club at Walt Disney World Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4361, Page 2551, 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

(Continued on next page)

**ORANGE COUNTY**

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 \$1,922.30, plus interest (calculated by multiplying \$0.53 times the number of days that have elapsed since February 3, 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 11080-1029744

**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: Neal Patrick Wallace, 8600 BEALL ST, Dyer, IN 46311 and Teresa Marie Wallace, FKA Teresa Marie Flores, 8600 BEALL ST, Dyer, IN 46311; VOI: 277973-06-06; TYPE: Annual; POINTS: 138,000; TOTAL: \$249,237.26; PER DIEM: \$73.34; NOTICE DATE: February 3, 2026 File Numbers: 26-001493 MDK-77542

**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

**NOTICE OF****ORANGE COUNTY****ADMINISTRATIVE COMPLAINT  
ORANGE COUNTY**

To: ELIJAH J. WHITE

Case No.: CD202508773/D 3431345

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.

1/30-2/20/26LG 4T

**NOTICE OF  
ADMINISTRATIVE COMPLAINT  
ORANGE COUNTY**

To: LUIS A. GARCIA, III

Case No.: CD202508925/D  
3114982/3503957

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.

1/30-2/20/26LG 4T

**NOTICE OF SUSPENSION  
ORANGE COUNTY**

To: NEPTALIE SARAH CADET

Case No.: CD202506990/D 3426034

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.

1/30-2/20/26LG 4T

**NOTICE OF  
ADMINISTRATIVE COMPLAINT  
ORANGE COUNTY**

To: Palm Security & Events  
Staffing Agency, Llc

Case No.: CD202512142/B 3300398

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.

1/30-2/20/26LG 4T

**NOTICE OF SUSPENSION  
ORANGE COUNTY**

To: Ruben Santilus

Case No.: CD202509201/D 1807545

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.

1/30-2/20/26LG 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:

**ELEVÉ FRESH CLEANING LLC**

Owner: Talita Barreto Leonavicius  
6965 Piazza Grande Ave #418  
Orlando, FL 32835

2/20/26LG 1T

**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

**ORANGE 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.myorangeclerk.realforeclose.com](http://www.myorangeclerk.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 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](mailto: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

**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 CHAPTERS 83.806/83.805 OF THE FLORIDA STATUTES.

THE HOUSE OF TRUCKS LLC:1431 CLARKS SUMMIT COURT ORLANDO,FL32828P#:321-315-5838

2012 FORD TK 1FDUF4GY6CEB70465 MAR.16.2026 OWNER:CESAR AGUSTO ESCALONA MENDOZA/LIEN HOLDER:NONE

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.

2/20/26LG 1T

**IN THE CIRCUIT COURT OF THE  
NINTH JUDICIAL CIRCUIT IN AND FOR  
ORANGE COUNTY, FLORIDA**

CASE NO.: 2024-CA-005708-O

BANKUNITED, N.A.,  
Plaintiff,

vs.

JOSEPH L. VIXAMA; SECRETARY  
OF HOUSING AND URBAN  
DEVELOPMENT,  
Defendants.

**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](http://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](mailto: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](mailto: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

**ORANGE COUNTY**

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](http://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@dhnattorneys.com](mailto:ryan@dhnattorneys.com)

2/20-2/27/26LG 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:

**SAWUBONA LIFE**

Owner: Olubori Khula LLC

3066 Natoma Way

Orlando, FL 32825

2/20/26LG 1T

**IN THE COUNTY COURT IN AND FOR  
ORANGE COUNTY, FLORIDA  
COUNTY 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 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](http://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](mailto: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****ORANGE COUNTY**

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

**ORANGE COUNTY**

FL 32801, Telephone (407) 836-2000, via Florida Relay Service".

DATED at Orange County, Florida, this 4th 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  
flemingservice@rlselaw.com

By: s/ Brittany L. Harvey  
Brittany L. Harvey, Esq.  
Florida Bar No. 124795

JS0120/24-F000293

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

**OSCEOLA 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:

**CUSTOS IMAGINATIO COLLECTIVE AND CO**

Owner: Mae Prash  
3040 W Bay Cir  
Kissimmee, PA 34747

2/20/26LG 1T

**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 TOYT 4D 4T1G11AKXMU417248 MAR.12.2026 AT:TONY'S AUTO BODY SHOP.2737 OLD DIXIE HWY KISSIM MEE,FL34744P#:786-271-0568 TO-TAL:\$13,081.64

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.

2/20/26LG 1T

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

File No. 2026 CP 000026 PR

IN RE: ESTATE OF

KIMBERLY ELLEN BRENDA LEKMAN  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of KIMBERLY ELLEN BRENDA LEKMAN, deceased, whose date of death was September 24, 2025, is pending in the Circuit Court for OSCEOLA County, Florida, Probate Division, the address of which is 2 Courthouse Sq., Kissimmee, FL 34741. 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 13, 2026.

Personal Representative:

**OSCEOLA COUNTY**

/s/Peter Hannah  
Peter Hannah  
310 Grand Magnolia Ave.  
Celebration, Florida 34747

Attorney for Personal Representative:

/s/ Aaron C. Swiren  
Aaron C. Swiren  
Attorney  
Florida Bar Number: 13996  
1516 E. Hillcrest St., Ste. 200  
Orlando, Florida 32803  
Telephone: (407) 898-7303  
Fax: (407) 898-7310  
E-Mail: aswiren@swirenlawfirm.com  
Secondary E-Mail:  
info@swirenlawfirm.com

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

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

File Number 2025 CP 000966 PR

IN RE: ESTATE OF

ROY BECKERMAN,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the ESTATE OF ROY BECKERMAN, deceased, whose date of death was May 14, 2023, is pending in the Circuit for Osceola County, Florida, Probate Division, File Number 2025 CP 000966 PR, the address of which is 2 Courthouse Square, Kissimmee, FL 34741. The names and addresses of the personal representative and that personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE 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.

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 SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:

RICHARD R. GANS  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236

Attorney for the Personal Representative:

RICHARD R. GANS  
Florida Bar No. 0040878  
FERGESSON SKIPPER, P.A.  
1515 Ringling Boulevard, 10th Floor  
Sarasota, Florida 34236  
(941) 957 1900  
rgans@fergessonskipper.com  
services@fergessonskipper.com

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

**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

**IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA**

CASE NO.: 2024-CA-002539-MF

CARRINGTON MORTGAGE SERVICES, LLC,  
Plaintiff,

vs.

MINERVA GONZALEZ; et al.,  
Defendants.

**NOTICE OF SALE**

**NOTICE IS HEREBY GIVEN** that, pursuant to the Final Judgment entered on February 3, 2026, in the above-captioned action, the following property situated in

**OSCEOLA COUNTY**

Osceola County, Florida, described as:

**LOT 34, BELLALAGO-PHASE 3M, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 118-120, INCLUSIVE, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.**

Shall be sold by the Clerk of Court, Kelvin Soto, Esq., on the **24th day of March, 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 is notice; 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

Facsimile: 407-488-1177

Secondary Email:

sbaker@storeylawgroup.com

Attorneys for Plaintiff

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

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

Case No.: 2024 CC 005436 CF

Southern Pines of Osceola Homeowners Association, Inc.,  
Plaintiff,

vs.

Kwame Ofei Dokyi; et al.,  
Defendant(s).

**NOTICE OF FORECLOSURE SALE**

NOTICE is hereby given pursuant to a Default Final Judgment of Foreclosure, dated February 2, 2026, and entered in Case Number: 2024 CC 005436 CF, of the County Court in and for Osceola County, Florida. To be published in the La Gaceta Newspaper, wherein Southern Pines of Osceola Homeowners Association, Inc. is the Plaintiff, and Kwame Ofei Dokyi, Tracey Ann Loveta Christian, Secretary of Housing and Urban Development are the Defendants, the clerk will sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Room 204, Kissimmee, FL 34741, at 11:00 o'clock A.M. on April 16, 2026, the following described property as set forth in said Default Final Judgment of Foreclosure, to-wit:

Property Description:

LOT 209, SOUTHERN PINES - UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 135 THROUGH 140, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Property Address: 5030 Preserve Blvd., St. Cloud, FL 34772

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, 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 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

Attorney for Association

By: /s/ Joshua Mowery

Joshua Mowery, Esquire

Florida Bar No. 1058705

joshua@dhnattorneys.com

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

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

CIVIL DIVISION

CASE NO.: 2025CC006500CCAXWS

FAIRWAY SPRINGS HOMEOWNERS ASSOCIATION, INC.,  
Plaintiff,

vs.

JEFFERY MICHAEL CRESSY and REBECA CRESSY, husband and wife,  
Defendants.

**NOTICE OF ACTION**

TO: JEFFERY MICHAEL CRESSY and REBECA CRESSY  
3111 CRENSHAW COURT  
NEW PORT RICHEY, FL 34655

YOU ARE HEREBY NOTIFIED that an

**PASCO COUNTY**

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

**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:

**SUNSHINE PHARMACY**

Owner: Divaani LLC

38449 County Road 54

Zephyrhills, FL 33542-7529

2/20/26LG 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:

**ORLANDO HEALTH EMERGENCY ROOM - LUTZ**

Owner: OHI Wiregrass Ranch, Inc.

1414 Kuhl Avenue, MP 2,

Orlando, FL 32806

2/20/26LG 1T

**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 on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED 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 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

**PASCO COUNTY**

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

**PASCO COUNTY**

Coral Springs, FL 33071  
DESIGNATED PRIMARY E-MAIL FOR SERVICE  
PURSUANT TO FLA. R. JUD. ADMIN 2.516  
ESERVICE@MGS-LEGAL.COM  
11080-1029969

**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.

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:

Robert R. Sharp  
16602 Jardineria De Avila  
Tampa, Florida 33613

Attorneys for Personal Representative:

MARLA D. BOHLANDER  
Florida Bar No. 0071514  
Primary e-mail  
mdbohlander@trenam.com  
Secondary E-Mail: bbrandt@trenam.com  
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.  
Post Office Box 1102  
Tampa, Florida 33601  
Telephone: (813) 223 -7474  
Attorneys for the Personal Representative

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

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

File No. 2025-CP-002156-W5

IN RE: ESTATE OF EDMOND THOMAS ASHE a/k/a EDMOND T. ASHE Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Edmond Thomas Ashe, deceased, whose date of death was October 27, 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.

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. 732.221, 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// Marilyn Joyce Perricone  
Marilyn Joyce Perricone

**PASCO COUNTY**

51 Suydam Ln  
Bayport, NY 11705

Attorney for Personal Representative:

//s// Jennifer Isaksen  
Jennifer Isaksen, Esq.  
E-mail Addresses:  
jennifer@isaksenlawfirm.com  
Florida Bar No. 519081  
Law Offices of Jennifer Isaksen, PA  
4076 E State Road 44  
Wildwood, Florida 34785  
Telephone: (352) 793-4001

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

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

File No. 2026CP000066CPAXWS Division: Probate

IN RE: ESTATE OF ALINA HAYARI FIALLOS CHAVEZ Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Alina Hayari Fiallos Chavez, deceased, whose date of death was February 9, 2024, 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 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 13, 2026.

Personal Representative:

Jaden Jackson  
710 NW 67th Ave.  
Margate, FL 33063

Attorney for Personal Representative:

Haneen Kutub, Esq.  
Florida Bar Number: 120564  
Law Offices of Petrovitch & Kutub, P.A.  
101 NE 3rd Avenue, Suite 1500  
Fort Lauderdale, Florida 33301  
Telephone: (561) 444-0131  
Fax: (561) 486-3019  
E-Mail: haneen@pklegalgroup.com  
Secondary E-Mail:  
service@pklegalgroup.com

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

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

File No. 2026CP000066CPAXWS Division: Probate

IN RE: ESTATE OF ALINA HAYARI FIALLOS CHAVEZ Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Alina Hayari Fiallos Chavez, deceased, whose date of death was February 9, 2024, 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 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 13, 2026.

Personal Representative:

Jaden Jackson

**PASCO COUNTY**

710 NW 67th Ave.  
Margate, FL 33063

Attorney for Personal Representative:

Haneen Kutub, Esq.  
Florida Bar Number: 120564  
Law Offices of Petrovitch & Kutub, P.A.  
101 NE 3rd Avenue, Suite 1500  
Fort Lauderdale, Florida 33301  
Telephone: (561) 444-0131  
Fax: (561) 486-3019  
E-Mail: haneen@pklegalgroup.com  
Secondary E-Mail:  
service@pklegalgroup.com

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

**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA**

Case No.: 2025-DR-004816

RYAN WILLIAMS,

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 Mujur

Deputy Clerk

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

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

File No. 26-CP-149 CPA XWS

IN RE: ESTATE OF

MICHAEL KEVIN DOUGLAS A/K/A MICHAEL K. DOUGLAS, Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Michael Kevin Douglas a/k/a Michael K. Douglas, deceased, whose date of death was December 31, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. 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 13, 2026

Personal Representative:

Jacob Tyler Douglas  
5014 Springwood Drive  
Tampa, Florida 33624

Attorney for Personal Representative:

/s/ Lorien Smith Johnson  
Lorien Smith Johnson  
Attorney for Personal Representative  
Florida Bar Number: 26662  
LORIEN S. JOHNSON, PLLC  
1715 W. Cleveland Street  
Tampa, FL 33606  
Telephone: (813) 758-3492  
E-Mail: LSJohnson@LorienSJohnson.com  
Secondary E-Mail:

**PASCO COUNTY**

Admin@LorienSJohnson.com

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

**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**

CASE NO.: 2017-CA-003228 ES

FLAGSTAR BANK, FSB,

Plaintiff,

vs.

CLIFFORD J. BROGDON A/K/A CLIFFORD JULIEN BROGDON; et al., Defendant(s).

**NOTICE OF SALE**

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Reschedule Foreclosure Sale entered on February 5, 2026 in the above-styled cause, Nikki Alvarez-Sowles, Esq., Pasco county clerk of court shall sell to the highest and best bidder for cash on **March 17, 2026 at 11:00 A.M., at www.pasco.realforeclose.com**, the following described property:

**LOT 3, BLOCK 59, MEADOW POINTE IV PARCEL "AA" NORTH PHASE "2", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGE(S) 15-27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.**

Property Address: 31957 MARDELLE PLACE, WESLEY CHAPEL, FL 33543

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) 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 5, 2026

/s/ Kelley L. Church  
Kelley L. Church, Esquire  
Florida Bar No.: 100194  
Quinteiros, 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

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

**IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**

File No. 25-CP-001667

IN RE: ESTATE OF

JACK HODGEN TEW, JR., Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of JACK HODGEN TEW, JR., deceased, whose date of death was June 10, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. 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. 732.221, 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 13th, 2026.

Personal Representative:

/s/ Jenna Tew  
Jenna Tew  
18020 Avalon Lane  
Tampa, Florida 33647

Attorney for Personal Representative:

BRICE ZOECKLEIN, ESQ.  
Florida Bar No. 0085615  
Zoecklein Law, PA  
150 E. Bloomingdale Avenue  
Brandon, Florida 33511  
Telephone: (813) 501-5071  
E-mail Addresses:  
brice@zoeckleinlawpa.com  
monica@zoeckleinlawpa.com  
info@zoeckleinlawpa.com

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

**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR****LA GACETA/Friday, February 20, 2026/Page 35****PASCO COUNTY**

PASCO COUNTY, FLORIDA

Case No.: 2025DR6759WS

Division: F

CARLA C MURRAY,

Petitioner,

and

TRACEY A MURRAY,

Respondent.

**AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**

TO: TRACY A MURRAY

Last known address: 38911 Daughtery Rd., Zephyrhills, FL 33540

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 CARLA C MURRAY, whose address is 9725 Jim St., Hudson, Florida 34669, on or before 03/2/2026, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, FL 34654, 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: NA

**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 January 26, 2026

Nikki Alvarez-Sowles

Clerk of the Circuit Court

By: /s/ Jasmine Gonzalez

Deputy Clerk

1/30-2/20/26LG 4T

**PINELLAS COUNTY****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

**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, including unmatu- red, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO- TICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERI- ODS 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 No- tice is February 20, 2026.

Personal Representative:  
Christopher James Hurley  
8712 Magnolia Dr.  
Seminole, FL 33777

Attorney for Personal Representative:  
Calvin C. Austin, Esquire  
STACK & SIMMS, PLLC  
51 S. Main Avenue, Suite 319  
Clearwater, Florida 33765  
Florida Bar No. 1004114

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

**IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA**  
PROBATE DIVISION  
File No. 26-00120-ES  
Division 003

IN RE: ESTATE OF  
CRAIG ALLEN RUBRIGHT,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Craig Allen Rubright, 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, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI- CATION 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 PUBLI- CATION 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 PERI- ODS 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:  
Ryan Zirkle  
333 Sackett Street, Apt. 1  
Brooklyn, NY 11231

Attorney for Personal Representative:  
Peter A. Rivellini  
Florida Bar No. 0067156  
JOHNSON, POPE, BOKOR,  
RUPPEL & BURNS, LLP  
311 Park Place Blvd., Suite 300  
Clearwater, FL 33759  
Telephone: (727) 461-1818  
E-mail addresses: peter@jpfirm.com  
Secondary e-mail address: kimh@jpfirm.com

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

**IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PINELLAS COUNTY, FLORIDA**  
Case No.: 258193FD

ANGELA VANROSSEM,  
Petitioner,  
and  
MATTHEW VANROSSEM,  
Respondent.

**NOTICE OF ACTION FOR  
DISSOLUTION OF MARRIAGE  
(NO CHILD OR FINANCIAL SUPPORT)**

TO: MATTHEW VANROSSEM  
Last known address:  
3700 Brightway St.,  
Weirton, WV 26062.

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 Angela VanRossem, whose address is 4659 25th Ave. S., Saint Petersburg, 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 there- after. If you fail to do so, a default may be entered against you for the relief de- manded 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

**PINELLAS COUNTY**

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 Cir- cuit Court's office notified of your cur- rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam- ily 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 Fam- ily Law Rules of Procedure, requires cer- tain 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 Ogdren, 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 Represent- ative'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 PUBLI- CATION 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 PUBLI- CATION 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 sur- viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as spec- ified 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 FLORI- DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERI- ODS 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@atcauselaw.com  
Secondary E-Mail: rhianna@atcauselaw.com

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

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

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

**TAMPA PARENTS**

Owner: Gulf Coast Brands LLC  
3980 Tampa Road, Suite 205  
Oldsmar, FL 34677

2/20/26LG 1T

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

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

**TAMPA VIDEO PRO**

Owner: EZ Media LLC  
7901 4th St. N. # 31526  
St. Petersburg, FL 33702

2/20/26LG 1T

**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

**PINELLAS COUNTY**

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.

has been filed against you and you are  
required to serve a copy of your written de-  
fenses, 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 ei-  
ther before service on Plaintiff's attorney or  
immediately thereafter; otherwise a default  
will be entered against you for the relief de-  
manded in the complaint.

If you are a person with a disability who  
needs any accommodation in order to par-  
ticipate 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, Clear-  
water, FL 33756, (727) 464-4062 (V/TDD).  
The court does not provide transportation  
and cannot accommodate for this service.  
Persons with disabilities needing transpor-  
tation to court should contact their local  
public transportation providers for infor-  
mation 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 ASSOCIA-  
TION, NOT IN ITS INDIVIDUAL CAPACI-  
TY, 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 De-  
fendants. 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.realfore-  
close.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 Mortgagor, 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 provi-  
sion of certain assistance. Please con-  
tact 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 immedi-  
ately upon receiving this notification if the  
time before the scheduled appearance  
is less than seven days. The court does  
not provide transportation and cannot ac-  
commodate such requests. Persons with  
disabilities needing transportation to court  
should contact their local public transpor-  
tation 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

**PINELLAS COUNTY**

By: /s/ Brittany L. Harvey, Esq.  
Florida Bar No. 124795  
JS0120/28670

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

IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT  
IN AND FOR PINELLAS COUNTY,  
FLORIDA  
CARRINGTON MORTGAGE SERVICES,  
LLC,  
Plaintiff,  
vs.

CHEYENNE PHILLIPS NARRON; et al.,  
Defendants. Case No: 2024-CA-001461  
NOTICE OF FORECLOSURE SALE  
NOTICE IS HEREBY GIVEN that pursuant  
to the Final Judgment of Foreclosure dated  
01/20/2026, and entered in Case No.  
2024-CA-001461 of the Circuit Court of  
the Sixth Judicial Circuit in and for Pinellas  
County, Florida wherein CARRINGTON  
MORTGAGE SERVICES, LLC, is the  
Plaintiff and CHEYENNE PHILLIPS  
NARRON; BREANNA PHILLIPS;  
UNKNOWN SPOUSE OF CHEYENNE  
PHILLIPS NARRON; UNKNOWN  
SPOUSE OF BREANNA PHILLIPS;  
UNKNOWN TENANT #1; UNKNOWN  
TENANT #2, are Defendant(s), Ken  
Burke, CPA, Clerk of Court, will sell to the  
highest and best bidder for cash at 10:00  
a.m. at www.pinellas.realforeclose.com  
on February 26, 2026 the following described  
property set forth in said Final Judgment,  
to wit:

Lot 15, Forest Square, according to the  
map or plat thereof, as recorded in Plat  
Book 82, Page(s) 27 and 28, of the Public  
Records of Pinellas County, Florida.  
Commonly known as: 11512 60th St N,  
Pinellas Park, FL 33782  
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 3, 2026

/s/ Alexandra Kalman  
Alexandra Kalman, Esq.  
Florida Bar No. 109137  
Lender Legal LLC  
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 3rd  
day of February 2026 to:  
CHEYENNE PHILLIPS NARRON  
833 Marilynn Ave.  
Liberty, MO 64068  
BREANNA PHILLIPS  
833 Marilynn Ave.  
Liberty, MO 64068  
UNKNOWN SPOUSE OF CHEYENNE  
PHILLIPS NARRON  
833 Marilynn Ave.  
Liberty, MO 64068  
UNKNOWN SPOUSE OF BREANNA  
PHILLIPS  
833 Marilynn Ave.  
Liberty, MO 64068  
/s/ Alexandra Kalman  
Alexandra Kalman, Esq.  
11080-1029624

**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  
UNKNOWN TENANT,  
Defendants.

**NOTICE OF SALE  
PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant  
to a Final Judgment of Foreclosure en-  
tered in Case No. 25-008170-CO, of the  
County Court of the Sixth Judicial Cir-  
cuit in and for Pinellas County, Florida,  
wherein LAFAYETTE SQUARE CONDO-  
MINIUM 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 Condo-  
minium recorded in Official Records  
Book 5254, Page(s) 550, and all sub-  
sequent amendments thereto, togeth-  
er with its undivided share in the com-  
mon 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

**PINELLAS COUNTY**

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 repre-  
sentative'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 PUBLI-  
CATION 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 de-  
cedent 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 PERI-  
ODS 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 Divi-  
sion, the address of which is 315 Court  
Street, Clearwater, Florida 33756. The  
names and addresses of the personal  
representative and the personal repre-  
sentative'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-  
TICE OR 30 DAYS AFTER THE DATE  
OF SERVICE OF A COPY OF THIS NO-  
TICE ON THEM.

All other creditors of the decedent  
and other persons having claims or de-  
mands against decedent's estate must  
file their claims with this court WITHIN  
3 MONTHS AFTER THE DATE OF THE  
FIRST PUBLICATION OF THIS NO-  
TICE.

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 sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Commu-  
nity Property Rights at Death Act as de-  
scribed 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

**PINELLAS COUNTY**

Florida Statutes (Chapter 90-267), the trade name of:

**LIGHTHOUSE AT DUNEDIN**

Owner: Rosewood Assisted Living Facility, LLC  
3175 Belcher Road  
Dunedin, FL 34698

2/20/26LG 1T

**Notice of Public Auction**

Notice of public Auction for monies due on Storage Units. Auction will be held on February 24th 2026 at or after 8:00 AM. Units are said to contain common household items. Property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

**13564 66Th St N Largo Fl 33771**

Z-009 \$469.85 Daniel Pelletier  
A-002 \$600.70 Norma Miller  
A-009 \$655.60 Joao Barreira  
H-106 \$544.85 Tyler Garcia

**4015 Park Blvd Pinellas Park Fl 3781**

D224 \$391.70 Christopher Fisher  
C230 \$287.80 Cory Holt  
C023 \$535.60 Shayrae Born  
A248 \$289.90 Stephen Kopta  
B007 \$394.85 Kisha Garraway  
E006 \$336.65 Derek Hodge  
A012 \$787.70 Gordon Collins  
C402 \$175.50 Salim Lea Flores  
C264 \$586.70 Lisa Tuzzolino  
D287 \$451.70 Laverne Wilson

**6118 Us Hwy 19 N New Port Richey Fl 34652**

B222 \$286.70 Richard Acosta  
C556 \$508.70 Roderick Holcombe  
C548 \$319.80 Donna Joseph  
C116 \$349.85 William Brule  
C300 \$526.70 Ashlie Neevel  
B009 \$1170.60 David Hendley

**975 Second Ave S. St Petersburg Fl 33705**

5041 \$467.80 Christina Boyd  
2045 \$514.85 Michael White  
4045 \$811.61 Tabitha Scott

**2180 Belcher Rd S Largo Fl 33771**

A147 \$619.85 Kathleen Boyko  
D174-76 \$667.70 Brandon Osborne  
C151 \$549.20 Kristen Hill  
D020 \$586.70 Michelle Ward  
A111 \$601.70 Elizabeth Wright

**5200 Park St St Petersburg Fl 33709**

077 \$562.70 Annette Smith  
100 \$763.70 Corrine Keane  
290 \$739.85 Sulin Silterson  
454 \$505.80 Donald Santiano  
518 \$433.70 Eileen Altamuro  
324 \$339.90 Sandie Bree

**10314 Us 19 New Port Richey Fl 34668**

2170 \$334.85 Vincent Pensabene  
2136 \$887.60 Isaac Pagan Vargas  
1422 \$364.85 Jonathan Ross  
2152 \$367.80 Deja Dale  
1633 \$256.70 Alan Atkinson  
2415 \$655.60 Karen Caps  
1456 \$256.70 Curtis Hatfield

**11852 Silver Palm Blvd Land O' Lakes, Fl 34638**

0179-81 \$676.70 Bessie Jackson  
1177 \$469.85 Carey Caneidy

**23917 Us 19 N Clearwater Fl 33765**

2404 \$523.70 Kathleen Mcgloin  
1336 \$421.70 Edmond Grimsley  
2132 \$523.70 Steven Chelita  
2418 \$499.85 Auvion Cobb

**10440 Seminole Blvd Seminole Fl 33772**

214 \$484.85 Michael Ketterer  
472 \$439.80 Jonathan Clark  
921 \$322.85 Michael Ketterer  
811 \$463.70 Heather Darcy  
851 \$795.15 Patrick Teasdale

**13240 Walsingham Rd, Largo Fl 33774**

B006 \$736.70 Eve Fraser  
C027 \$736.70 Allen Scogna  
B227 \$177.80 Antonio Kofeod  
C413 \$154.85 Emma Foster  
C003 \$376.70 Danielle Kemper  
C209 \$463.70 David Kilbourne  
C043 \$955.60 Dee Or Johnnie Battle  
C297 \$207.80 Clotilde Todd  
D221 \$473.80 Denise Bradley

**12420 Starkey Rd Largo Fl 33773**

B039 \$359.90 Misty Smith  
Cb08 \$394.85 Scott Dearing

**30750 Us 19 Palm Harbor Fl 34684**

B573 \$525.60 Makiele Pressley  
B036 \$649.85 Courtney Irbay  
B010 \$649.85 Jcs Construction  
C137 \$871.70 Emily Stoltenberg  
B557 \$601.70 Dustin Averett

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

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

PROBATE DIVISION  
File No. 25-011773-ES  
Division 004

IN RE: ESTATE OF ELMA VIRGINIA MABRY  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Elma Virginia Mabry, deceased, whose date of death was July 8, 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

**PINELLAS COUNTY**

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 13, 2026.

Personal Representative:

Lara Elisabeth Locke a/k/a Lara Coats a/k/a Lara Elisabeth Coats  
198 Mill Bayou Blvd  
Apartment 18103  
Panama City, Florida 32404

Attorney for Personal Representative:

/s/ Ann-Eliza M. Taylor  
Attorney  
Florida Bar Number: 70852  
Older Lundy Koch & Martino  
1000 W. Cass Street  
Tampa, Florida 33606  
Telephone: (813) 254-8998  
Fax: (813) 839-4411  
E-Mail: ataylor@olderlundylaw.com  
Secondary E-Mail: dmorris@olderlundylaw.com

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

**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA**

PROBATE DIVISION  
File No. 2025-CP-009551-ES

IN RE: ESTATE OF BARBARA MAUREEN PILLING  
Deceased

**NOTICE TO CREDITORS**

The administration of the estate of Barbara Maureen Pilling, deceased, whose date of death was February 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, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 13, 2026.

Personal Representative:

Christian Jay Kordich  
56 Lovelace Ave  
Bromley Kent BR2 8EB, England

Attorney for Personal Representative:

Aaron W. Saoud, Esquire  
Attorney  
Florida Bar Number: 096124  
AWS LAW FIRM  
2202 N. Westshore Blvd.  
Ste 200  
Tampa, FL 33607  
Telephone: (813) 922-5293  
E-Mail: attorney@awsllaw.org  
Secondary E-Mail: service@awsllaw.org

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

**IN THE SIXTH JUDICIAL CIRCUIT COURT, IN AND FOR PINELLAS COUNTY, FLORIDA**

PROBATE DIVISION  
Case No.: 25-CP-009693-ES

IN RE: ESTATE OF JOHN J. HARRISON, SR.,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of John J. Harrison, Sr., deceased, whose date of death was December 31, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida

**PINELLAS COUNTY**

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 first date of publication is February 13th, 2026.

Personal Representative:

Raymond A. Spackman, III  
t 0200 Gandy Blvd., Apt No. 511  
Tarpon Springs, Florida 34689

Attorney for Personal Representative:

/s/ Marley Dodd, Esq.  
Fla. BarNo.: 1058457  
Brice Zoeclein, Esq.  
Fla. Bar. No.: 0085615  
Zoeclein Law P.A.  
150 E. Bloomingdale Ave.,  
Brandon, Florida 33511  
Marley@zoecleinlawpa.com  
eservice4@zoecleinlawpa.com  
Telephone: (813) 501-5071  
Fax: (813) 925-4310

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

**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT FOR AND IN PINELLAS COUNTY, FLORIDA**

PROBATE DIVISION  
CASE NO: 26-001172-ES

IN RE: ESTATE OF FENTON WILLIAM MILLER,  
Deceased.

**NOTICE TO CREDITORS**

Summary administration of the Estate of Fenton William Miller, deceased, whose date of death was December 19, 2025, and the last four digits of whose social security number are 7733, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of 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 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 13, 2026.

Personal Representative:

/s/ Susan Miller-Chakib

Attorney for Personal Representatives:

/s/ Victoria M. McLaughlin  
FL Bar #1008106  
SPENCER FANE LLP  
201 North Franklin Street, Suite 2150  
Tampa, FL 33602  
Phone: 813-424-3500  
Facsimile: 813-405-8904  
vmclaughlin@spencerfane.com  
ecoutu@spencerfane.com

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

**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA**

PROBATE DIVISION  
File No. 26-CP-000163-ES

IN RE: ESTATE OF ROBERT HENRY SCHUSTER  
Deceased

**NOTICE TO CREDITORS**

The administration of the estate of Robert Henry Schuster, deceased, whose date of death was October 9, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave N, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

**PINELLAS COUNTY**

AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative:

Henry Alexander Schuster  
1420 Chandell Street  
Keyser, W. Virginia 26726

Attorney for Personal Representative:

s/Sofia Herrera  
Sofia Herrera, Esquire  
Attorney  
Florida Bar Number: 1069771  
AWS LAW FIRM  
2202 N. Westshore Blvd.  
Ste 200  
Tampa, FL 33607  
Telephone: (813) 922-5293  
E-Mail: attorney@awsllaw.org  
Secondary E-Mail: service@awsllaw.org

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

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

PROBATE DIVISION  
File No: 26-001168-ES

IN RE: ESTATE OF TAYLOR HOAG,  
Deceased

**NOTICE TO CREDITORS**

The administration of the estate of Taylor Hoag, deceased, whose date of death was June 21, 2025, is pending in the Pinellas County Judicial Center, Florida, Probate Division, File Number 26-001168-ES, the address of which is Pinellas County Clerk of Court, 545 1st Ave N, St. Petersburg, Florida 33701. The name 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 claims or demands against decedent's estate including unmaturred, 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 unmaturred, 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 the first publication of this Notice is February 13, 2026.

Personal Representative:

/s/ Andrew Wunderlin  
ANDREW WUNDERLIN  
12055 Gandy Blvd, Apt #284  
St. Petersburg, FL 33702

Attorney for Personal Representative:

/s/ J. Troy Andrews  
J. Troy Andrews, Esq.  
Florida Bar No.: 109241/105635  
3220 Henderson Blvd.  
Tampa, Florida 33609  
Ph. 813.877.1867; Fx. 813.872.8298  
admin@andrewslawgroup.com

2/13-2/20/26 2T

**IN THE CIRCUIT COURT FOR THE PINELLAS COUNTY FLORIDA**

PROBATE DIVISION  
File No.: 2025-011721-ES

Division: 004

IN RE: ESTATE OF MARIANNE RUDESEAL,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of MARIANNE RUDESEAL, deceased; whose date of death was November 21, 2025; file number, 2025-011721-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedents 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 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA 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.

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 Fla. Stat. §§ 732.216-732.228, applies or may apply, unless a written demand is made by a creditor as specified under Fla. Stat. § 732.2211. See Fla. Stat. § 733.2121(1).

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

Personal Representative:

SILVIA A. BRETT  
1326 14th St. N.,  
St. Petersburg, FL 33705

**PINELLAS COUNTY**

Attorney for Personal Representative:

/s/ Timothy A. Miller, Esquire  
Timothy A. Miller, P.A.  
801 Third Street South  
St. Petersburg, FL 33701  
Phone: (727) 898-8225  
Florida Bar No.: 284807/SPN:  
00207836  
Attorney for Petitioner  
Primary Email: tim@tamillerpa.com  
Secondary Email:  
assistant@tamillerpa.com

2/13-2/20/26LG 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,

**PINELLAS COUNTY**

**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

**NOTICE OF ADMINISTRATIVE COMPLAINT**  
**PINELLAS COUNTY**

To: David M. Hush

Case No.: CD202509437/D 3406701

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.

1/30-2/20/26LG 4T

**POLK COUNTY****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:

<b>24789 US Hwy 27 N. Lake Wales, FL 33859</b>	
D0430	Valincia Gregory \$489.90
I0938	Lenslie Bellido \$279.90
G0723	Shalonda Brown \$549.90

<b>2525 US Hwy 98 N. Lakeland, FL 33810</b>	
2153	Takaria Childs \$291.82
2198	Yeizel Cordero \$597.80
3193	Vicki Jackson-Scott \$229.90

<b>1111 E. Brandon Blvd, Brandon, FL 33511</b>	
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

<b>5806 N. 56th St, Tampa, FL 33610</b>	
247	Marbin Harris \$337.80
120	Kalilha 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

**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:

**KATY'S KITCHEN**

Owner: Katherine Flores  
509 Drayton Rd.  
Winter Haven, FL 33884

2/20/26LG 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:

**83-0602947**

Owner: Essential Establishments LLC  
109 N Dixie Dr.  
Frostproof, FL 33843

2/20/26LG 1T

**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**

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

**POLK COUNTY**

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 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:

**ORLANDO HEALTH EMERGENCY ROOM - NORTH LAKELAND**

Owner: OHI Lakeland Highlands, Inc.  
1414 Kuhl Avenue, MP 2  
Orlando, FL 32806

2/20/26LG 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:

**DAG TRAVEL**

Owner: Donald Gerkin Jr.  
3200 Fish Hawk Drive  
Polk City, FL 33868

2/20/26LG 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:

**SIMPLY DESIGNS BY NR**

Owner: Luc Nguyen  
808 Lake Dell Rd  
Dundee, FL 33838

2/13/26LG 1T

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.  
LUIS RENE ORTIZ BURGOS A/K/A LUIS R. ORTIZ BURGOS, LUZ ENEIDA GONZALEZ, HAINES RIDGE

**POLK COUNTY**

HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY DEFENDANTS.

RE-NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 3rd day of 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 BABBETTE EGER; UNKNOWN SPOUSE OF INGBORG GUIDRY F/K/A INGBORG BABBETTE 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 BABBETTE EGER, UNKNOWN SPOUSE OF INGBORG GUIDRY F/K/A INGBORG BABBETTE 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

**POLK COUNTY**

JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2025CA-003841-A000-BA  
FREEDOM MORTGAGE CORPORATION PLAINTIFF,

vs.  
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 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 CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY, FLORIDA  
Carrington Mortgage Services, LLC,  
Plaintiff,

vs.  
Stephanie Cunningham, et al.,  
Defendants. Case No:

2024CA003613000000

NOTICE OF FORECLOSURE SALE  
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 12/08/2025, and entered in Case No. 2024CA003613000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, and Order granting Plaintiff's Emergency Motion to Cancel and Reschedule Foreclosure Sale, granted on January 12, 2026,

**POLK COUNTY**

wherein Carrington Mortgage Services, LLC, is the Plaintiff and Stephanie Cunningham; Secretary of Housing and Urban Development; Unknown Tenant #1 NKA Jose Pagan; Unknown Tenant #2 NKA Lizette Fernandez are Defendants, Stacy M. Butterfield, Polk County Clerk of Courts, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 a.m. on March 13, 2026, the following described property set forth in said Final Judgment, to wit:

TRACT E-20: THE EAST 1/2 OF THE EAST 266 FEET OF THE WEST 1061 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA. LESS THE SOUTH 553 FEET THEREOF. TOGETHER WITH THAT CERTAIN 1996 MANUFACTURED HOME ID NO.(S) FLHMBFF101739318A/B.

Property address as: 6700 Patricia Dr, Bartow, FL 33830

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 6, 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  
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 6 day of February 2026 to:

Stephanie Cunningham  
58 EAST DAVIS AVE,  
LAKELAND, GA 31635

Secretary of Housing and Urban Development  
c/o John F. Rudy, III, Esq.  
400 North Tampa St Suite 3200  
Tampa FL 33602

USAFMLHUD@usdoj.gov  
JAXSFFORECLOSURES@hud.gov  
Unknown Tenant #1 Jose Pagan  
6700 Patricia Dr

Bartow, FL 33830  
Unknown Tenant #2 NKA Lizette Fernandez  
6700 Patricia Dr

Bartow, FL 33830  
/s/ Anthony Vamvas  
Anthony Vamvas, Esq.

11080-1029873

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION

File No. 2026CP000297

**POLK COUNTY**

CIVIL DIVISION  
Case No. 2025CC010092

ESTATES AT VISTA DEL LAGO HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.  
JOSEPH SANABRIA PENA, an unmarried man; 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. 2025CC010092, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein ESTATES AT VISTA DEL LAGO HOMEOWNERS ASSOCIATION, INC. is Plaintiff and JOSEPH SANABRIA PENA, an unmarried man; 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 12, 2026, in an online sale at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit:

LOT 23, VISTA DEL LAGO - PHASE II - REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGE 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 1624 Ridge View Drive, Dundee, FL 33838

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 9, 2026

/s/ Scott B. Tankel  
Scott B. Tankel, Esq., FBN 118453  
PRIMARY E-MAIL:

[pleadings@tankellawgroup.com](mailto:pleadings@tankellawgroup.com)

TANKEL LAW GROUP

1022 Main Street, Suite D

Dunedin, FL 34698

(727) 736-1901 FAX (727) 736-2305

ATTORNEY FOR PLAINTIFF

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

**IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**

CIVIL DIVISION

CASE NO. 532023CA006966000000

METROPOLITAN LIFE INSURANCE COMPANY

Plaintiff,

vs.

DAVID DEL POZZO, et al,

Defendants/

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

**NOTICE IS HEREBY GIVEN** pursuant to an Order dated February 2, 2026, and entered in Case No. 532023CA006966000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein METROPOLITAN LIFE INSURANCE COMPANY is the Plaintiff and DAVID DEL POZZO and KATHY DEL POZZO the Defendants. Stacy M. Butterfield, CPA, Clerk of the Circuit Court in and for Polk County, Florida will sell to the highest and best bidder for cash at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), the Clerk's website for on-line auctions at 10 a.m. on **March 19, 2026**, the following described property as set forth in said Order of Final Judgment, to wit:

ALL OF LOT 240 AND THE SOUTH-EASTERLY 15 FEET OF LOT 241 OF ELOISE WOODS, LAKE ROY UNIT, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 14 PAGES 19, 19A AND 19B.

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.

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 at Polk County, Florida, this 9th 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

[flemingservice@rlselaw.com](mailto:flemingservice@rlselaw.com)

By: /s/ Brittany L. Harvey

Brittany L. Harvey, Esq.

Florida Bar No. 124795

JS0120/105126

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

**IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA****POLK COUNTY**

PROBATE DIVISION  
File No. 2025CP003806

IN RE: ESTATE OF  
ZONDA SUE CORBIN,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Zonda Sue Corbin, deceased, whose date of death was July 21, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 Broadway Avenue, 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.

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

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

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

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

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

Personal Representative:

Sheena Gordon

254 Parkway Pines Court

Monticello, Florida 32345

Attorney for Personal Representative:

Marley Dodd, Esq.

Florida Bar No.: 1058457

Brice Zoeklein, Esq.

Florida Bar No. 0085615

[marley@zoekleinlawpa.com](mailto:marley@zoekleinlawpa.com)

[brice@zoekleinlawpa.com](mailto:brice@zoekleinlawpa.com)

[eservice4@zoekleinlawpa.com](mailto:eservice4@zoekleinlawpa.com)

Zoeklein Law, P.A.

150 East Bloomingdale Avenue

Brandon, Florida 33511

Telephone: (813) 501-5071

Fax: (813) 925-4310

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

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

PROBATE DIVISION

File Number: 2025-CP-003789

Division 14

IN RE: ESTATE OF

JOHN MARK MUCHARD a/k/a JOHN

MUCHARD,

Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of John Mark Muchard, deceased, whose date of death was August 16, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, 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.

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 13, 2026.

Personal Representative:

/s/ Jodi Muchard

20603 Ortega Street

Orlando, Florida 32833

Attorney for Personal Representative:

/s/ Joel G. Steffensen

1064666

Yergey & Yergey, P.A.

910 North Fern Creek Avenue

Orlando, Florida 32803

(407) 843-0430

[joel@yergeylaw.com](mailto:joel@yergeylaw.com)

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

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

Case No.: 2024-CC-004379

Lake Smart Pointe Homeowners

**POLK COUNTY**

Association, Inc.,  
Plaintiff,  
vs.

Juan J. Vasquez,  
Defendant(s).

**NOTICE OF FORECLOSURE SALE**

NOTICE is hereby given pursuant to an Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale ("Order"), dated January 27, 2026, and entered in Case Number: 2024-CC-004379, of the County Court in and for Polk County, Florida. To be published in the La Gaceta Newspaper, wherein Lake Smart Pointe Homeowners Association, Inc. is the Plaintiff, and Juan J. Vasquez and Anabel Gonzalez Vasquez are the Defendants, the clerk will sell to the highest and best bidder for cash at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), at 10:00 o'clock A.M. on March 2, 2026, the following described property as set forth in said Order, to-wit:

Property Description:

LOT 151, LAKE SMART POINTE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 172, PAGES 9-12, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 291 Lake Smart Circle, Winter Haven, FL 33881

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.

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](mailto:joshua@dhnattorneys.com)

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

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

PROBATE DIVISION

File No.: 25-CP-002191

Division: 14

IN RE: ESTATE OF

FESCLOE CRUMBY, JR.

Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of FESCLOE CRUMBY, JR., whose date of death was February 10, 2025 and whose social security number is XXX-XX-2899, 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 personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:

/s/ Donna S. Crumby

5725 Pheasant Drive

Mulberry, Florida 33860

Attorney for Personal Representative:

/s/ Judith S. Lambert, Esquire

Lambert Law Offices, PL

617 W. Lumsden Road

Brandon, Florida 33511

Telephone: (813) 662-7429

Fax: (813) 685-6575

2/13-2/20/26LG 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

**NOTICE OF ADMINISTRATIVE COMPLAINT POLK COUNTY****POLK COUNTY**

To: LUIS A. MATOS  
Case No.: CD202508669/D 3206810

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.

1/30-2/20/26LG 4T

**SARASOTA COUNTY****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](mailto:greg@wtpelf.com)

FBN 47376

Martin P. FitzGerald, Esquire - [marty@wtpelf.com](mailto:marty@wtpelf.com)

FBN 104433

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

**NOTICE OF PUBLIC SALE**

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

a 2000 SPRINGHI mobile home, VIN GAFLX34A303440K21 and GAFLX-34B303440K21 and the contents therein, if any, located at 736 Trailview Drive, Apopka, Florida 32712 abandoned by previous owners and tenants Donald Ossie Johnson, II and Kristie Yvonne Andrews. on Friday, March 13, 2026, 2024 at 9:30 a.m. at 736 Trailview Drive, Apopka, Florida 32712.

ICARD, MERRILL, CULLIS, TIMM,

**SARASOTA COUNTY**

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

**SARASOTA COUNTY**

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 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  
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

**SARASOTA COUNTY**

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:  
/s/ Bishop L. Toups  
Bishop L. Toups  
Attorney for Petitioner  
Florida Bar Number: 120525  
249 Nokomis Avenue S.  
Venice, Florida 34285  
Telephone: (941) 882-0731  
E-Mail: btoups@taxestateplanning.com  
2/20-2/27/26LG 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:

**JEPSEN FAMILY OFFICE**

Owner: Jepsen Enterprises Inc.  
8586 Potter Park Dr. Ste 300

**SARASOTA COUNTY**

Sarasota, FL 34238  
2/20/26LG 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:

**JEPSEN FINANCIAL**

Owner: Jepsen Enterprises Inc.  
8075 9th Street Way  
Saint Paul, MN 55128  
2/20/26LG 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:

**JEPSEN CONSULTING**

Owner: Jepsen Enterprises Inc.  
8586 Potter Park Dr Ste 300  
Sarasota, FL 34238  
2/20/26LG 1T

**HILLSBOROUGH COUNTY LAND EXCHANGE**

Pursuant to Florida Statute 125.37, Exchange of County Property, Hillsborough County (the "County") intends to enter into a land exchange agreement with the Tampa Bay Water, a Regional Water Supply Authority ("Authority"), wherein fee simple title to the below described Authority-owned property will be exchanged for five (5) Temporary Construction Easements (collectively, the "TCEs") and four (4) Non-Exclusive Permanent Pipeline, Utility, Access Easement Agreements (collectively, the "PUEs"), also detailed below, in support of Authority's South Hillsborough Pipeline Project, which consists of Authority constructing a new water transmission pipeline to meet the future need for drinking water in Southern Hillsborough County. The exchange provides the County with 2.6 acres MOL of land in the optimal strategic location for additional overflow parking and for future County needs. This matter is planned for presentation to the Hillsborough County Board of County Commissioners on its consent agenda for the regular meeting on February 18, 2026, at 9:00 a.m., in the Frederick B. Karl County Center, 601 E. Kennedy Blvd., 2nd Floor, Tampa, Florida 33602. In the event this item is not presented at the February 18, 2026 meeting, a notice of continuance will be published reflecting the new meeting date. For additional information, call the Facilities Management & Real Estate Services Department at 813-272-5810.

**Legal Description – Authority-owned Parcel**

**Folio 067977-0548 (2.6-acres±)**

Lot 9 of Eastshore Subdivision, according to the Map or Plat thereof, recorded in Plat Book 147, Page 145, of the Public Records of Hillsborough County, Florida

**TCEs:**

1. Parcel P709 – Folio: 088079-0020 – consisting of 18,898 sq. ft. ±
2. Parcel P712 – Folio: 072551-0100 – consisting of 1,644 sq. ft. ±
3. Parcel P713 – Folio: 290000-0176 – consisting of 3,870 sq. ft. ±
4. Parcel P715 – Folio: 076743-0010 – consisting of 13,408 sq. ft. ±
5. Parcel P718 – Folio: 071671-0000 – consisting of 15,346 sq. ft. ±

**PUEs:**

1. Parcel P908 – Folio: 067977-0350 – consisting of 24,077 sq. ft. ±
2. Parcel P909 – Folio: 088079-0020 – consisting of 9,002 sq. ft. ±
3. Parcel P915 – Folio: 076743-0010 – consisting of 25,035 sq. ft. ±
4. Parcel P916 – Folio: 076743-0100 – consisting of 255 sq. ft. ±

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

**Florida Department of Environmental Protection**

**Environmental Protection Commission of Hillsborough County**

**Draft Title V Air Operation Permit No. 0571445-017-AV**

**Draft Air Construction Permit Modification No. 0571445-016-AC Logistec Gulf Coast, LLC, Port Redwing Facility Hillsborough County, Florida**

**Applicant:** The applicant for this project is Logistec Gulf Coast, LLC. The applicant's responsible official and mailing address are: Randy Comeaux, VP of Operations, Logistec Gulf Coast, LLC, 6011 Diana Toledo Almeida Road, Gibsonton, Florida 33534.

**Facility Location:** The applicant operates the existing Port Redwing, which is located in Hillsborough County at 6011 Diana Toledo Almeida Road, Gibsonton, Florida.

**Project:** The applicant applied on September 26, 2025, to the Department for an air construction permit modification and a renewed Title V air operation permit. The existing facility consists of the following processes.

The Port Redwing Facility receives various bulk materials by ship or truck for transfers off-site by truck. The emissions of particulate matter are grouped by emission units for material unloading, storage, and loading operations.

This project will allow the facility to handle greater amounts of authorized materials (including lava rock), which will increase the particulate matter potential to emit to 224 tons per year.

**Permitting Authority:** Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work.

Applications for Title V air operation permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-213, of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and a Title V air operation permit is required to operate the facility.

The Environmental Protection Commission of Hillsborough County is the Permitting Authority responsible for making a permit determination for these projects. The Permitting Authority's physical address is: 3629 Queen Palm Drive, Tampa, FL 33619. The Permitting Authority's mailing address is: 3629 Queen Palm Drive, Tampa, FL 33619. The Permitting Authority's telephone number is 813-267-2600.

**Project File:** A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the address indicated above for the Permitting Authority. The complete project file includes the draft air construction permit, the draft Title V air operation permit, the Statement of Basis, the application, and the information submitted by the applicant, exclusive of confidential records under Section 403.111, F.S. Interested persons may view the draft permits by visiting the following website: <https://fddep.state.fl.us/air/emission/apds/default.asp> and entering the permit number shown above. Interested persons may contact the Permitting Authority's project review engineer for additional information at the address or phone number listed above.

**Notice of Intent to Issue Air Permit:** The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of proposed equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a final permit in accordance with the conditions of the proposed draft air construction permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S.

or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

The Permitting Authority gives notice of its intent to issue a Title V air operation permit to the applicant for the project described above. The applicant has provided reasonable assurance that continued operation of existing equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-213, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a final Title V air operation permit in accordance with the conditions of the draft/proposed Title V air operation permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

**Comments:** The Permitting Authority will accept written comments concerning the draft air construction permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the draft air construction permit, the Permitting Authority shall revise the draft air construction permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

The Permitting Authority will accept written comments concerning the draft Title V air operation permit for a period of 30 days from the date of publication of the Public Notice. Written comments must be received by the close of business (5:00 p.m.), on or before the end of this 30-day period by the Permitting Authority at the above address. As part of his or her comments, any person may also request that the Permitting Authority hold a public meeting on this permitting action. If the Permitting Authority determines there is sufficient interest for a public meeting, it will publish notice of the time, date, and location in the Florida Administrative Register (FAR). If a public meeting is requested within the 30-day comment period and conducted by the Permitting Authority, any oral and written comments received during the public meeting will also be considered by the Permitting Authority. If timely received written comments or comments received at a public meeting result in a significant change to the draft Title V air operation permit, the Permitting Authority shall issue a revised draft Title V air operation permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection. For additional information, contact the Permitting Authority at the above address or phone number.

**Petitions:** A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Environmental Protection Commission of Hillsborough County's Legal Office via electronic mail at [legalclerk@epchc.org](mailto:legalclerk@epchc.org), before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address, any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

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

**Extension of Time:** Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Environmental Protection Commission of Hillsborough County's Legal Office via electronic mail at [legalclerk@epchc.org](mailto:legalclerk@epchc.org), before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

**Mediation:** Mediation is not available for this proceeding.

**Objections:** Finally, pursuant to 42 United States Code (U.S.C.) Section 7661d(b)(2), any person may petition the Administrator of the EPA within 60 days of the expiration of the Administrator's 45-day review period as established at 42 U.S.C. Section 7661d(b)(1), to object to the issuance of any Title V air operation permit. Any petition shall be based only on objections to the permit that were raised with reasonable specificity during the 30-day public comment period provided in the Public Notice, unless the petitioner demonstrates to the Administrator of the EPA that it was impracticable to raise such objections within the comment period or unless the grounds for such objection arose after the comment period. Filing of a petition with the Administrator of the EPA does not stay the effective date of any permit properly issued pursuant to the provisions of Chapter 62-213, F.A.C. Petitions filed with the Administrator of EPA must meet the requirements of 42 U.S.C. Section 7661d(b)(2) and must be filed with the Administrator of the EPA at: U.S. Environmental Protection Agency, Office of the Administrator, 1200 Pennsylvania Avenue, N.W., Mail Code: 1101A, Washington, DC 20460. For more information regarding EPA review and objections, visit EPA's Region 4 web site at <https://www.epa.gov/caa-permitting/florida-proposed-title-v-permits>.

2/20/26LG 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](http://www.TampaHA.org) (Go to [www.tampaha.org](http://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.**

**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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION  
Case No: 18-DR-010812  
Section: "R"

IN RE: The Marriage Of: CAITLIN F. PETERS, Petitioner/Former Wife, And JOSEPH PETERS, Respondent/Former Husband.

**NOTICE OF ACTION FOR PETITIONER'S SUPPLEMENTAL PETITION TO MODIFY FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE FILED OCTOBER 3, 2025**

TO: JOSEPH PETERS  
4700 SW Archer Road, Apt. #167  
Gainesville, Florida 32608  
(Respondent's last known address)  
AND  
5176 Sunridge Palms Drive  
Tampa, FL 33617  
(Respondent's address in the Court File)

YOU ARE NOTIFIED that an action for has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CAITLIN F. PETERS, through her Attorney Ryan W. Griffin, Esquire of Griffin & Associates, P.A., whose address is 1430 Oakfield Drive, Brandon, Florida 33511, on or before February 26, 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 Supplemental 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 21st, 2026  
Victor Crist, Clerk of the Circuit Court  
800 E Twiggs St, Tampa, FL 33602  
By: s/ Jennifer Taylor  
As Deputy Clerk  
1/30-2/20/26LG 4T

**NOTICE OF PUBLIC SALE**

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

a 2000 SPRINGHI mobile home, VIN GAFLX34A303440K21 and GAFLX-34B303440K21 and the contents therein, if any, located at 736 Trailview Drive, Apopka, Florida 32712 abandoned by previous owners and tenants Donald Ossie Johnson, II and Kristie Yvonne Andrews. on Friday, March 13, 2026, 2024 at 9:30 a.m. at 736 Trailview Drive, Apopka, Florida 32712.

ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.  
Alyssa M. Nohren, FL Bar No. 352410  
2033 Main Street  
Suite 600  
Sarasota, Florida 34237  
Telephone: (941) 366-8100  
Facsimile: (941) 366-6384  
anohren@icardmerrill.com  
smenasco@icardmerrill.com  
Attorneys for Brightwood Manor Owner  
2/20/26LG 1T

**ADVERTISEMENT**

The Southwest Florida Water Management District (SWFWMD) is seeking sealed bids/proposals for the following:

**RFB 26-4993 DISTRICTWIDE ROAD MOWING SERVICES.** A virtual non-mandatory pre-bid conference will be held Tuesday, March 3, 2026, 10:00 a.m. local time:

Join Microsoft Teams meeting on your computer or mobile app via <https://bit.ly/4rOmofY>  
Or call in (audio only)  
+1 786-749-6127, 746501414# United States, Miami  
Phone conference ID: 746 501 414#

**DUE DATE:** March 17, 2026, at 2:00 p.m. local time. Contact: Ari Horowitz.

To view or listen to bid opening:  
Join Microsoft Teams meeting on your computer or mobile app via <https://bit.ly/4qCDfBB>  
Or call in (audio only)  
+1 786-749-6127, 94383500# United States, Miami  
Phone conference ID: 943 835 00#

Please refer to the solicitation document for more information.

The solicitations may be obtained through the District's Internet website at <http://www.watermatters.org/procurement> under "View Our Solicitations" or on DemandStar, [www.demandstar.com](http://www.demandstar.com). For more information contact Procurement Services at [procurement@watermatters.org](mailto:procurement@watermatters.org). (352) 505-2970, or in Florida: 1-800-423-1476, TDD ONLY 1-800-231-6103.

2/20/26LG 1T

**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 3/12/26**

**Decorative Posts, Signs & Hardware (Historic Collection) for Hyde Park (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: 02/20/2026  
Deanna Faggart, CPPO  
Director of Purchasing

City of Tampa, FL  
2555 East Hanna Avenue  
Tampa, FL 33610

2/20/26LG 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 4/6/26**

**Grounds Maintenance for Fire Stations (SMS)  
Pre-Bid Meeting to be held 2/27/26 @9:30AM**

**3:00 PM 3/19/26**

**Hauling of Asphaltic Materials (SMS)  
Pre-Bid Meeting to be held 3/3/26 @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: 2/20/2026  
Deanna Faggart, CPPO  
Director of Purchasing

City of Tampa, FL  
2555 East Hanna Avenue  
Tampa, FL 33610

2/20/26LG 1T

Hillsborough County Public Schools  
**NOTICE OF RULEMAKING**

The School Board of Hillsborough County School Attendance Boundary Changes

NOTICE IS HEREBY GIVEN- that the School Board of Hillsborough County will conduct public hearings at its regular meetings on March 10, 2026 and April 7, 2026 at 4:00p.m. to consider proposed changes to elementary and middle school attendance boundaries including the establishment of a new attendance boundary for Middle School V V in Wimauma and Young Middle Magnet School in Tampa. The proposed student reassignments are needed to improve operational efficiency within the district. The public hearings will take place in the Raymond O. Shelton School Administrative Center Board Auditorium, located at 901 E. Kennedy Boulevard, Tampa, Florida. At these meetings the School Board will consider Superintendent's recommendation to adopt revisions to elementary and middle school attendance boundaries and to establish an attendance boundary for Middle School V V, and Young Middle Magnet School with implementation effective beginning with the 2027-2028 school year.

Any person who decides to appeal any decision made by the School Board with respect to any matter considered at the meetings or hearings will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to the School Board's Bylaws, any individual who believes he or she may be affected by the attendance boundary changes may present argument or evidence on all issues related to the proposed actions at the public hearings referenced in this notice. Any person wishing to present argument or evidence must submit a written request, within seven (7) days of the date of this notice to:

Superintendent Van Ayres Hillsborough County Public Schools 901 E. Kennedy Blvd. Tampa, FL 33602

The proposed attendance boundary changes can be viewed at

Attendance Boundary Changes | Hillsborough County Public Schools

A copy is also available for review at the Hillsborough County Public Schools office located at 901 E. Kennedy Blvd., Tampa. For additional information call 813-272-4000.  
2/20/26LG 1T

**PUBLIC ANNOUNCEMENT PROJECTS REQUIRING**

**0557FAC-RFP-MOC Playground and Fitness Equipment**

The SCHOOL BOARD OF HILLSBOROUGH COUNTY, Florida, announces that contractor services will be required for the following projects:

Project Number	Site	Anticipated Scope of Work	Contractor Services		
			Estimated Start	Complete	Budget
0557FAC-RFP-MOC	District AREA 1 – West	Contractor services to furnish and install playground equipment, fitness equipment, and related parts.	05/06/2026	05/05/2027 with four, (1) year renewal option	\$1,550,000.00 Mil
	District AREA 2 – Central				
	District AREA 3 – East				

Applicants interested in providing the required services shall respond by submitting a proposal to the above reference Request for Proposal (RFP). It is intended that the Selection Committee select a primary to service the District. Only one (1) submission of qualification information is required to be eligible for projects. Further submission information is contained in the Project Information Packet.

The Project Information Packet, additional project information, the weight associated with each qualification and evaluation criteria will be available on or before Wednesday, February 11, 2026, and can be obtained via the Internet through the District's e-Procurement, VendorLink System at:

<https://www.myvendorlink.com/common/default.aspx>

All materials must be submitted by 12:00 PM on Wednesday, March 11, 2026, by uploading into the VendorLink System.

Interested parties are strongly discouraged from contacting the schools or sites where projects are located. Project clarifications will be addressed at a Q&A Session scheduled for 9:00 AM on Wednesday, February 25, 2026, via Microsoft Teams Meeting. Further details will be provided in the Project information Packet.

All questions concerning this solicitation, after the Q&A informational Meeting, will only be accepted through the VendorLink System to ensure all interested parties receive the same information.

THE SCHOOL BOARD OF HILLSBOROUGH COUNTY, FLORIDA  
VAN AYERS  
SUPERINTENDENT OF SCHOOLS

2/20/26 1T

**NOTICE OF ADOPTION**

NOTICE IS HEREBY GIVEN TO WHOM IT MAY CONCERN:

NOTICE is hereby given that on February 10, 2026, the Board of County Commissioners of Hillsborough County, Florida, adopted a resolution closing, vacating and abandoning the following described property:

**Resolution No. R26-010, Vacating Petition V24-0007, vacate a portion of improved platted and deeded public right-of-way lying within the plat of South Tampa Villa Sites, as recorded in Plat Book 6, Page 58 and 59, of the Public Records of Hillsborough County, located in Section 3, Township 30 S, and Range 19 E, lying within multiple folios**

2/20/26LG 1T

**City of Tampa – RFQ 26-D-00017;** HFC AWTP Supervisory Control and Data Acquisition (SCADA) Migration and Fiber Replacement Design; Pre-Submission Conference 2 PM, March 2, 2026; Deadline 2 PM, March 19, 2026. Download RFQ at <https://www.tampa.gov/contract-administration/programs/architectural-engineering-construction-and-related-rfq>.  
2/20/26LG 1T

**NOTICE OF PUBLIC SALE**

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:  
a 2000 SPRINGHI mobile home, VIN GAFIX34A303440K21 and GAFIX-34B303440K21 and the contents therein, if any, located at 736 Trailview Drive, Apopka, Florida 32712 abandoned by previous owners and tenants Donald Ossie Johnson, II and Kristie Yvonne Andrews. on Friday, March 13, 2026, 2024 at 9:30 a.m. at 736 Trailview Drive, Apopka, Florida 32712.  
ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.  
Alyssa M. Nohren, FL Bar No. 352410  
2033 Main Street  
Suite 600  
Sarasota, Florida 34237  
Telephone: (941) 366-8100  
Facsimile: (941) 366-6384  
anohren@icardmerrill.com  
smenasco@icardmerrill.com  
Attorneys for Brightwood Manor Owner  
2/20/26LG 1T

**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](mailto: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](mailto: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](mailto:WestCoastFLCommercial@whartonsmith.com).  
2/20/26LG 1T

**2026**

**State Senate District 14 Distrito 14 del Senado Estatal**

**Special General Election Information for Voters**

*Información Sobre las Elecciones Generales Especiales para los Votantes*

**Deadline to Register to Vote**

*La Fecha Limite para Inscribirse para Votar*

**February 23 de febrero**

**Three Ways To Vote** *Trés Maneras de Votar*



**Vote By Mail** *Voto Por Correo*

Mark your ballot at home, then mail it back or drop it off. *Marque su boleta en casa y luego envíela por correo o tréala a nuestra oficina.*

**Deadline to Request**

*Plazo para Solicitar*

**March 12 de marzo**

**Deadline to Return**

*Plazo para Regresar*

**March 24 de marzo**



**Early Voting** *Votación Anticipada*

Pick the time and place that works best for you. *Elige la hora y el lugar que mejor te convenga.*

**March 14 – 21 de marzo**

**10 AM - 6 PM**



**Election Day Voting** *Votación del Día de las Elecciones*

You must vote in the polling place assigned to your precinct. *Debes votar en el centro de votación asignado a tu precinto.*

**March 24 de marzo**

**7 AM - 7 PM**

**Sample Ballot** *Boleta de Muestra*

Only voters registered in State Senate District 14 are eligible to vote in this election.

*Sólo los votantes registrados en el Distrito Senatorial Estatal 14 son elegibles para votar en esta elección.*

For full details, visit [VoteHillsborough.gov](http://VoteHillsborough.gov)

[VoteHillsborough.gov](http://VoteHillsborough.gov)  
(813) 744-5900



**Official Senate 14 Special General Election Ballot**  
**Boleta Oficial de la Elecciones Generales Especiales del Senado 14**  
**March 24, 2026 / el 24 de marzo de 2026**  
**Hillsborough County, Florida / Condado de Hillsborough, Florida**

- Instructions: To vote, fill in the oval completely next to your choice. Use black ballpoint pen. If you make a mistake, ask for a new ballot. Do not cross out or your vote may not count.
- Instrucciones: Para votar, rellene completamente el óvalo próximo a su selección. Use bolígrafo negro. Si comete un error, solicite una nueva boleta. No borre o realice otras marcas, o su voto puede no ser computado.

**State Senator District 14**  
(Vote for One)  
**Senador Estatal Distrito 14**  
(Vote por Uno)

Josie Tomkow REP

Brian Nathan DEM

**Craig Latimer**  
**Supervisor of Elections**



**Servicios de Vivienda Asequible (AHS)**

**AVISO DE REUNIONES PÚBLICAS**  
**PLAN CONSOLIDADO DE HUD 2026-2030, PLAN DE ACCIÓN ANUAL 2026, Y**  
**PLAN DEL ÁREA ESTRATÉGICA DE REVITALIZACIÓN DE VECINDARIOS (NRSA)**

Como beneficiario de subvenciones federales a través del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD), el condado Hillsborough recibirá asignaciones anuales de la Subvención Global para el Desarrollo Comunitario (CDBG), el Programa de Asociaciones de Inversión HOME (HOME) y las Subvenciones para Soluciones de Emergencia (ESG). Tendrá la oportunidad de apoyar iniciativas de revitalización de viviendas y comunidades, promover el desarrollo económico y las inversiones en barrios marginados, y brindar servicios esenciales a las poblaciones de bajos ingresos y vulnerables.

El Condado espera recibir un estimado de \$7,456,094 en fondos CDBG, \$2,810,866 en fondos HOME y \$644,586 en fondos ESG durante los años del programa 2026-2030. Los montos estimados de financiamiento se basan en los niveles de financiamiento del HUD para los años fiscales 26/27. Los montos de financiamiento están sujetos a un presupuesto federal aprobado y a cambios. Las oportunidades y los proyectos se verán afectados por la financiación final disponible para el Condado. El HUD no ha aprobado ni comprometido fondos. Para recibir fondos de la subvención, el Condado debe desarrollar un Plan Consolidado que evalúe las condiciones de vivienda, de personas sin hogar y económicas que afectan a la comunidad. El Plan Consolidado proporciona una estrategia para abordar las necesidades y describe un presupuesto propuesto para el uso de los fondos del HUD por parte del Condado en actividades elegibles.

El Condado también está desarrollando un Plan de Área Estratégica de Revitalización de Vecindarios (NRSA) para orientar las inversiones específicas en áreas designadas con el objetivo de fortalecer la estabilidad de la vivienda, impulsar las oportunidades económicas, mejorar los servicios comunitarios y coordinar los recursos públicos y privados para lograr resultados mensurables en los vecindarios.

El Condado organizará una serie de reuniones públicas para solicitar la opinión de los residentes y las partes interesadas sobre las necesidades prioritarias de la comunidad e involucrar a los residentes y las partes interesadas en la preparación del Plan Consolidado del HUD 2026-2030 y el Plan de Acción Anual del Año Programático 2026. El Condado también proporcionará una descripción general de los límites de la NRSA y explicará cómo el plan apoya la revitalización de los vecindarios y la mejora de los resultados para los residentes de ingresos bajos y moderados en el área objetivo. Se anima a los residentes, colaboradores de vivienda y personas sin hogar, proveedores de servicios sin fines de lucro y otras partes interesadas a asistir a las reuniones públicas para identificar los recursos comunitarios y las necesidades prioritarias, y para contribuir a la mejor utilización de los fondos del HUD para el cambio comunitario. Las reuniones públicas están abiertas a todos los residentes, y el Condado fomenta la participación de los residentes de barrios económicamente desfavorecidos, las poblaciones minoritarias, las personas que no hablan inglés y las personas con discapacidad.

Reuniones Públicas	
Fecha/Hora	Lugar
Martes   10 de marzo de 2026 1:00-2:30 PM	Virtual Meeting Via Zoom Enlace: <a href="https://us02web.zoom.us/j/88395633015">https://us02web.zoom.us/j/88395633015</a>
Miércoles   1 de abril de 2026 6:00 -7:30 PM	Ruskin Recreation Center 901 6th Street SE, Ruskin FL 33570
Martes   7 de abril de 2026 6:00 – 7:30 PM	Victor Crist Community Center Complex 14013 N. 22nd Street, Tampa, FL 33613

De acuerdo con la Ley de Estadounidenses con Discapacidades (ADA), las personas que necesiten adaptaciones especiales para participar en estos procedimientos y quienes necesiten un intérprete deben comunicarse con el Centro de Atención al Cliente al (813) 272-5900 o, si tienen problemas de audición o voz, al 7-1-1 lo antes posible antes de la reunión. La reunión contará con subtítulos para personas con discapacidad auditiva.



(Continued on next page)



# Aviso de Determinación de Ausencia de Impacto Significativo y Aviso de Intención de Solicitar la Liberación de Fondos del Proyecto de Elevación Sanitaria en Magnolia Garden de Florida Home Partnership Inc.

22 de febrero de 2026

Condado Hillsborough, Florida  
601 East Kennedy Blvd.  
Tampa, Florida 33601-1110  
(813) 274-6673

Estos avisos cumplen con dos requisitos procesales, distintos pero relacionados, para las actividades que realizará la oficina de Servicio de Vivienda Asequible del Condado Hillsborough, Florida.

## SOLICITUD DE LIBERACIÓN DE FONDOS

El 22 de febrero de 2026, aproximadamente, la oficina de Servicio de Vivienda Asequible del Condado Hillsborough, Florida, presentará una solicitud al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) para la liberación de los fondos de la Subvención en Bloque para el Desarrollo Comunitario (CDBG), en virtud del Título 1 de la Ley de 1974, con sus modificaciones, para llevar a cabo el proyecto denominado Florida Home Partnership Inc. Magnolia Garden – Proyecto de Elevación Sanitaria, con el fin de construir una elevación de alcantarillado sanitario. Florida Home Partnership (FHP) utilizará fondos de la Subvención Global para el Desarrollo Comunitario (CDBG) para construir una estación elevadora de alcantarillado sanitario y la infraestructura asociada para el sistema de alcantarillado de Magnolia Garden Square. Esta inversión en infraestructura reducirá los costos de compra de lotes para los clientes de FHP del programa de Viviendas de Autoayuda del USDA, lo que representa un beneficio financiero significativo de aproximadamente \$9,000 a \$10,000 por unidad de vivienda, con una financiación estimada de \$350,000.00, y se debe a la proximidad del proyecto en Wimauma, Florida, en la calle Doce, aproximadamente a un tercio de milla al norte de la carretera estatal 674, en el centro de Wimauma, colindando con Sea Treasure Court al norte, la calle Doce al oeste y cerca de las intersecciones de Vel y al sur de la calle Doce. La propiedad se encuentra dentro del Área de Estrategia de Revitalización del Vecindario de Wimauma. N.º de folio de propiedad: 079390-0000. Dirección postal: 201 14th Avenue Southeast, Ste. H. Ruskin, FL 33570-5367.

## NO SE HA DETECTADO IMPACTO SIGNIFICATIVO

Debido al uso agrícola histórico de la propiedad, se evaluaron el suelo y las aguas subterráneas mediante las Evaluaciones Ambientales del Sitio de Fase I y Fase II, así como un muestreo suplementario de aguas subterráneas. Los resultados analíticos demuestran que las concentraciones de componentes detectadas se encuentran en o por debajo de los Niveles Objetivo de Limpieza de Aguas Subterráneas de Florida aplicables, o reflejan las condiciones naturales de las aguas subterráneas. Las concentraciones elevadas de hierro están reguladas por las normas secundarias de agua potable, basándose en consideraciones estéticas y no en riesgos para la salud. Se aplicó un análisis basado en dosis mediante Niveles de Detección de Agua de Riego (IWSL) para evaluar la posible exposición a la salud humana en escenarios de riego de césped residencial, mantenimiento de jardines comerciales y riego de productos agrícolas residenciales. Se incorporaron supuestos de exposición conservadores, y los resultados indican que las condiciones del sitio no representan un riesgo inaceptable para la salud humana. No se identificó evidencia de liberación de contaminantes, según se define en el Capítulo 62-780 del Código Administrativo de Florida.

Con base en el análisis de los impactos directos, indirectos y acumulativos, la oficina de Servicios de Vivienda Asequible del Condado Hillsborough, Florida, han determinado que el proyecto no tendrá un impacto significativo en el medio ambiente. Por lo tanto, no se requiere una Declaración de Impacto Ambiental (DIA) y se ha emitido una Determinación de No Impacto Significativo (FONSI) de conformidad con el Título 24 del Código de Reglamentos Federales (CFR), §58.43. La preparación de una Declaración de Impacto Ambiental no es obligatoria según la Ley Nacional de Política Ambiental de 1969 (NEPA). Información adicional sobre el proyecto se encuentra en el Registro de Revisión Ambiental (ERR), archivado en la oficina de Servicio de Vivienda Asequible del Condado Hillsborough, Florida, ubicado en 601 E. Kennedy Blvd., piso 24, Tampa, FL 33602. Una descripción completa del proyecto y la revisión ambiental puede estar disponible para su revisión, ya sea electrónicamente o por correo postal. Envíe su solicitud por correo postal a Hillsborough County Florida, Affordable Housing Services, 601 E. Kennedy Blvd., piso 24, Tampa, Florida 33602, o por correo electrónico a

JohnsonKi@hcfl.gov, puede examinarla o copiarla de lunes a viernes de 9:00 a.m. a 3:00 p.m.

## COMENTARIOS DEL PÚBLICO

Cualquier persona, grupo o agencia puede enviar comentarios por escrito sobre el ERR a Hillsborough County Florida, Affordable Housing Services, 601 E. Kennedy Blvd., Tampa, FL, Atención: Willette Hollinger. Todos los comentarios hasta el 13 de marzo de 2026 serán considerados por la oficina de Servicios de Vivienda Asequible del Condado Hillsborough antes de autorizar la presentación de una Solicitud de Liberación de Fondos. La Evaluación Ambiental puede revisarse electrónicamente en **Affordable Housing Projects, Plans, & Proposals Notices | Hillsborough County, FL** — (<https://hcfl.gov/residents/human-services/affordable-housing-assistance/projects-plans-and-proposals-notices>), o en persona en la oficina de la entidad responsable durante el horario laboral habitual.

## CERTIFICACIÓN AMBIENTAL

La oficina de Servicios de Vivienda Asequible del Condado Hillsborough, Florida, certifica al HUD que Brenda Brackins, en su calidad de Directora del Departamento de Vivienda y Desarrollo Urbano (HUD) de Servicios de Vivienda Asequible del Condado Hillsborough consiente en aceptar la jurisdicción de los Tribunales Federales si se interpone una acción para exigir el cumplimiento de las responsabilidades en relación con el proceso de revisión ambiental y si estas responsabilidades se han cumplido. La aprobación de la certificación por parte del HUD cumple con sus responsabilidades bajo la NEPA y las leyes y autoridades relacionadas, y permite al Departamento de Vivienda y Desarrollo Urbano (HUD) utilizar los fondos del Programa.

## OBJECIONES A LA LIBERACIÓN DE FONDOS

El HUD aceptará objeciones a la liberación de fondos y a la certificación del Departamento de Vivienda y Desarrollo Urbano (HUD) durante un período de quince días a partir de la fecha prevista de presentación o de la recepción efectiva de la solicitud (la que sea posterior) solo si se basan en una de las siguientes razones: (a) la certificación no fue ejecutada por el Funcionario Certificador del Departamento de Vivienda y Desarrollo Urbano (HUD); (b) el Departamento de Vivienda y Desarrollo Urbano (HUD) ha omitido un paso o no ha tomado una decisión o constatación requerida por las regulaciones del HUD en el Título 24 del Código de Reglamentos Federales (CFR), parte 58; (c) el beneficiario de la subvención u otros participantes en el proceso de desarrollo han comprometido fondos, incurrido en costos o realizado actividades no autorizadas por el Título 24 del Código de Regulaciones Federales (CFR), Parte 58, antes de la aprobación de la liberación de fondos por parte del HUD; o (d) otra agencia federal, actuando de conformidad con el Título 40 del CFR, Parte 1504, ha presentado una constatación por escrito de que el proyecto es insatisfactorio desde el punto de vista de la calidad ambiental. Las objeciones deben prepararse y enviarse por correo electrónico, de acuerdo con los procedimientos requeridos en el Título 24 del CFR, Parte 58, Sección 58.76, y deben dirigirse a la *Oficina Local de Jacksonville, Florida, ubicada en 400 W. Bay Street, Suite 1015, Jacksonville, FL 32202, a la atención de: Tonya Madison*, representante del Departamento de Desarrollo Profesional del Programa del HUD. Quienes deseen presentar objeciones deben comunicarse con el HUD para verificar la fecha límite del período de objeción.

*Funcionaria Certificadora: Brenda Brackins, Condado Hillsborough, Florida, Directora de Servicios de Vivienda Asequible.*

**Nota:** Los períodos de quince o dieciocho días para comentarios públicos son los plazos mínimos exigidos por la normativa antes de la presentación de una Solicitud de Liberación de Fondos y Certificación (formulario HUD-7015.15) al HUD/Estado. La Entidad Responsable puede optar por un período de comentarios más largo. El Título 24 del Código de Regulaciones Federales (CFR), Parte 58, exige, en la Sección 58.46, «Retrasos por circunstancias excepcionales», un período de comentarios de 30 días para proyectos controvertidos o singulares, o similares a proyectos que normalmente requieren la elaboración de una Declaración de Impacto Ambiental. El período de objeción de quince días es un requisito legal. El período de objeción se presenta a partir de la fecha de presentación especificada en el Aviso o de la fecha efectiva de recepción por parte del HUD/Estado, la que sea posterior.

