

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
CITRUS COUNTY 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: FISHING CRYSTAL RIVER Owner: Fishbonz Charters LLC 5325 North Red Ribbon Point Beverly Hills, FL 34465-2415 9/11/26LG 1T ----- IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-406A IN RE: ESTATE OF MONTGOMERY WEADEL, Deceased. NOTICE TO CREDITORS The administration of the estate of Mont- gomery Weadel, deceased, whose date of death was September 24, 2025, is pend- ing in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 South Apopka Avenue, In- verness, FL 34450. The names and ad- dresses 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 PUB- LICATION 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 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 9/11/2026. Personal Representative: Celina Blowers 2600 Lansing Road Charlotte, Michigan 48813 Attorney for Personal Representative: /s/ Andrew J. Oram Andrew J. Oram Attorney Florida Bar Number: 1015374 Oram Law, PLLC 308 Avenue G SW, Suite 209 Winter Haven, Florida 33880 Telephone: (863) 259-4743 E-Mail: office@oram.law Secondary E-Mail: andrew@oram.law 9/11-9/18/26LG 2T ----- IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 000708 IN RE: ESTATE OF SHAWN ANTHONY JACKSON Deceased. NOTICE TO CREDITORS The administration of the estate of SHAWN ANTHONY JACKSON, deceased, whose date of death was January 6, 2026; File Number 2026 CP 000708, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Ave., Inverness, FL 34450. 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 WITHIN THE TIME 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUB- LICATION 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 PE- RIOD 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 September 11, 2026. Personal Representative: KIMBERLY LYNN FLOOD 819 S. Little Leaf Point Homosassa, FL 34448 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:	CITRUS COUNTY <u>GADeservice@GendersAlvarez.com</u> 9/11-9/18/26LG 2T ----- IN THE COUNTY COURT IN AND FOR CITRUS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2026 CC 000544 A CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, vs. RICHARD GUIDO YACCO and PATRICIA ANNE YACCO, Defendants. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pur- suant to the Final Judgment of Foreclos- ure entered in this cause on September 2, 2026, by the County Court of Citrus County, Florida, for the following property described as: LOT 28, BLOCK B-76, SUGAR- MILL, WOODS CYPRESS VIL- LAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE(S) 86, PLAT BOOK 10, PAGE(S) 1, PLAT BOOK 11, PAGE(S) 1 AND AS AMENDED IN PLAT BOOK 9, PAGE(S) 87A, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. will be sold at a public auction by the Citrus County Clerk of Court, to take place electronically online at www.bid4assets.com/CitrusFLForeclosures, on October 8, 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 partic- ipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coor- dinator for Citrus County, John Sullivan, at (352) 341-6700 at least 7 days before your scheduled court appearance, or im- mediately 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 Attorneys for Plaintiff 9/11-9/18/26LG 2T ----- IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 000687 A IN RE: ESTATE OF ELAINE JOANNE FLOCH, Deceased. NOTICE TO CREDITORS The administration of the estate of ELAINE JOANNE FLOCH, deceased, whose date of death was May 15, 2026; File Number 2026 CP 000687 A, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 North Apopka Avenue, Inverness, FL 34450. The name and address of the personal repre- sentative 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 NO- TICE 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 PUB- LICATION 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, 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 PER- IOD 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 September 11, 2026. Signed on August 31, 2026. Personal Representative: /s/ MICHAEL FLOCH Attorneys for Personal Representative: /s/ Sean F. Bogle, Esq. Email: sean@boglelawfirm.com Florida Bar No. 0106313 Douglas A. Cohen, Esq. Email: doug@boglelawfirm.com Florida Bar No.: 124063 BOGLE LAW FIRM 101 S. New York Ave., Suite 205 Winter Park, FL 32789 Telephone: 407-834-3311 Fax: 407-834-3302 9/11-9/18/26LG 2T ----- IN THE COUNTY COURT IN AND FOR CITRUS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2026 CC 000026 CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, vs. ALLISON K. KANOVSKY, Defendant. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pur- suant to the Final Judgment of Foreclos- ure entered in this cause on September 2, 2026, by the County Court of Citrus County, Florida, for the following property described as: LOT 121R, BLOCK 1, CYPRESS VIL- LAGE VILLA REPLAT, SUGARMILL WOODS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD- ED IN PLAT BOOK 11, PAGES 105 THROUGH 109, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. will be sold at a public auction by the Citrus County Clerk of Court, to take place electronically online at www.bid4assets.com/CitrusFLForeclosures, on October 8, 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	CITRUS COUNTY cording to the plat thereof as recorded in Plat Book 9, pages 86 through 150, inclusive, Plat Book 10, pages 1 through 150, inclusive and Plat Book 11, pages 1 through 16, inclusive, and Amended in Plat Book 9, page 87-A, Public Records of Citrus County, Florida. will be sold at a public auction by the Citrus County Clerk of Court, to take place electronically online at www.bid4assets.com/CitrusFLForeclosures, on November 5, 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 partic- ipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coor- dinator for Citrus County, John Sullivan, at (352) 341-6700 at least 7 days before your scheduled court appearance, or im- mediately 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 Attorneys for Plaintiff 9/11-9/18/26LG 2T ----- IN THE COUNTY COURT IN AND FOR CITRUS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CC 001565 CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, vs. BARBARA M. LAWSON, Defendant. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pur- suant to the Final Judgment of Foreclos- ure entered in this cause on September 2, 2026, by the County Court of Citrus County, Florida, for the following property described as: Lot 8, Block B-123, CYPRESS VIL- LAGE, Sugarmill Woods Subdivi- sion, according to the Plat thereof as recorded in Plat Book 9, Pages 86 through 150, Public Records of Citrus County, Florida. As amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida. will be sold at a public auction by the Citrus County Clerk of Court, to take place electronically online at www.bid4assets.com/CitrusFLForeclosures, on October 8, 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 partic- ipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coor- dinator for Citrus County, John Sullivan, at (352) 341-6700 at least 7 days before your scheduled court appearance, or im- mediately 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 Attorneys for Plaintiff 9/11-9/18/26LG 2T ----- IN THE COUNTY COURT IN AND FOR CITRUS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CC 001568 CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, vs. ELAINE WARD, Defendant. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pur- suant to the Final Judgment of Foreclos- ure entered in this cause on September 2, 2026, by the County Court of Citrus County, Florida, for the following property described as: Lot 4, Block B-W, CYPRESS VIL- LAGE, Sugarmill Woods, according to the plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Flori- da; as amended in Plat Book 9, Page 87A, Public Records of Citrus County, Florida. will be sold at a public auction by the Citrus County Clerk of Court, to take place electronically online at www.bid4assets.com/CitrusFLForeclosures, on October 8, 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 partic- ipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coor- dinator for Citrus County, John Sullivan, at (352) 341-6700 at least 7 days before your scheduled court appearance, or im- mediately 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 Attorneys for Plaintiff 9/11-9/18/26LG 2T ----- IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR	CITRUS COUNTY CITRUS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 000345 A NATIONSTAR MORTGAGE LLC PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVEISES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL J. LEONARD A/K/A MICHAEL JAMES LEONARD ET AL., DEFENDANTS. RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta Publishing, Inc) NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Emergency Motion to Cancel and Reschedule the Foreclosure Sale Scheduled for August 27, 2026 dated the 26th day of August, 2026, and entered in Case No. 2025 CA 000345 A , of the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein Nationstar Mortgage LLC is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVEISES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHRISTOPHER MICHAEL LEONARD, VICTORIA K. LEONARD, MICHAEL R. LEONARD, MICHAEL MYRON WALKER, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, UNKNOWN SPOUSE OF MICHAEL J. LEONARD A/K/A MICHAEL JAMES LEONARD, UNKNOWN HEIRS, BENEFICIARIES, DEVEISES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL J. LEONARD A/K/A MICHAEL JAMES LEONARD, CHERYLL MCCORMIC, MICHELLE LEONARD AND MICHAEL WAYNE FLOYD are defendants. Traci Perry as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.bid4assets.com/CitrusFLForeclosures at 10:00 A.M. on the 15th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: Lot 26, Block 55, Beverly Hills Unit Number Four, according to the plat thereof, recorded in Plat Book 5, Page(s) 130 to 132 of the public records of Citrus 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 Rector, Kathy, at 1540 N Meadowcrest Boulevard, Crystal River, FL 34429, Phone 352-341-6700 at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 28th day of August, 2026. By: /s/ Timothy J. Landers TIMOTHY J. LANDERS FBN 127154 Submitted by: TROMBERG, MILLER, MORRIS & PARTNERS, PLLC ATTORNEY FOR PLAINTIFF 600 WEST HILLSBORO BOULEVARD SUITE 600 DEERFIELD BEACH, FL 33441 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@TMPPLLC.COM 11080-1040973 ----- IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000706 Division Probate IN RE: ESTATE OF ROBERT E. WATTS Deceased. NOTICE TO CREDITORS The administration of the estate of ROB- ERT E. WATTS, deceased, whose date of death was February 23, 2026, is pending in the Circuit Court for Citrus County, Flori- da, 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. All 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 PUB- LICATION 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 PE- RIOD 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 September 4, 2026. Personal Representative: /s/ TODD S. WATTS 31 Tilden Drive Manchester, New Hampshire 03103 Attorney for Personal Representative: /s/ DAVID A. RUBEN Attorney (Continued on next page)

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CITRUS COUNTY Florida Bar Number: 115165 Gray/Robinson, P.A. 999 Vanderbilt Beach Road, Suite 612 Naples, Florida 34108 Telephone: (239) 598-3601 Fax: (239) 598-3164 E-Mail: david.ruben@gray-robinson.com Secondary E-Mail: lindsey.hoyle@gray-robinson.com 9/4-9/11/26LG 2T ----- IN THE CIRCUIT COURT FOR THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2026 CA 000293 A LUCAS MACIEL as managing member o/b/o IRONCLAD GROUP LLC, a Florida Limited Liability Company, Plaintiff, v. MICHAEL C. SILVERBERG, Defendant. NOTICE OF ACTION TO: MICHAEL C. SILVERBERG Last Known Address: 6450 West Flanders Lane Crystal River, Florida 34429 YOU ARE HEREBY NOTIFIED that a Quiet Title action has been filed against you. You are required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plain-	CITRUS COUNTY tiff's attorney, Zoecklein Law, PA, 150 E. Bloomingdale Ave., Brandon, FL 33511, telephone (813) 501-5071, facsimile 813-925-4310, within thirty days of the first publication of this Notice, the nature of this proceeding being a Quiet Title action. If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Zoecklein Law, P.A., 150 E. Bloomingdale Ave., Brandon, FL 33511, telephone (813) 501-5071, facsimile 813-925-4310, within thirty days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint. DATED at Citrus County, Florida this 27th day of August, 2026. Citrus County Clerk of the Circuit Court By: s/ Amy Holmes Deputy Clerk Zoecklein Law, PA 9/4-9/25/26LG 4T -----	HERNANDO COUNTY Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: OLD COAST Owner: Old Coast Traders LLC 7031 Magee St Weeki Wachee, FL 34613-6210 9/11/26LG 1T ----- IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA EQUITY PRIME MORTGAGE LLC, Plaintiff, vs. DEBRA KAY HICKS; et al., Defendants. Case No: 2025-CA-000455 NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated April 9, 2026, Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale date April 28, 2026 and Order Granting Plaintiff's Emergency Motion to Cancel and Reschedule Foreclosure Sale dated July 1, 2026 entered in Case No. 2025-CA-000455 of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida wherein EQUITY PRIME MORTGAGE LLC, is the Plaintiff and DEBRA KAY HICKS; JEFFREY CANNADY; UNKNOWN SPOUSE OF DEBRA KAY HICKS; and UNKNOWN SPOUSE OF JEFFREY CANNADY, are Defendant(s), Doug Chorvat, Jr, Hernando County Clerk of Courts, will sell to the highest and best bidder for cash outside Room 245 of the Hernando County Courthouse, 20 N. Main Street, Brooksville, FL 34601at11:00 a.m. on September 22, 2026 the following described property set forth in said Final Judgment, to wit: LOTS 9 AND 10, BLOCK 2A, EDGEWATER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 37, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA Commonly known as: 29134 Forbes St, Nobleton, FL 34661 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 August 25, 2026 /s/ Alexandra Kalman Alexandra Kalman, Esq. Florida Bar No. 109137 Lender Legal PLLC 1800 Pembrook 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 25th day of August 2026 to: DEBRA KAY HICKS 9279 NE 21st Avenue Anthony, FL 32617 JEFFREY CANNADY 9279 NE 21st Avenue Anthony, FL 32617 UNKNOWN SPOUSE OF DEBRA KAY HICKS 9279 NE 21st Avenue Anthony, FL 32617 UNKNOWN SPOUSE OF JEFFREY CANNADY 9279 NE 21st Avenue Anthony, FL 32617 /s/ Alexandra Kalman Alexandra Kalman, Esq. 1180-1040675	HILLSBOROUGH COUNTY ber 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; A statement of when and how the petitioner received notice of the agency decision; (c) A statement of all disputed issues of material fact. If there are none, the petition must so indicate; (d) 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; (e) A statement of the specific rules or statutes that 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 (f) 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 General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing. In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing must be filed within 14 days of publication of this notice or receipt of written notice, whichever occurs first. However, any person who has previously asked the Department for notice of this agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication. 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 participate as a party to it. Because the administrative hearing process is designed to formulate final agency action, this process may result in a modification of the agency action or even a denial of the request for the exemption. 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 Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable 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. 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 Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable 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 is not available in this proceeding. 9/11/26LG 1T ----- IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 26-CA-006437 DIV. J LENIER GUERRA CASTINEIRA, Plaintiffs, vs. RITA ONELIA MUNOZ, INDIVIDUALLY AS AN HEIR OF WENCESLAO COLLAZO; and THERESA ZUMBADO, INDIVIDUALLY AS AN HEIR OF WENCESLAO COLLAZO, and UNKNOWN HEIRS OF WENCESLAO COLLAZO, Defendants. NOTICE OF ACTION TO: ALL PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, OR AGAINST WENCESLAO COLLAZO, DECEASED YOU ARE NOTIFIED that an action to quiet title and for adverse possession has been filed against you and the other above-named Defendants, concerning the following described property in Hillsborough County, Florida: Lot 122, Block 6, North Lakes Section B Unit No. 4-B, according to the map or plat thereof as recorded in Plat Book 52, Public Records of Hillsborough County, Florida. a/k/a 16009 Sharewood Drive, Tampa, Florida 33618 and you are required to serve a copy of your written defenses, if any, to it on Allison D. Thompson, Esq., Plaintiff's attorney, whose address is First American Law Group, 7650 W. Courtney Campbell Causeway, Suite 1150, Tampa, FL 33607, on or before October 6, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disability who needs accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to provision or certain assistance. To request accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line (1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated this 31st day of August 2026. Victor D. Crist, Clerk of the Circuit Court Hillsborough County Courthouse 800 E. Twiggs Street, Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk First American Law Group 9/11-10/2/26 4T	HILLSBOROUGH COUNTY ----- 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(s). NOTICE OF SALE Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-049754, that resulted from the Final Hearing on or about September 01, 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-049754 on about September 01, 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 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 and commonly known as: 13207 Graham Yarden Dr, Riverview, FL 33579; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the HILLSBOROUGH County public auction website at http://www.hillsborough.realforeclose.com, on October 23, 2026 at 10:00 AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this September 9, 2026 /s/ Jessica T. Dubsky, Esq. Nathan A. Frazier, Esq., for the firm Jessica T. Dubsky, Esq., for the firm Attorney for Plaintiff Frazier & Bowles, Attorneys at Law 45049.262 9/11-9/18/26LG 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: BETTER BACKYARD CO Owner: Prestige Grove LLC 2780 E. Fowler Ave, Unit 1067 Tampa, FL 33612 9/11/26LG 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: GeoJourney Press Owner: Daniel Kunstman 6309 Sea Lavender Lane Tampa, FL 33625 9/11/26LG 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: ALLI BELL - DOGS. PAINT. ART. Owner: Alli Bell 315 West Frances Ave Tampa, FL 33602 9/11/26LG 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: MakeCube Owner: Jennison Holdings LLC 3750 Gunn Highway, Suite 306 C1079 Tampa, FL 33618 9/11/26LG 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: COMPASSION CLINICAL LOGISTICS Owner: CB Compassion Care LLC 6421 N Florida Ave, D-516 Tampa, FL 33604 9/11/26LG 1T ----- NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME (Continued on next page)

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., October 05, 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. 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. 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 • The County's HTV channels on cable television: Spectrum 637 and Frontier 22 • The HCFL.gov website by going to 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 26-1309, filed on 07/28/26 by Flobert Lubin, of 11402 McMullen Rd., Riverview, FL 33569, ph (813) 394-8327. Requesting a Variance to Accessory Dwelling Requirements and Variance to Lot Development Standards. The property is presently zoned AS-1 and is located at 11402 McMullen Rd. Petition VAR 26-1360, filed on 08/06/26 by Janet Marks, represented by Joseph Caito/ Bison Renovations, LLC.. of 1628 Dale Mabry Hwy, Ste 104., Lutz, FL 33548, ph (716) 444-2773. Requesting a Variance to Accessory Structure Requirements. The property is presently zoned ASC-1 and is located at 19223 Ridgelake Dr. Petition VAR 26-1381, filed on 08/11/26 by Anchor Sign Inc, of, 2200 Discher St., Charleston, SC 29405, ph (843) 567-3296. Requesting a Variance to Sign Requirements. The property is presently zoned CN and is located at 205 E. Bearss Ave. Petition VAR 26-1382, filed on 08/11/26 by KRG Northdale LLC, represented by Pape-Dawson Consulting Engineers LLC, of 6901 Professional Pkwy E, Ste 103., Sarasota, FL 34240, ph (941) 491-8380. Requesting a Variance to Lot Development Standards. The property is presently zoned PD 76-0166, PD 82-0055 and is located at 15786 N. Dale Mabry Hwy. Petition VAR-WS 26-1383, filed on 08/11/26 by Jason Kendall, of 871 Bayou View Dr., Brandon, FL 33510, ph (813) 361-7378. Requesting a Variance to Encroach into the Wetland Setback and Variance to Lot Development Standards. The property is presently zoned RSC-2 and is located at NW of the intersection of Lake Hills Dr. and Heron Hills Ln. Petition VAR 26-1388, filed on 08/13/26 by Housh Ghovae/Northside Engineering, Inc., of 300 S. Belcher Rd., Clearwater, FL 33765, ph (727) 443-2869. Requesting a Variance to Sidewalk Requirements. The property is presently zoned PD 01-0575 and is located at 13520 Prestige Pl. Petition VAR 26-1389, filed on 08/12/26 by Luisa I Alonso, represented by Jorge L. Camerota, of 1024 W. Hillsborough Ave., Tampa, FL 33603, ph (813) 735-8398. Requesting a Variance to Lot Development Standards. The property is presently zoned PD 82-0187 and is located at 4302 Gulfwinds Dr. Petition VAR 26-1391, filed on 08/13/26 by Amit Patel/DHRUV Development, LLC., represented by Brett T. Williams of 2600 E. Robinson St., Orlando, FL 32803, ph (321) 346-9930. Requesting a Variance to Keystone Odessa Rural Development Standards. The property is presently zoned AR and is located at 8501 Vijay Patel Ct. Petition VAR 26-1412, filed on 08/18/26 by PV-Ruskin 19, LLC., represented by Alvin Ramos/Thomas Sign & Awning of 4590 118th Ave N., Clearwater, FL 33762, ph (727) 573-7757 x247. Requesting a Variance to Sign Requirements. The property is presently zoned PD 25-0700 and is located at 424 19th Ave NE. Petition VAR 26-1413, filed on 08/18/26 by Aaron DeSha, of 10139 Bryant Rd, Lithia, FL 33547, ph (352) 359-8797. Requesting a Variance to Accessory Structure Requirements. The property is presently zoned AR and is located at 10139 Bryant Rd. SPECIAL USES Petition SU-CRH 26-1222, filed on 07/10/26 by Impact Academy School Inc., represented by Patricia Ortiz/Ortiz Planing Solutions LLC., of 2810 N. Central Ave, Tampa, FL 33602 ph (813) 817-8492. Requesting a Special Use for Type B Community Residential Home and Variance to Minimum Lot Size by Available Utilities. The property is presently zoned, AS-1: RS and is located at 5112 Armor Rd. Petition SU-CH 26-1239, filed on 07/13/26 by Gordon J Schiff, of 4155 W. Cypress St., Tampa, FL 33607 ph (813) 515-7979. Requesting Special Use for a Church. The property is presently zoned, RSC-6 and is located at NE corner of Limona Rd and Victoria St. Intersection. 9/11/26LG 1T
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LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY By: /s/ ROD B. NEUMAN, Esquire Gibbons Neuman 9/11-9/18/26LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002982 IN RE: ESTATE OF MARY LEE SHELL A/K/A MARY L. SHELL Deceased. NOTICE TO CREDITORS The administration of the estate of Mary Lee Shell a/k/a Mary L. Shell, deceased, whose date of death was May 10, 2026, 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 Co-Personal Representatives and the Co-Personal Representatives' attorneys are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 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 Co-Personal Representatives have 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 September 11, 2026. Co-Personal Representatives: /s/ Kevin Michael Shell 516 Lantern Circle Temple Terrace, Florida 33617	HILLSBOROUGH COUNTY /s/ David Glenn Shell 910 S. Himes Avenue Tampa, Florida 33629 Attorneys for Co-Personal Representatives: /s/ Marla D. Bohlander 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 9/11-9/18/26LG 2T ----- IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 26-CP-3076 DIVISION A Florida Bar #308447 IN RE: ESTATE OF BARBARA ANN RHODES, Deceased. NOTICE TO CREDITORS The administration of the estate of BARBARA ANN RHODES, deceased, Case Number 26-CP-3076, 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 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	HILLSBOROUGH COUNTY 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 September 11, 2026. Personal Representative: ANDREW JOHN RHODES 720 Nelda Avenue NE Palm Bay, FL 32907 Attorney for Personal Representative: WILLIAM R. MUMBAUER, ESQUIRE WILLIAM R. MUMBAUER, P.A. Email: wrmumbauer@aol.com 205 N. Parsons Avenue Brandon, FL 33510 813/685-3133 9/11-9/18/26LG 2T ----- IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NUMBER: 26-CP-002967 DIVISION: B IN RE: ESTATE OF: CAROLINE MADELINE GOENNER Deceased. NOTICE TO CREDITORS The administration of the estate of CAROLINE MADELINE GOENNER, deceased, file number 26-CP-002967, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. This estate is testate, the decedent's last will being executed on September 19, 2025. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objection with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE	HILLSBOROUGH COUNTY OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. The date of the first publication of this Notice is September 11, 2026. Personal Representative: /s/ Millie Ann Shikes 5619 Osprey Park Place Lithia, FL 33547 Attorney for Personal Representative: /s/ John P. Flanagan Jr. John P. Flanagan, Jr., Esq. 710 Oakfield Drive, Suite 101 Brandon, FL 33511 (813) 681-5587 patflan@verizon.net FBN: 218499 9/11-9/18/26LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002591 IN RE: ESTATE OF CYNTHIA ANNE HARDEN Deceased. NOTICE TO CREDITORS The administration of the estate of CYNTHIA ANNE HARDEN, deceased, whose date of death was June 22, 2026, 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 representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE	HILLSBOROUGH COUNTY AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 11, 2026. Personal Representative: PETER ERVIN 3618 Glouster Drive North Beach, Maryland 20714 Attorney for Personal Representative: Bishop L. Toups Florida Bar Number: 120525 249 Nokomis Avenue S. Venice, Florida 34285 Telephone: (941) 882-0731 E-Mail: btoups@taxestateplanning.com 9/11-9/18/26LG 2T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION File No. 26-CP-003055 Division: U IN RE: Estate of DONNA RUTH EARL Deceased NOTICE TO CREDITORS If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturred, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE. All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH. The address of the court where this probate is pending is Plant City Courthouse, 301 N. Michigan Avenue, Plant City, FL 33563. Statements of Claims may be addressed to the Hillsborough County Clerk of Court, PO Box 3360, Tampa, FL 33601. The date of decedent's death is June 5, 2026. The date of first publication of this notice is September 11, 2026. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. Personal Representative: Sarah Marie Read 1750 Fowler Drive Merritt Island, FL 32952 Personal Representative's Attorney: /s/ Ralph D. Painter, Jr. Ralph D. Painter, Jr., FBN: 56662 rpainter@law.stetson.edu 648 Timber Pond Drive Brandon, FL 33510-2937 Phone: (813) 390-3517 9/11-9/18/26LG 2T ----- IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 26--011348 Division: D-P STARR S MARTINEZ, Petitioner, and SARAH J CLICK, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: SARAH J CLICK 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 STARR S MARTINEZ, whose address is 8685 Falling Blue Pl, River-view, FL 33578 on or before 10/06/2026, 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: N/A 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 August 31, 2026 Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: s/ Mary Glover Deputy Clerk 9/11-10/2/26LG 4T ----- NOTICE OF INTENTION TO REGISTER (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 10/7/2026 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-26-0001922 NAME OF VIOLATOR: ANA CECILIA ORDONEZ LOCATION OF VIOLATION: 9001 WESTCHESTER CIR, TAMPA, FL CODE SECTIONS: 19-231(12) 19-231(17) LEGAL DESCRIPTION: WESTCHESTER MANOR A CONDOMINIUM BUILDING 1 UNIT 3 TYPE D .566% INTEREST IN COMMON ELEMENTS FOLIO: 100528.5006 CASE NO: COD-26-0001992 NAME OF VIOLATOR: LORAINE B MEADOWS LOCATION OF VIOLATION: 6800 N BOULEVARD, TAMPA, FL CODE SECTIONS: 19-231(15)a LEGAL DESCRIPTION: RIVIERA SUBDIVISION E 70 FT OF LOT 8 FOLIO: 103886.0000 CASE NO: COD-26-0001995 NAME OF VIOLATOR: WEI LANG ROMONDT LOCATION OF VIOLATION: 7902 N MULBERRY ST, TAMPA, FL CODE SECTIONS: 19-231(5)c 19-231(10) 19-231(11) 19-231(13) 19-231(15)c 19-231(17) LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 10 AND E 5 FT CLOSED ALLEY ABUTTING ON W BLOCK 70 FOLIO: 147015.0000 CASE NO: COD-26-0002015 NAME OF VIOLATOR: 217 N LOIS AVE LLC LOCATION OF VIOLATION: 217 N LOIS AVE, TAMPA, FL CODE SECTIONS: 19-237(3) LEGAL DESCRIPTION: CHANDLER SUBDIVISION N 67.5 FT OF LOT 10 LESS E 28.33 FT AND N 67.5 FT OF LOTS 11 AND 12 LESS W 4 FT LOT 12 FOR RW BLK 2 FOLIO: 114812.0000 CASE NO: COD-26-0002021 NAME OF VIOLATOR: MORGAN KATHRYN BENTLEY LOCATION OF VIOLATION: 5703 N CENTRAL AVE, TAMPA, FL CODE SECTIONS: 19-75 19-77 LEGAL DESCRIPTION: EAST SUWANEE HEIGHTS N 44 FT OF LOT 7 AND S 6 FT OF LOT 8 BLOCK 20 FOLIO: 164246.0000 CASE NO: COD-26-0002035 NAME OF VIOLATOR: ROBERT BETANCOURT, IRENE LOCATION OF VIOLATION: 1306 N MACDILL AVE, TAMPA, FL CODE SECTIONS: 19-50 19-231(15)a 19-231(15)c LEGAL DESCRIPTION: MAC FARLANE PARK LOT 1 LESS E 4 FT FOR RD AND LOT 2 BLOCK 2 AND N 1/2 OF CLOSED ALLEY ABUTTING ON N FOLIO: 180307.0000 CASE NO: COD-26-0002051 NAME OF VIOLATOR: OTEMAN SR AND LISA DELANCY LOCATION OF VIOLATION: 3020 E COMANCHE AVE, TAMPA, FL CODE SECTIONS: 19-50 LEGAL DESCRIPTION: OAK HEIGHTS S 105 FT OF LOT 23 BLOCK 6 FOLIO: 151601.0000 CASE NO: COD-26-0002060 NAME OF VIOLATOR: 802 E COLUMBUS DR LLC LOCATION OF VIOLATION: 802 E COLUMBUS DR, TAMPA, FL CODE SECTIONS: 19-231(15)b LEGAL DESCRIPTION: CENTRALIA LOT 8 LESS PART FOR RD DESC AS BEG AT SW COR OF LOT 8 AND RUN N 2.61 FT SELY 52 FT S 1.97 FT AND W 52 FT TO BEG BLOCK 6 FOLIO: 183323.0000 CASE NO: COD-26-0002118 NAME OF VIOLATOR: REBECCA RACHEL TODD LOCATION OF VIOLATION: 911 W WARREN AVE, TAMPA, FL CODE SECTIONS: 19-231(15)b LEGAL DESCRIPTION: SUBURB ROYAL LOT 17 BLOCK 18 FOLIO: 181863.0000

CASE NO: COD-26-0002189 NAME OF VIOLATOR: ESTATE OF LINDA R BLOSFIELD LOCATION OF VIOLATION: 1405 W HIAWATHA ST, TAMPA, FL CODE SECTIONS: 19-49 LEGAL DESCRIPTION: RIVIERA SUBDIVISION W 100 FT OF E 200 FT OF LOT 72 FOLIO: 104071.0000 CASE NO: COD-26-0002211 NAME OF VIOLATOR: ALEX MONTEIRO CACOIL LOCATION OF VIOLATION: 8303 N MULBERRY ST, TAMPA, FL CODE SECTIONS: 19-233(a) 19-234 LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 8 AND CLOSED ALLEY ABUTTING ON E BLOCK 29 FOLIO: 146508.0000 CASE NO: COD-26-0002252 NAME OF VIOLATOR: NORTH ROME TA MHP LLC LOCATION OF VIOLATION: 6700 N ROME AVE, TAMPA, FL CODE SECTIONS: 19-231(10) 19-231(11) LEGAL DESCRIPTION: TRACT BEG AT PT ON W BDRY OF ROME AVE 25 FT N OF S BDRY OF SE 1/4 OF NE 1/4 OF NW 1/4 AND RUN N 348 FT W 280 FT S 65 FT W 110 FT S 7 DEG 6 MIN W 80.67 FT S 81 DEG 48 MIN W 71.28 FT TO PT 174 FT E OF W BDRY S 193 FT TO PT W OF POB & E 470.81 FT TO BEG...TRACT BEG 373 FT N OF SE COR OF SE 1/4 OF NE 1/4 OF NW 1/4 AND RUN W 280 FT S 65 FT W 110 FT S 7 DEG 6 MIN W 80.67 FT S 81 DEG 48 MIN W 71.28 FT TO PT 174 E OF W BDRY S TO S BDRY W 25 FT N TO N BDRY E 200 FT S 200 FT E 300 FT & S TO POB FOLIO: 103397.0000 CASE NO: COD-26-0002261 NAME OF VIOLATOR: ESTATE OF SHIRLEY LORRAINE LOCATION OF VIOLATION: 1520 W BROAD ST, TAMPA, FL CODE SECTIONS: 19-50 19-238 LEGAL DESCRIPTION: WILMA SOUTH W 1/2 OF LOT 151 AND E 1/2 OF LOT 150 & S 1/2 CLOSED ALLEY ABUTTING ON N FOLIO: 101628.0020 CASE NO: COD-26-0002297 NAME OF VIOLATOR: SERG CLAUD PROPERTIES LLC LOCATION OF VIOLATION: 4020 DELEUIL AVE, TAMPA, FL CODE SECTIONS: 19-50 LEGAL DESCRIPTION: BELLMONT HEIGHTS NO 2 PB 12 PG 88 LOT 597 FOLIO: 152454.0005 CASE NO: COD-26-0002779 NAME OF VIOLATOR: MUELLER REVOCABLE TRUST DTD LOCATION OF VIOLATION: 5710 RIVER TER, TAMPA, FL CODE SECTIONS: 19-49 19-50 LEGAL DESCRIPTION: IDLEWILD ON THE HILLSBOROUGH SUBDIVISION THAT PART OF BLOCK 23 DESC AS: COM AT PT 272 FT S OF NE COR OF BLOCK 23 THN N ALG E BDRY OF SD BLK 23 40 FT THN S 80 DEG 36 MIN 50 SEC W 127.11 FT FOR POB FROM SD POB RUN THN N 73 DEG 15 MIN 20 SEC E 130.96 FT TO E BDRY OF SD BLOCK 23 THN N ALG E BDRY OF SD BLK 23 93 FT THN S 88 DEG 54 MIN 00 SEC W 180 FT THN S 28 FT W 135 FT MOL TO WATERS OF HILLSBOROUGH RIVER THN SELY ALG RIVER TO A PT THAT BEARS S 62 DEG 30 MIN 00 SEC W FROM POB THN N 62 DEG 30 MIN 00 SEC E 113 FT MOL TO POB FOLIO: 162457.0110 CASES TO BE HEARD AT THE 1:00 P.M. HEARING CASE NO: COD-25-0003560 NAME OF VIOLATOR: MELTON DAVIS LOCATION OF VIOLATION: 5024 N 30TH ST, TAMPA, FL CODE SECTIONS: 27-156 27-156 TABLE 4-1 27-326 LEGAL DESCRIPTION: BELLMONT HEIGHTS LOT 1 BLOCK 11 FOLIO: 155374.0000 CASE NO: COD-26-0002004 NAME OF VIOLATOR: JOHN EDWARD REHEISER JR LOCATION OF VIOLATION: 4203 N LYNN AVE, TAMPA, FL CODE SECTIONS: 27-283.11(b) LEGAL DESCRIPTION: CHELSEA N 120 FT OF LOT 6 BLOCK 5 FOLIO: 165931.0000 CASE NO: COD-26-0002022 NAME OF VIOLATOR: JOSE JESUS GUTIERREZ LOCATION OF VIOLATION: 2111 W POWHATAN AVE, TAMPA, FL CODE SECTIONS: 27-282.28 27-283.11(b) 27-290.1 LEGAL DESCRIPTION: 1 HAMNER'S MARJORY B RENMAH LOTS 37 AND 38 BLOCK 2 FOLIO: 104395.0000 CASE NO: COD-26-0002075 NAME OF VIOLATOR: MARIA R ALAIMO/TRUSTEE LOCATION OF VIOLATION: 302 E WATERS AVE, TAMPA, FL CODE SECTIONS: 27-156 24-156 Table 4-1 27-326 LEGAL DESCRIPTION: IRVINTON HEIGHTS LOTS 5 6 7 AND 8 BLOCK 29 FOLIO: 99273.0000 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 9/11-10/2/26LG 4T
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LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY 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: VOLO X Owner: Volo Fleet Logistics Holdings Corporation 550 North Reo Street Ste 300 Tampa, FL 33609 9/11/26LG 1T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 26-CP-002915 Division: A IN RE: ESTATE OF ROGERS LEE WRIGHT, Deceased. NOTICE TO CREDITORS The administration of the estate of ROGERS LEE WRIGHT, deceased, whose date of death was June 2, 2026, and whose social security number is xxx- xx-2283 is pending in the Circuit Court for Hillsborough County, Florida, Probate Div- ision, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representa- tive'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 NO- TICE 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 date of first publication of this Notice is September 11, 2026. Personal Representative: RYAN L. TAYLOR 37357 Shark Eye Lane Zephyrhills, Florida 33541 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 9/11-9/18/26LG 2T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT	HILLSBOROUGH COUNTY IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NUMBER: 2026-CP-002008 JUDGE: CATHERINE M. CATLIN IN RE: ESTATE OF: WALTER LEE HUMPHREY, JR. Deceased NOTICE TO CREDITORS The administration of the estate of WAL- TER LEE HUMPHREY, JR., deceased, whose date of death was May 1, 2026, is pending in the Thirteenth Judicial Circuit for Hillsborough County, Florida, Probate Div- ision, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the petitioner and the petiti- on-er's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST 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 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 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 September 4, 2026. Petitioner: Bethany Humphrey 3733 North Goldenrod Road, Apt. 1207 Winter Park, Florida 32792 Attorney for Petitioner: Clyde L. Lemon, Esq. C. Lemon Law 1215 East Concord Street Orlando, Florida 32803 clyde@clemonlaw.com Florida Bar No. 1032835 9/4-9/11/26LG 2T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-001346 IN RE: ESTATE OF SAM HOLMES, Deceased. NOTICE TO CREDITORS The administration of the estate of Sam Holmes, deceased, whose date of death was September 3, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth be- low.	HILLSBOROUGH 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 PUB- LICATION 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 9/11/2026. Personal Representative: Judi Holton 8466 Radnor Rd, House A Norfolk, Virginia 23503 By: /s/ Georganna E. Frantzis GEORGANNA E. FRANTZIS, ESQUIRE Florida Bar Number: 92744 Email: georganna@awslaw.org Attorney for Personal Representative: AWS Law Firm 2202 N. Westshore Boulevard, Suite 200 Tampa, Florida 33607 Telephone: (813) 922-5293 By: /s/ Aaron W. Saoud AARON W. SAOUD, ESQUIRE Florida Bar Number: 096124 Email: attorney@awslaw.org 9/11-9/18/26LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION File Number: 2026-CP-002873 Division: A IN RE: ESTATE OF ANTONIO NIKOLAS MARAZITA Deceased. NOTICE TO CREDITORS The administration of the estate of An- tonio Nikolas Marazita, deceased, whose date of death was July 12, 2026, is pend- ing in the Circuit Court for Hillsborough County, Florida, Probate Division, the ad- dress 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 PUB- LICATION 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 9/11/2026 Personal Representative: Joi Nancy Marazita 1217 Thomas Jacobs Place Brandon, Florida 33510 Attorney for Personal Representative: Krystal Reyes, Esq. FL Bar No. 1028024 The Probate Pro, a division of The Darren Findling Law Firm 3300 W. Lake Mary Blvd., Suite 310 Lake Mary, Florida 32746 Phone: 407-559-5480 E-Mail: kreyes@theprobatepro.com 9/11-9/18/26LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002907 Division A IN RE: ESTATE OF LUZ A. BAEZ, A/K/A LUZ AIDA BAEZ Deceased. NOTICE TO CREDITORS The administration of the estate of LUZ A. BAEZ, A/K/A LUZ AIDA BAEZ, de- ceased, whose date of death was July 27, 2026, 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 represen- tative and the personal representative's	HILLSBOROUGH COUNTY 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 tile 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 PUB- LICATION 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 September 11, 2026. Personal Representative: /s/ Sandra Baez SANDRA BAEZ 9 Cottage Court Maplewood, New Jersey 02040 Attorney for Personal Representative: /s/ Cynthia I. Waisman CYNTHIA I. WAISMAN, ESQ. Florida Bar No: 0169986 Attorney for Petitioner Cynthia I. Waisman, P.A. 5406 Hoover Blvd., Unit 11 Tampa, Florida 33634 Telephone: (813) 279-6180 Fax: (813) 890-3461 E-Mail: cynthia@cynthiawaismanlaw.com Secondary E-Mail: cynthiawaisman@gmail.com 9/11-9/18/26LG 2T ----- IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA COUNTY CIVIL DIVISION CASE NO.: 2022-CC-025267 WESTSHORE VILLAGE TOWNHOMES HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. MICHELLE C. DIXON, Defendant. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pur- suant to the Third Amended Final Judg- ment of Foreclosure entered in this cause on August 31, 2026 by the County Court of Hillsborough County, Florida, the property described as: Lot 76, Westshore Village Townhomes, according to the map or plat thereof, as recorded in Plat Book 130, Page(s) 223, of the Public Records of Hillsbor- ough County, Florida. will be sold at public sale by the Hillsbor- ough County Clerk of Court, to the high- est and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on October 23, 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 par- ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coor- dinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appear- ance, or immediately upon receiving this notification if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Natalie N. Minor Natalie N. Minor, Esquire Florida Bar No: 1039661 nminor@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 9/11-9/18/26LG 2T ----- IN THE CIRCUIT COURT OF THE THIR- TEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 26-DR-004079 Division: TP FELICIA V. JOHNSON, Petitioner, and OMAR N. WHITE, Respondent. NOTICE OF ACTION FOR CHILD SUPPORT ORDER TO: OMAR N. WHITE 4567 Whispering Inlet Dr Jacksonville, FL 32277 YOU ARE NOTIFIED that an action for Child Support has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on FELICIA V. JOHNSON, whose address is P.O. Box 6572, Brandon, FL 33508, on or before 10/7/2026, 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	HILLSBOROUGH COUNTY 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 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 address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Fam- ily Law Rules of Procedure, requires certain automatic disclosure of docu- ments and information. Failure to com- ply can result in sanctions, including dismissal or striking of pleadings. Dated 8/29/26 Victor Crist, Clerk of the Circuit Court 800 E Twiggs St, Tampa, Florida 33602 By: /s/ Erma Yerdon Deputy Clerk 9/11-10/2/26LG 4T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 23-CA-013993 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. KENNY EUGENE HARRIS, JR. A/K/A KENNY EUGENE HARRIS, ET AL., DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta Publishing, Inc.) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 25th day of August , 2026, and entered in Case No. 23-CA-013993 , of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and KENNY EUGENE HARRIS, JR. A/K/A KENNY EUGENE HARRIS, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY. LAURYN MIKAELA HAYES, GLENCOVE COMMUNITY ASSOCIATION, INC. 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 at 10:00 A.M. on the 29th day of September, 2026, the following described property as set forth in said Final Judgment, to wit: Lot 4 in Block 8, of Glencove at Bay Park, according to the plat thereof, as recorded in Plat Book 115, Page 118, of the Public Records of Hillsborough County, Florida. Property address: 928 Royal Empress Dr, Ruskin, FL 33570 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 Hillsborough County ADA Coordinator, at Hillsborough County Courthouse, 800 E Twiggs Street, Room 604, Tampa, FL 33602, Phone 813-272-7040 at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 27th day of August, 2026. By: /s/ Laurence Barsky LAURENCE BARSKY BAR NO. 515981 Submitted by: Tromberg, Miller, Morris & Partners, PLLC ATTORNEY FOR PLAINTIFF 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@TMPLLC.COM 11080-1040867 ----- IN THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION CASE NO.: 2025-DR-002602 DIVISION: D IN RE: ADOPTION OF: M. R., (DOB: 05/24/2017), Adoptee NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION TO: CARLOS RAMOS AVILES 5029 BRECKINRIDGE PL APT 7 WEST PALM BEACH, Florida 33417 YOU ARE NOTIFIED that a Joint Peti- tion for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Cela Delgado Webster, Esq., whose address is 15310 Amberly Dr, Suite 320, Tampa, FL 33647, on or before 10/6/2026, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 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 minor child is identified as fol- lows: Name, Date of Birth, Place of Birth CARLOS RAMOS AVILES 02/18/1986 UNKNOWN Physical Description of Respondent: Age: 40 Race: Hispanic Hair Color: dark brown Eye Color: dark brown Approximate Height: 5 ft 6 inches (Continued on next page)

NOTICE OF PUBLIC HEARINGS
COMPREHENSIVE PLAN AMENDMENT
CITY OF TEMPLE TERRACE

The City Council of the City of Temple Terrace, Florida, has scheduled PUBLIC HEARINGS for September 15, 2026 and October 6, 2026, at 6:00 p.m. or soon thereafter, in the Council Chambers at City Hall, 11250 N. 56th Street to consider enacting the following Ordinance for the Comprehensive Plan Amendment (CPA-26-01) (TT/CPA-26-01) for Folio No. 061363-0100 as depicted in the map below:

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING COMPREHENSIVE PLAN AMENDMENT PETITION CPA 26-01 (TT/CPA-26-01) TO CHANGE THE "IMAGINE 2040: TEMPLE TERRACE COMPREHENSIVE PLAN" FUTURE LAND USE MAP FROM HILLSBOROUGH COUNTY COMMUNITY MIXED USE-12 (CMU-12) TO TEMPLE TERRACE COMMUNITY MIXED USE-12 (CMU-12) FOR ONE PARCEL OF LAND TOTALING 12.29+ ACRES OF REAL PROPERTY LOCATED SOUTH OF HARNEY ROAD AND EAST OF U.S. HIGHWAY 301 (US 301), WITH FOLIO NUMBER 061363-0100, LYING WITHIN THE CITY OF TEMPLE TERRACE, LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, ; PROVIDING FOR AMENDMENT OF THE OFFICIAL FUTURE LAND USE MAP OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE



The complete legal description by metes and bounds, the application, and the ordinance can be obtained from the Office of the City Clerk during regular business hours. All interested persons may appear at the meetings and be heard with respect to the proposed ordinance. A copy of the application is also available for public inspection in the Community Development Department during regular business hours. Additional information may be obtained by calling Alyssa Livingstone, Senior City Planner, Community Development at 813-506-6481. 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 includes the testimony and evidence upon which the appeal is to be based. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations 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 31st day of August 2026.

Lynda Sader, City Clerk
9/4-9/11/26LG 2T

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Approximate Weight: 155
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 emailed to the addresses on record at the clerk's office.
Dated August 31, 2026
Victor D. Crist, Clerk of the Court
800 E Twiggs Street, Tampa, FL 33602
By: s/ Jennifer Taylor
As Deputy Clerk

9/4-9/25/26 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

File No. 26-CP-002943
Division B

IN RE: ESTATE OF ROXANA ARISSO, Deceased.

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION

TO: DAVID ARISSO
Last address is unknown

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 Roxana Arisso, 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 10/11/2026, and file the original with the Clerk of this Court, at the Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, 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 9/2/2026.

Victor D. Crist, Clerk of the Court
Hillsborough County Courthouse
800 E. Twiggs Street, Tampa, FL 33602
By: s/ Ryan Marsh
As Deputy Clerk

9/4-9/25/26LG 4T

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

JUVENILE DIVISION
CASE NO. 25-DP-352
DIVISION: B

IN THE INTEREST OF: J.E. DOB: 4/9/2025
A CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: JASENNIA HARRIS, DOB 11/30/1993
Last known address: 339 Avenue B, Waverly, FL 33859

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: J.E. born on 4/9/2025. You are hereby commanded to appear on **October 7, 2026 at 0930 AM** before the Honorable Emily Peacock at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, for an **ADVISORY HEARING**.

ZOOM INSTRUCTIONS:

- Join Zoom Meeting information to be used by all parties.
- https://fjud13-org.zoom.us/j/82949766513
- No Password is required.

Zoom may be downloaded free of charge for IOS and Android devices, and it may also be accessed via desktop computer. If you do not have access to an iphone, ipad or similar computer audio/video technology, then you may call in at scheduled time of your hearing by calling: +1-305-224-1968 US. The phone dial-in and Meeting ID may be utilized from any landline, cellular or internet phone. Please enter the following Meeting ID: **82949766513**. Please plan to WAIT PATIENTLY until your hearing is called. You are REQUIRED to appear by phone or video unless your appearance has been waived.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fjud13.org 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 1st day of September, 2026.

Victor D. Crist, Clerk of Court
800 E. Twiggs Street, Tampa FL 33602
By: s/ Santiago Zambrano
As Deputy Clerk

9/4-9/25/26LG 4T

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

JUVENILE DIVISION

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

CASE NO. 25-DP-352
DIVISION: B

IN THE INTEREST OF: J.E. DOB: 4/9/2025
A CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: ROBERT ESCOBAR, DOB 7/27/1988
Last known address: 1718 Fruitridge St., Brandon, FL 33510

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: J.E. born on 4/9/2025. You are hereby commanded to appear on **October 7, 2026 at 0930 AM** before the Honorable Emily Peacock at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, for an **ADVISORY HEARING**.

ZOOM INSTRUCTIONS:

- Join Zoom Meeting information to be used by all parties.
- https://fjud13-org.zoom.us/j/82949766513
- No Password is required.

Zoom may be downloaded free of charge for IOS and Android devices, and it may also be accessed via desktop computer. If you do not have access to an iphone, ipad or similar computer audio/video technology, then you may call in at scheduled time of your hearing by calling: +1-305-224-1968 US. The phone dial-in and Meeting ID may be utilized from any landline, cellular or internet phone. Please enter the following Meeting ID: **82949766513**. Please plan to WAIT PATIENTLY until your hearing is called. You are REQUIRED to appear by phone or video unless your appearance has been waived.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fjud13.org 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 1st day of September, 2026.

Victor D. Crist, Clerk of Court
800 E. Twiggs Street, Tampa FL 33602
By: s/ Santiago Zambrano
As Deputy Clerk

9/4-9/25/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 26-CP-002962
Division A

IN RE: ESTATE OF JACQUELINE LOUISE JONES
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JACQUELINE LOUISE JONES, deceased, whose date of death was February 10, 2026, 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 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 September 4, 2026.

Personal Representative:

s/ Kimberly Rust
Kimberly Rust
14211 Covert Green Pl.
Riverview, Florida 33579

Attorney for Personal Representative: s/ Mary G. McDermott
Mary Greenwood McDermott, Esq.
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
Sec E-Mail: mary@brandonfamilylaw.com

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

9/4-9/11/26LG 2T

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

CASE NO: 2026-CC-010070

LIEN LIQUIDATORS OF FL LIT 11, LLC (A/AO AMPM RESTORATION SERVICES, LLC),
Plaintiff
v.

ROOSEVELT SCOTT AND LAVENTRIS CARLETTE HOLMES,
Defendant(s)

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure, entered in the above-styled cause, the Clerk of Court will sell the real property subject to this action situated in Hillsborough County, Florida, legally described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF HILLSBOROUGH AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS: LOT 10 IN BLOCK 5 OF SOUTH FORK UNIT 6, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGES 222 THROUGH 234, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Parcel Identification Number: 077721-3692

A/K/A 10808 Rocklege View Drive, Riverview, FL 33579

At public sale to the highest and best bidder for cash, online at <https://www.hillsborough.realforeclose.com>, pursuant to Judgment or Order of the Court and in accordance with Chapter 45, Florida Statutes, at **10:00AM on OCTOBER 9, 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

Dated August 31, 2026.

PATTERSON FALLUCCA, P.A.

s/ Pamela Patterson
Pamela Patterson, Esq.
Florida Bar No.: 1018682
pamela@pattersonlawpa.com
alexa@pattersonlawpa.com
801 Douglas Ave, Suite 1002
Altamonte Springs, FL 32714
Phone: (407) 913-0300
Attorneys for Plaintiff

9/4-9/11/26LG 2T

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

PROBATE DIVISION
File No. 2026CP002027

IN RE: ESTATE OF MARISELA VILLANUEVA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Marisela Villanueva, deceased, whose date of death was March 30, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Avenue, 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 the decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the 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 September 4, 2026.

Personal Representative:

s/ Yvette Medina
2711 W. Main Street
Tampa, Florida 33607

Attorney for Personal Representative:

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

9/4-9/11/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 26-CP-002846

IN RE: ESTATE OF

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

JANICE M. ANGORN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Janice M. Angorn, deceased, whose date of death was June 9, 2023, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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 September 4, 2026.

Personal Representatives:

Marcia Angorn Hoppenstein
3821 Matterhorn Drive
Plano, Texas 75075
Amy Angorn Eriksson
808 Bannockburn Avenue
Temple Terrace, Florida 33617

Attorney for Personal Representatives:

Nathan L. Townsend, Esq.
Attorney
Florida Bar Number: 0095885
1000 Legion Place, Ste. 1200
Orlando, Florida 32801
Telephone: (407) 792-6100
Fax: (407) 982-1314
E-Mail: nathan@nltlaw.com
Secondary E-Mail: service@nltlaw.com

9/4-9/11/26G 2T

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

CASE NO.: 26-CC-024151
DIVISION: H

BEACON SALES ACQUISITION, INC., a foreign corporation, d/b/a QXO and BEACON BUILDING PRODUCTS, Plaintiff,
vs.

SMITH ROOFING, LLC, a Florida Limited liability company, KENNETH SMITH, a/k/a KENNY SMITH, and JOHANNES VENTER, jointly and severally Defendants.

NOTICE OF ACTION – CONSTRUCTIVE SERVICE

TO: JOHANNES VENTER

680 Mount Stirling Ave
Apopka, FL 32712

YOU ARE HEREBY NOTIFIED that an action has been filed against you for Breach of Contract and Open Account and you are required to serve a copy of your written defenses, if any, to it on Brian A. Leung, Esq., whose address is Holcomb & Leung, P.A., 3203 W. Cypress St., Tampa, FL 33607 on or before 9/30/2026, and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for four (4) consecutive weeks in the LA GACETA.

WITNESS my hand and seal at Hillsborough County, Florida this 25th day of August 2026.

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

By: s/ Jennifer Taylor
Deputy Clerk

Holcomb & Leung, P.A.

9/4-9/25/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 26-CP-002400
Division A

IN RE: ESTATE OF DIANE GAIL LEE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DIANE GAIL LEE, deceased, whose date of death was December 9, 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.

LEGAL ADVERTISEMENT

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.

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 DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this notice is September 4, 2026.

Personal Representative:

s/ JOAN L. CRESSMAN
20213 Village 20
Camarillo, California 93012

Attorney for Personal Representative:

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

9/4-9/11/26LG 2T

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

PROBATE DIVISION
File No. 2026CP002798

IN RE: ESTATE OF

CAROLINE P. STEWARD, a/k/a
PAULINE CAROLINE STEWARD
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Caroline P. Steward, a/k/a Pauline Caroline Steward, deceased, whose date of death was June 4, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33631. 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 September 4, 2026.

Personal Representative:

s/ Lohr Steward Williams
4016 N. Wilder Rd.
Plant City, Florida 33565

Attorney for Personal Representative:

s/ SCOTT H. LANGSTON
Attorney
Florida Bar Number: 270229
P.O. Box 1897
Lakeland, Florida 33802
Telephone: (863) 688-5659
Fax: (863) 687-0917
E-Mail: langstonlaw@verizon.net
Secondary E-Mail: susan@langstonesquire.com

9/4-9/11/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 26-CP-002636
Division: A

IN RE: ESTATE OF TERESA N. JOHNSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of TERESA N. JOHNSON, deceased, whose date of death was October 2, 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 the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE

(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002897 Estate of SIDNEY LANIER GIBSON JR., Deceased NOTICE TO CREDITORS The administration of the estate of Sidney Lanier Gibson Jr., deceased, whose date of death was November 11, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce 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 9/4/2026. Personal Representative: Daniel Gagen 2950 North McKoy Road Villa Rica, Georgia 30180 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 9/4-9/11/26LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002699 Division B IN RE: ESTATE OF JENNIFER DYKE, A/K/A JENNIFER ANN DYKE Deceased. NOTICE TO CREDITORS The administration of the estate of Jennifer Dyke, a/k/a Jennifer Ann Dyke, deceased, whose date of death was June 20, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg's 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 September 4, 2026. Personal Representative: Julie Fishback Hahn 2903 W. Trudy Lane Tampa, Florida 33611 Attorney for Personal Representative: Jessica Marie Cooper, Esquire Attorney Florida Bar Number: 795011 Cooper Estate Law, PLLC 4805 S. Himes Avenue Tampa, Florida 33611 Telephone: (813) 831-3376 E-Mail: jcooper@cooperestatelaw.com 9/4-9/11/26LG 2T ----- IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26-CC-001497	HILLSBOROUGH COUNTY Case No.: 25-CC-13493 Division: H CYPRESS MILL COMMUNITY ASSOCIATION, INC., Plaintiff, vs. REGINALD TREVIL AND SHERRY KANARA JONES, Defendants. NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on August 24, 2026, by the County Court of HILLSBOROUGH County, Florida, the property described as: Lot 33, Block 5, of Cypress Mill Phase 1C1, according to the plat thereof, as recorded at Plat Book 133, Page 138, of the Public Records of Hillsborough County, Florida. and more commonly known as 15714 Buckford Landing Pl., Sun City Center, FL 33573 (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.hillsborough.realforeclose.com at 10:00 A.M. on October 9, 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. Twigg's 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 26th day of August 2026. /s/ Tiffany M. Love Tiffany M. Love, Esq. Florida Bar No.: 92884 tiffany.love@arlaw.com ADAMS AND REESE, LLP 100 N. Tampa Street, Suite 4000 Tampa, FL 33602 Tel: (813) 227-5541 Fax: (813) 227-5641 <i>Attorneys for Plaintiff</i> 9/4-9/11/26LG 2T ----- IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26-CC-018973 MANDARIN LAKES ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. LATOYA PETERSON, a single woman 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. 26-CC-018973, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein MANDARIN LAKES ASSOCIATION, INC. is Plaintiff, and LATOYA PETERSON, a single woman and UNKNOWN TENANT, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on October 16, 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 10, Block 8, Mandarin Lakes, as per plat thereof, recorded in Plat Book 58, Page(s) 41, of the Public Records of Hillsborough County, Florida. Property Address: 15127 Willowdale Road, Tampa, FL 33625 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg's 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 August 27, 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 9/4-9/11/26LG 2T ----- IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26-CC-001497 GRAND KEY CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MAXIMILIAN RODRIGUES BORGES, an unmarried man and UNKNOWN TENANT, Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45	HILLSBOROUGH COUNTY NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 26-CC-001497, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein GRAND KEY CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and MAXIMILIAN RODRIGUES BORGES, an unmarried man and UNKNOWN TENANT n/k/a LACEY RUDNIK, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on October 16, 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: Unit 12205 of Grand Key, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 15002, Page(s) 458 through 553, inclusive, of the Public Records of Hillsborough County, Florida, and any amendments thereto, together with its undivided share in the common elements. Property Address: 4207 South Dale Mabry Highway Unit 12205, Tampa, FL 33611 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg's 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 August 28, 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 9/4-9/11/26LG 2T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002627 Division A IN RE: ESTATE OF YADOLLAH VARZIDEH Deceased. NOTICE TO CREDITORS The administration of the estate of Yadollah Varzideh, deceased, whose date of death was May 13, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twigg's Street, Tampa, FL 33607. 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 9/4/2026. Personal Representative: Qasem Varzideh 11339 SW 132 PL Unit 1 Miami, Florida 33186 Attorney for Personal Representative: /s/ Sofia C. Herrera AARON W. SAOUD, ESQUIRE Florida Bar Number: 96124 SOFIA C. HERRERA, ESQUIRE Florida Bar Number: 1069771 AWS LAW FIRM 2202 N. Westshore Blvd. Suite 200 Tampa, Florida 33607 Telephone: (813) 922-5293 E-Mail: attorney@awslaw.org Secondary E-Mail: service@awslaw.org 9/4-9/11/26LG 2T ----- IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26-CC-024824 CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, vs. WEI QIAN, A MARRIED MAN, AND YU CHIN, A MARRIED WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP Defendant.	HILLSBOROUGH COUNTY NOTICE OF ACTION TO: YU CHIN 10532 Martinique Isle Dr Tampa, FL 33647 You are notified that an action to foreclose a lien on the following property in Hillsborough County, Florida: Lot 39, Block 1 of CORY LAKES ISLES PHASE 3, UNIT 2, according to the Plat thereof as recorded in Plat Book 102, Page(s) 48, of the Public Records of Hillsborough County, Florida Commonly known as 10532 Martinique Isle Dr, Tampa, FL 33647, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jessica T. Dubsy 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 09/25/2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg's 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 August 20, 2026 Victor Crist, Clerk of Court & Comptroller 800 E. Twigg's St., Tampa, FL 33602 By: s/ Patricia Corbin Deputy Clerk Frazier & Bowles, Attorneys at Law 9/4-9/11/26LG 2T ----- IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No. 2026-CP-2971 IN RE: ESTATE OF PATRICK EDWARD CLEMENTS, Deceased NOTICE TO CREDITORS The administration of the estate of PATRICK EDWARD CLEMENTS, deceased, whose date of death was May 16, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg's 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 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. First Date of Publication: 9/4/2026 Personal Representative: Jeanne Marie Robinson 96238 Sea Winds Drive Fernandina Beach, FL 32034 Attorney for Personal Representative: Kalei McElroy Blair Florida Bar No. 44613 Blair Law Group, PLLC 812 W. Dr. MLK Jr. Boulevard, Suite 101 Tampa, FL 33603 Telephone: 813-937-1670 Email: kmbpleadings@blairlawfl.com Secondary Email: hollyb@blairlawfl.com 9/4-9/11/26LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-002920 Division B IN RE: ESTATE OF ANTOINETTE C. CHURRUCA aka ANTOINETTE CHURRUCA Deceased. NOTICE TO CREDITORS The administration of the estate of ANTOINETTE C. CHURRUCA, aka ANTOINETTE CHURRUCA, deceased, whose date of death was May 12, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at	HILLSBOROUGH COUNTY 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 September 4, 2026. Personal Representative: JOSE CHURRUCA, Jr. 1443 Bent Tree Drive Wesley Chapel, Florida 33543 Attorney for Personal Representative: IAN S. GIOVINCO Florida Bar No. 994588 Email Addresses: ian@giovincolaw.com amy@giovincolaw.com Ian S. Giovinco, PA 611 West Bay Street, Suite 2B Tampa, Florida 33606 Telephone: (813) 505-5477 9/4-9/11/26LG 2T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CASE NO.: 26-CA-001947 DIVISION: D BEACON SALES ACQUISITION, INC., a foreign corporation, d/b/a QXO Plaintiff, vs. S&I BUILDERS, LLC, a Florida limited liability company, and ERIC CORTES, jointly and severally, Defendants. NOTICE OF ACTION – CONSTRUCTIVE SERVICE TO: Eric Cortes 777 N. Orange Ave, Apt 625 Orlando, FL 32801 YOU ARE HEREBY NOTIFIED that an action has been filed against you for Breach of Contract and Open Account and you are required to serve a copy of your written defenses, if any, to it on Brian A. Leung, Esq., whose address is Holcomb & Leung, P.A., 3203 W. Cypress St., Tampa, FL 33607 on or before 9/29/2026, and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition. This Notice shall be published once a week for four (4) consecutive weeks in the LA GACETA. WITNESS my hand and seal at Hillsborough County, Florida this 24th day of August 2026. Victor Crist, Clerk of the Circuit Court 800 E. Twigg's Street, Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk Holcomb & Leung, P.A. 9/4-9/25/26LG 4T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000735 Division B IN RE: ESTATE OF MAURICE E. BROGEN Deceased. NOTICE OF ACTION (formal notice by publication) TO: Johnny Reelee, Beneficiary of the Estate of Maurice Brogen YOU ARE NOTIFIED that a Petition for Administration and Petition Authorizing Sale has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Katie Everlove-Stone, 5328 Central Ave, St. Petersburg, FL 33707 on or before 10/05/2026, 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 8/28/2026. Cindy Stuart, Clerk of the Court By: /s/ Ryan Marsh As Deputy Clerk 9/4-9/25/26LG 4T ----- THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26-CA-001273 DIVISION: D HILLSBOROUGH TITLE, INC. a Florida corporation, d/b/a PARAMOUNT TITLE, Plaintiff, vs. ALL UNKNOWN PERSONS AND ENTITIES, Defendants, -and- SAMORA CONSTRUCTION LLC, PEARL & SAMORA LLC, JPMORGAN CHASE BANK, N.A., PATTERSON INVESTMENT GROUP LLC, SAMORA PATTERSON, BRADFORD AHYOUNG Nominal Defendants. NOTICE OF ACTION WHEREAS, an action has been brought by HILLSBOROUGH TITLE, INC., d/b/a PARAMOUNT TITLE ("Paramount Title"), to quiet Paramount Title's title to certain (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY a foreign corporation, d/b/a QXO and BEACON BUILDING PRODUCTS, Plaintiff, vs. J.C. JONES & CO., LLC, a Florida limited liability company, and JUSTIN JONES, jointly and severally Defendants. NOTICE OF ACTION – CONSTRUCTIVE SERVICE TO: Justin Jones 2724 Park Dr. Clearwater, FL 33763 YOU ARE HEREBY NOTIFIED that an action has been filed against you for Breach of Contract and Open Account and you are required to serve a copy of your written defenses, if any, to it on Brian A. Leung, Esq., whose address is Holcomb & Leung, P.A., 3203 W. Cypress St., Tampa, FL 33607 on or before September 30, 2026, and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition. This Notice shall be published once a week for four (4) consecutive weeks in the LA GACETA. WITNESS my hand and seal at Hillsborough County, Florida this 25 day of August 2026. Victor Crist, Clerk of the Circuit Court 800 E. Twiggs Street, Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk Holcomb & Leung, P.A. 8/28-9/18/26LG 4T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 26-DR-002578 Division: CP ODENIR GOMES ROSA, Petitioner, and JOSE RAMON GUERRERO CALIXTO, Respondent. AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: JOSE RAMON GUERRERO CALIXTO Last known address: 231 Thorn Tree Place, Brandon, FL 33510 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 ODENIR GOMES ROSA, whose address is Confidential on or before 9/22/2026, 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: N/A 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 8/14/2026 Victor D. Crist, Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: s/ Catherine Castillo Deputy Clerk 8/28-9/18/26LG 4T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003837 Division B IN RE: ESTATE OF LEONOR RODRIGUEZ Deceased. NOTICE TO CREDITORS The administration of the estate of LEONOR RODRIGUEZ, deceased, whose date of death was August 11, 2024, 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.	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 August 28, 2026. Personal Representative: /s/ RAMIRO DEIROs 33-25 92nd St, Apt 2F Jackson Heights, New York 11372 Attorney for Personal Representative: /s/ Cela Delgado Webster, Esq. Florida Bar Number: 275300 15310 Amberly Dr, Suite 320 Tampa, Florida 33647 Telephone: (813) 524-6393 Fax: (813) 524-6343 E-Mail: cwebster@chapellegal.com Secondary E-Mail: service@chapellegal.com 8/28-9/4/26LG 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.: 0842380102 Certificate No.: 2024 / 9603 File No.: 2026-672 Year of Issuance: 2024 Description of Property: WALLER ACRES LOT 1 PLAT BK / PG: 85 / 64 SEC - TWP - RGE: 02 - 29 - 21 Subject To All Outstanding Taxes Name(s) in which assessed: JOANN SUOCO All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (10/8/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/18/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Adrian J. Salas, Deputy Clerk 8/28-9/18/26LG 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.: 1590110000 Certificate No.: 2024 / 14581 File No.: 2026-676 Year of Issuance: 2024 Description of Property: GRANT PARK LOT 17 AND W 1/2 OF CLOSED ALLEY ABUTTING ON E BLOCK 17 PLAT BK / PG: 6 / 30 SEC - TWP - RGE: 10 - 29 - 19 Subject To All Outstanding Taxes Name(s) in which assessed: MCMILLAN SONS AND ASSOCIATES INC FLA DEVELOPMENT GROUP INC All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (10/8/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/18/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Adrian J. Salas, Deputy Clerk 8/28-9/18/26LG 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.: 1723180000 Certificate No.: 2024 / 15268 File No.: 2026-677 Year of Issuance: 2024 Description of Property: BUFFALO LOT 15 BLOCK 4 AND N 1/2 OF ALLEY ABUTTING THEREON PLAT BK / PG: 4 / 92 SEC - TWP - RGE: 06 - 29 - 19 Subject To All Outstanding Taxes Name(s) in which assessed: WORTHSHIRE GROUP LLC MARY MUTCHERSON All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property	HILLSBOROUGH COUNTY described in such certificate will be sold to the highest bidder on (10/8/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/18/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Adrian J. Salas, Deputy Clerk 8/28-9/18/26LG 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.: 1882905000 Certificate No.: 2024 / 16501 File No.: 2026-680 Year of Issuance: 2024 Description of Property: MAYS ADDITION LOT 15 BLOCK 8 PLAT BK / PG: 1 / 59 SEC - TWP - RGE: 08 - 29 - 19 Subject To All Outstanding Taxes Name(s) in which assessed: WARREN PROPERTIES LLC All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (10/8/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/18/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Adrian J. Salas, Deputy Clerk 8/28-9/18/26LG 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.: 1467820000 Certificate No.: 2024 / 13542 File No.: 2026-682 Year of Issuance: 2024 Description of Property: SULPHUR SPRINGS ADDITION E 54 FT OF LOT 10 BLOCK 49 PLAT BK / PG: 6 / 5 SEC - TWP - RGE: 30 - 28 - 19 Subject To All Outstanding Taxes Name(s) in which assessed: CAPITAL INVESTMENT BUILDERS LLC All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (10/8/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/18/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Adrian J. Salas, Deputy Clerk 8/28-9/18/26LG 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.: 1404260000 Certificate No.: 2024 / 13004 File No.: 2026-684 Year of Issuance: 2024 Description of Property: TERRACE PARK UNIT NO 4 N 20 FT OF LOT 18 AND LOT 19 BLOCK 82 PLAT BK / PG: 16 / 54 SEC - TWP - RGE: 16 - 28 - 19 Subject To All Outstanding Taxes Name(s) in which assessed: JENNIFER ADAMS ERIC ADAMS All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (10/8/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision	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 8/18/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Adrian J. Salas, Deputy Clerk 8/28-9/18/26LG 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.: 1568590000 Certificate No.: 2024 / 14372 File No.: 2026-685 Year of Issuance: 2024 Description of Property: ZION HEIGHTS ADDITION LOT 75 PLAT BK / PG: 23 / 5 SEC - TWP - RGE: 05 - 29 - 19 Subject To All Outstanding Taxes Name(s) in which assessed: MICHAEL FELTON All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (10/8/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/18/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Adrian J. Salas, Deputy Clerk 8/28-9/18/26LG 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.: 0338632364 Certificate No.: 2024 / 2808 File No.: 2026-687 Year of Issuance: 2024 Description of Property: BARRINGTON SUBDIVISION UNIT B LOT 5 LESS BEG AT MOST NWLY COR S 22 DEG W 130.19 FT TO SWLY COR THN E 20 FT & N 14 DEG E 123.92 FT TO POB BLOCK 7 PLAT BK / PG: 47 / 69 SEC - TWP - RGE: 18 - 27 - 19 Subject To All Outstanding Taxes Name(s) in which assessed: JA'NIECE L TODD All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (10/8/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/18/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Adrian J. Salas, Deputy Clerk 8/28-9/18/26LG 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.: 0355910100 Certificate No.: 2024 / 3094 File No.: 2026-688 Year of Issuance: 2024 Description of Property: BYARS REVISION OF SUNNYLAND ACRES PT OF LOT 11 BLK 6 BEING FURTHER DESC AS FOLL: BEG AT SE COR OF SD LOT 11 THN W 110 FT THN N 72 FT THN E 30 FT THN N 63 FT TO N LINE OF SD LOT THN E 80 FT THN S 135 TO POB PLAT BK / PG: 32 / 67 SEC - TWP - RGE: 06 - 28 - 19 Subject To All Outstanding Taxes Name(s) in which assessed: S & M INVESTMENTS OF TAMPA LLC All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (10/8/2026) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the	HILLSBOROUGH COUNTY 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 8/18/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Adrian J. Salas, Deputy Clerk 8/28-9/18/26LG 4T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY DIVISION CASE NO.: 25-DR-002353 DIVISION: I IN RE: THE MARRIAGE OF JAHLANDA SMITH, Petitioner/Wife, and JOSEPH MCEWAN, Respondent/Husband. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN COMES NOW, Petitioner/Wife, JAHLANDA SMITH, by and through the undersigned counsel, and files this Notice of Action for Dissolution of Marriage with Minor Children (hereinafter "Notice"), and in support thereof, states as follows: TO: Respondent/Husband, JOSEPH MCEWAN, whose last known address is 36126 Joseph Blake Street, Zephyrhills, Florida 33541. YOU ARE HEREBY 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 J. Robert Angststadt, Esquire, Cara L. Powell, Esquire, Victoria Fraley, Esquire, Tyla S. Jones, Esquire, Myra B. Denman, Esquire, Jasmine Noelle Kennedy, Esquire, Esteban Rodriguez, Esquire, and the law firm of Tampa Divorce, Attorneys for Petitioner/Wife, JAHLANDA SMITH, whose address is 13057 W Linebaugh Ave., Ste 102, Tampa, Florida 33626 on or before Thursday, October 15, 2026, and file the original with the clerk ofthis Court at 800 E. Twiggs S1. Room 604, Tampa, Florida, 33602. If you fail to do so, a default may be entered against you for the relief demanded in Wife's Petition for Dissolution of Marriage with Dependent or Minor Child(ren) filed on February 20, 2025. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office, located at 800 E. Twiggs St. Room 424, Tampa, Florida 33602. You may review these documents upon request. You must keep the Clerk of 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 8/18/2026 Victor Crist Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk 8/28-9/18/26LG 4T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 26 CA-006049 DANNY BRETT BECKNER, Plaintiff, vs. ADAM TRAVIS PONTON, Defendant. NOTICE OF ACTION FOR CONSTRUCTIVE SERVICE BY PUBLICATION TO: ADAM TRAVIS PONTON Last Known Address: 6807 Middlewood Court Tampa, Florida 33634-1036 YOU ARE NOTIFIED that an action has been filed against you in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida. This action seeks emergency temporary restraining order relief, permanent injunctive relief, declaratory judgment, quiet title relief, and related relief concerning real property located at 6807 Middlewood Court, Tampa, Florida 33634-1036. The real property at issue is legally described as:: Lot 21, Block 7, CAMEO VILLAS - Unit No. 4, according to the map or plat thereof as recorded in Plat Book 47, Page 79 of the Public Records of Hillsborough County, Florida. Plaintiff seeks relief including a declaration concerning the validity or invalidity of deeds affecting the property, cancellation of challenged instruments, and a decree quieting title to the property. You are required to serve a copy of your written defenses to this action, if any, no later than October 5, 2026, with the Clerk of 13th Judicial Circuit Court and on the plaintiff's attorney at: By: /s/ James R. Ackley James R. Ackley, Esq. Law Offices of James R. Ackley, P.A. 4196 Torres Circle West Palm Beach, Florida 33409 Telephone: (833) 352-2889 Florida Bar Number: 509736 Designated E-mail for Service: eservice@ackleylegal.net Attorney for Plaintiff: Danny Beckner 8/28-9/18/26LG 4T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
OSCEOLA COUNTY 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@TMPPLLC.COM 11080-1041609 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-AMC1, Plaintiff, vs. ANGEL F. MARTINEZ, et al. , Defendants. Case No: 2019 CA 003127 NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated November 17, 2020, and entered in Case No. 2019 CA 003127 of the Circuit Court of the NINTH Judicial Circuit in and for Osceola County, Florida wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-AMC1, is the Plaintiff and ANGEL F. MARTINEZ; CARMEN GREEN; ANSON STREET LLC; EAGLE POINTE PROPERTY OWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE, are Defendants, Kevin Soto, Esq., Osceola County Clerk of Courts, will sell to the highest and best bidder for cash at the Osceola County Historical Courthouse, 3 Courthouse Square, Room 204 (2nd Floor), Kissimmee, Florida 34741 at 11:00 a.m. on September 30, 2026 the following described property set forth in said Final Judgment, to wit: LOT 70, EAGLE POINTE, TRACT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 1-3, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Commonly known as: 534 Eagle Pointe S, Kissimmee, FL 34746 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 August 26, 2026 /s/ Joseph Dillon Joseph Dillon, Esq., Florida Bar No. 95039 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: jdillon@lenderlegal.com EService@LenderLegal.com 11080-1040795 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 001221 MF 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 EDWARD RANDOLPH SEENEY A/K/A EDWARD R. SEENEY, ET AL., DEFENDANTS. RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta Publishing, Inc) NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 17th day of August, 2026, and entered in Case No. 2025 CA 001221 MF, of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JUDY ARLEEN SEENEY A/K/A JUDY SEENEY A/K/A JUDY SEENEY KIRKLEY, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD RANDOLPH SEENEY A/K/A EDWARD R. SEENEY, AND TRAFALGAR VILLAGE MASTER ASSOCIATION, INC. are defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at courthouse located at 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 at 11:00 AM on the 29th day of September, 2026, the following described property as set forth in said Final Judgment, to wit: Lot 76, Trafalgar Village - Phase Three, according to the plat as recorded in Plat Book 19, Pages 90 through 100, of the Public Records of Osceola County, Florida. Property address: 4913 Pall Mall St E, Kissimmee, FL 34758 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	OSCEOLA COUNTY of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; if you are hearing or voice impaired, call 1-800-955-8771. Dated this 26th day of August 2026. By: /s/ Laurence Barsky LAURENCE BARSKY BAR NO. 515981 Submitted by: Tromberg, Miller, Morris & Partners, PLLC ATTORNEY FOR PLAINTIFF 600 West Hillsboro Boulevard, Suite 600 Deerfield Beach, FL 33441 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@TMPPLC.COM 11080-1040739 IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2026 CC 004636 CF EAGLE LAKE PHASE 1 SUBDIVISION HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. DORA AZEL, Defendant. NOTICE OF ACTION TO: DORA AZEL 2772 Creekmore Court Kissimmee, FL 34746 YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Osceola County, Florida: Lot 95, of EAGLE CREEK PHASE 4B, according to the plat thereof, as recorded in Plat Book 23, Page 73, of the Public Records of Osceola County, Florida. A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before October 21st, 2026 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiffs' Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once each week for two consecutive weeks in La Gaceta newspaper. In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days or your receipt of this Notice: If you are hearing or voice impaired, call 1-800-955-8771. WITNESS my hand and the seal of this Court on this 1st day of September, 2026. Kelvin Soto, Esq., Clerk of Court By /s/ Susan Vis Deputy Clerk Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone (813) 204-6492 Counsel for Plaintiff BIR File: 020918.00053 9/4-9/11/26LG 2T IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA Case No.: 2024 CC 003280 CF Coral Cay Resort Homeowners' Association, Inc., Plaintiff, vs. Lester Office; et al. Defendant(s). NOTICE OF FORECLOSURE SALE NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated August 25, 2026, and entered in Case Number: 2024 CC 003280 CF, of the County Court in and for Osceola County, Florida. To be published in the La Gaceta Newspaper, wherein Coral Cay Resort Homeowners' Association, Inc. is the Plaintiff, and Lester Office, Gail Office, Leslie Office, and 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 October 6, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to-wit: Property Description: LOT 60, CORAL CAY RESORT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 123-125, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Property Address: 2428 Caravelle Circle, Kissimmee, FL 34746 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. Dated the 28th day of August, 2026 DHN ATTORNEYS, P.A. 448 South Alafaya Trail, Unit 8 Orlando, FL 32828 Telephone: (407) 269-5346 Facsimile: (407) 650-2765	OSCEOLA COUNTY Attorney for Association By: /s/ Don H. Nguyen Don H. Nguyen, Esquire Florida Bar No. 0051304 don@dhnatorneys.com 9/4-9/11/26LG 2T NOTICE OF PUBLIC SALE The following personal property of Agnes Klein, Rebecca Robinette, and Kevin Meyers, 3305 Niota Ct. Lot #245, Saint Cloud Florida 34769 will on September 22, 2026, at 9:00 a.m., be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: at The Mark MHP office, 1300 13th Street St. Cloud, Florida 34769. YEAR/MODEL 1979/PALM VIN# 15711 Title# 0016074031 Additional personal property <u>unknown</u> PREPARED BY: MARK C. PAYNE, Esq. Agent for The Mark MHP P.O. Box 1061, Tampa, Florida 33601-1061 Telephone: 813-223-6882 9/4-9/11/26 LG 2T NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE RE: TIMESCAPE RESORTS, LLC OSCEOLA County, Florida Non-Judicial Timeshare foreclosure process NOTICE IS HEREBY GIVEN that, pursuant to an action for non-judicial foreclosure of those certain purchase money mortgages on timeshare interests described below as recorded in the Official Records of Osceola County, Florida, as set forth herein, I will sell, to the highest and best bidder for cash, at Calypso Cay Vacation Villas Manager's Office, 3000 Bonfire Beach Drive, Kissimmee, FL 34746 on TUESDAY, the 29th day of SEPTEMBER, 2026, at 12:30 p.m., the following described real property located in Osceola County, Florida, to-wit: Undivided tenant in common fee simple interests in Phases (as set forth below) in CALYPSO CAY VACATION VILLAS, A TIMESHARE PLAN together with all appurtenances thereto, according and subject to the Declaration of Covenants, Conditions and Restrictions for CALYPSO CAY VACATION VILLAS, A TIMESHARE PLAN, as recorded in Official Records Book 2023, Page 342, of the Public Records of Osceola County, Florida and all amendments and exhibits thereto. Undivided tenant in common Fee simple fractional interest: PHASE Number: PHASE 1 PHASE 2 PHASE 5 PHASE 6 27/11440 10/13520 6/9568 12/9568 TO: Owner(s) Last Known Address Undivided tenant in common fee simple interest Official Records Book and Page of Mortgage Amount due and per diem amount: Mary Jo Lamell 190 Postal Road Middlesex, VT 05602 10/13,520 undivided tenant in common fee simple interest in Phase II Mortgage recorded at OR Book 5202, Page 454, Public Records, Osceola County, Florida \$3,472.92 with a per diem amount of \$1.72 from June 1, 2026 Christopher E Howie and Katherine N Howie 1007 Stagewood Lane Archdale, NC 27263 4/11,440 undivided tenant in common fee simple interest in Phase 1 Mortgage recorded at O R Book 4735, Page 1853, Public Records, Osceola County, Florida \$794.68 with a per diem in the amount of \$0.39 from June 1, 2026 William J Carrier and Patricia A Carrier 782 Bergen Road Newport, WA 99156 8/11,440 undivided tenant in common fee simple interest in Phase 1 Mortgage recorded at OR Book 5343, Page 531, Public Records, Osceola County, Florida \$794.68 with a per diem in the amount of \$0.39 from June 1, 2026 Carlos Alberto Zamora Cedeno and Dolores Edith Cool Murillo AV Roberto Gilbert Mnzana 1 Solar 2 Guayaquil EC090150 Ecuador 10/11,440 undivided tenant in common fee simple interest in Phase 1 Mortgage recorded at OR Book 5143, Page 2835, Public Records, Osceola County, Florida \$2,366.16 with a per diem in the amount of \$1.17 from June 1, 2026 Daniel G Peach Pool and Ana T Sabas-flores Diaz de Leon Cerro de Tepeyac 71 Cd San Fafael Campeche CAM 24090 Mexico 6/9568 undivided tenant in common fee simple interest in Phase 5 Mortgage recorded at OR Book 5327, Page 2739, Public Records, Osceola County, Florida \$3,902.75 with a per diem in the amount of \$1.92 from June 1, 2026 Luis Enrique Cervantes Castaneda and Ana Araceli Martinez Velazquez 6830 Chestnut Street Hanover Park, IL 60133 6/9568 undivided tenant in common fee simple interest in Phase 6 Mortgage recorded at OR Book 5363, Page 1976, Public Records, Osceola County, Florida \$6,991.59 with a per diem in the amount of \$3.45 from June 1, 2026 April E Kleven and James K Kleven General Delivery Volcano, HI 96785 5/11,440 undivided tenant in common fee simple interest in Phase 1 Mortgage recorded at OR Book 5260, Page 2665, Public Records, Osceola County, Florida \$2,301.98 with a per diem in the amount of \$1.14 from June 1, 2026 Sol N Ortiz 3 Murray Street Lynn, MA 01905 2/9568 undivided tenant in common fee simple interest in Phase 6 Mortgage recorded at OR Book 5059, Page 685, Public Records, Osceola County, Florida	OSCEOLA COUNTY \$1,906.79 with a per diem amount of \$0.94 from June 1, 2026 The mortgage lien created by each of the mortgages referenced herein was properly created and authorized pursuant to the timeshare instrument and applicable law, and the amounts secured by said mortgage lien are as set forth above. You may cure the default at any time prior to the public auction by paying the amount due, as set forth in this notice, to the undersigned Trustee at the address set forth below. THIS NOTICE OF PUBLIC AUCTION/SALE is dated this 26th day of AUGUST, 2026. THOMAS L AVRUTIS THOMAS L AVRUTIS, AS TRUSTEE FOR TIMESCAPE RESORTS, LLC 201 Fletcher Avenue, Second Floor Sarasota, FL 34237 Telephone (941) 955-7715 Facsimile (941) 953-7625 Email: john@timesharenjf.com 9/4-9/11/26LG 2T IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA Case No.: 2025 CC 004841 CF Southern Pines of Osceola Homeowners Association, Inc., Plaintiff, vs. William Fuentes and Connie Fuentes; et al. Defendant(s). NOTICE OF FORECLOSURE SALE NOTICE is hereby given pursuant to an Order on Final Judgment of Foreclosure, dated August 21, 2026, and entered in Case Number: 2025 CC 004841 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 William Fuentes, Connie Fuentes, Secretary of Housing and Urban Development, and All Unknown Tenants/ Owners are the Defendants, the clerk will sell to the highest and best bidder for cash at the Osceola County Historic Courthouse, 3 Courthouse Square, Room 204, Kissimmee, FL 34741, at 11:00 o'clock A.M. on October 13, 2026, the following described property as set forth in said Order on Final Judgment of Foreclosure, to-wit: Property Description: LOT 49, SOUTHERN PINES - UNIT 1, ACCORDING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 16, PAGES 2 THROUGH 9, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Property Address: 5060 Silver Thistle Lane, 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. Dated the 26th day of August, 2026 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@dhnatorneys.com 9/4-9/11/26LG 2T PASCO COUNTY IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512026CP001452CPAXWS Division Probate IN RE: ESTATE OF GERARD F. FINERTY Deceased. NOTICE TO CREDITORS The administration of the estate of Gerard F. Finerty, deceased, whose date of death was July 26, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION 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	PASCO COUNTY 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 September 11, 2026. Personal Representative: Carmela Aldorasi Finerty 6606 Wintergreen Lane Port Richey, Florida 34668 Attorney for Personal Representative: Stuart B. Klein, Esq. Attorney Florida Bar Number: 328634 4400 PGA Boulevard # 603 Palm Beach Gardens, Florida 33410 (561) 478-1588 sklein@kleinslaw.com paralegal@kleinslaw.com 9/11-9/18/26LG 2T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP001065 Division Probate IN RE: ESTATE OF SANDRA CAMILLE SASSO Deceased. NOTICE TO CREDITORS The administration of the estate of Sandra Camille Sasso, deceased, whose date of death was March 17, 2026, 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

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
PASCO COUNTY 5101 NE 121st Ave #12 Vancouver, WA 98682 MICHAEL LLOYD ANDERSON, AS AN HEIR TO LLOYD O. ANDERSON, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED 623 E Amelia St, #A Orlando, FL 32803 ROBERT MAGUIRE, JR., AS AN HEIR TO ROBERT MAGUIRE, DECEASED, AS AN HEIR TO ALICE M. MAGUIRE, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED 36945 Shore Drive Dade City, FL 33525 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 9, Pasadena Shores, as per plat thereof recorded in Plat Book 4, Page 78, Public Records of Pasco County, Florida. has been filed against you and you are required to serve a copy of your written defense, if any, to it on Michael C. Coyle, Esq., Storey Law Group, 221 NE Ivanhoe Blvd., Suite 300, Orlando, FL 32804, within 30 days after the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. Due on or before October 13th, 2026. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court on the 2nd day of September, 2026. Nikki Alvarez-Sowles Clerk of the Circuit Court, Pasco County By: s/ Haley Joyner Deputy Clerk Storey Law Group 9/11-9/18/26LG 2T ----- NOTICE OF ADMINISTRATIVE COMPLAINT PASCO COUNTY To: STEPHEN V. PAUL Case No.: CD202605054/D 3320413 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. 9/11-10/2/26LG 4T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA. CASE NO. 2025CA003315CAAXES WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CROSS 2023-H1 MORTGAGE TRUST, PLAINTIFF, VS. BRITTANY A. GOODWIN , ET AL. DEFENDANT(S). ----- NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated August 20, 2026 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on October 19, 2026, at 11:00 AM, at www.pasco.realforeclose.com for the following described property: LOT 353, LAKESHORE RANCH PHASES 2 & 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE(S) 51 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. La Gaceta Publishing, Inc Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: Wendy B. Tabb Wendy B. Tabb, Esq. FBN 175242 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 either the Pasco County Customer Service Center, ADA Liaison 8731 Citizens Drive, New Port Richey, FL 34654, Phone 727-847-2144 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, 727-847-8028 (V) at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 11080-1040725 ----- IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION	PASCO COUNTY File No. 2026CP000418CPAXWS IN RE: ESTATE OF ROBERT E. PENDLAND Deceased. NOTICE TO CREDITORS The administration of the estate of ROBERT E. PENDLAND, deceased, whose date of death was April 6, 2024; File Number 2026CP000418CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. 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 September 4, 2026. Personal Representative: VALARIE J. GRIM 701 S. Howard Ave, Suite 106339 Tampa, FL 33606 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 9/4-9/11/26LG 2T ----- IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP001285CPAXES IN RE: ESTATE OF DENISE MARIE GALLAGHER Deceased. NOTICE TO CREDITORS The administration of the estate of DENISE MARIE GALLAGHER, deceased, whose date of death was May 17, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, New Port Richey, FL 34654-5598. 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 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 September 4, 2026. Personal Representative: s/ Tonya Pineda TONYA PINEDA 11032 Holly Cone Drive Riverview, Florida 33569 Attorney for Personal Representative: s/ Cynthia I. Waisman CYNTHIA I. WAISMAN, ESQ. Florida Bar Number: 0169986 Cynthia I. Waisman, P.A. 2451 McMullen Booth Road, Ste. 214 Clearwater, Florida 33759 Telephone: (727) 712-2299 Fax: (813) 890-3461 E-Mail: cynthia@cynthiawaismanlaw.com Secondary E-Mail: cynthiawaisman@gmail.com 9/4-9/11/26LG 2T ----- IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA COUNTY CIVIL DIVISION Case No.: 25-CC-8211 BALLANTRAE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,	PASCO COUNTY v. JACK HENRIQUEZ, III; UNKNOWN SPOUSE OF JACK HENRIQUEZ, III; UNKNOWN TENANT IN POSSESSION 1; and UNKNOWN TENANT IN POSSESSION 2, Defendants. NOTICE OF SALE Notice is hereby given that pursuant to the Amended Uniform Final Judgment of Foreclosure rendered on August 31, 2026, in the case pending in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 25-CC-8211, Nikki Alvarez-Sowles, Esq., Clerk of the Court will sell the property situated in said County, described as: Lot 18, Block 3 of BALLANTRAE VIL-LAGE 6, a subdivision according to the Plat thereof recorded in Plat Book 53, Pages 1 through 10, of the Public Records of Pasco County, Florida, further described as: 3810 Benaired Street, Land O' Lakes, Florida 34638, at public sale, to the highest and best bidder for cash on September 24, at 10:00 A.M. online at the following website: www.pasco.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 accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V), or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V), at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711. Dated the 31st day of August, 2026 s/ Barbara Prasse-Anderson (FBN 610933) Jessica Muller (FBN: 1015974) PRASSE-ANDERSON & MULLER, LLP 15310 Amberly Drive, Suite 250 Tampa, Florida 33647 Telephone: 813-258-4422 Direct Dial: 813-642-7463 Facsimile: 813-258-4424 E-service: pleadings@tampalitigator.com 9/4-9/11/26LG 2T ----- IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2026CC004703CCAXES GRAND OAKS MASTER ASSOCIATION, INC., Plaintiff, vs. MARLA A. RIMA and KELVIN KINNEY, Defendants. NOTICE OF ACTION TO: MARLA A. RIMA and KELVIN KINNEY 25741 Frith Street Land O' Lakes, FL 34639 YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Pasco County, Florida: Lot 5, Block 10, Grand Oaks Phase 2, Unit 9, according to the map or plat thereof, as recorded in Plat Book 42, pages 119 through 123, inclusive, of the Public Records of Pasco County, Florida. A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 10/05/2026, 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once each week for two consecutive weeks in La Gaceta. ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this Notice of Action 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. WITNESS my hand and the seal of this Court on this August 27, 2026 By: s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Shakira Ramirez Pagan Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff BIR File: 016675.00142 9/4-9/11/26LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 51-2025-CA-003752-CAAX-WS ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs. ANTONIO MARIN JR. A/K/A ANTONIO MARIN, UNKNOWN SPOUSE OF ANTONIO MARIN A/K/A ANTONIO MARIN N/K/A JUDY MARIN, et al., Defendant(s).	PASCO COUNTY NOTICE OF SALE NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered on August 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 September 28, 2026 at 11:00 A.M., at www.pasco.realforeclose.com, the following described property: LOT 2, BRIARWOODS - PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGES 8 THROUGH 13, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Property Address: 10401 Landmark Drive, Hudson, FL 34667 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 August 28, 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@qpwbllaw.com E-mail: kchurch@qpwbllaw.com Attorney for Plaintiff 9/4-9/11/26LG 2T ----- IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP001265CPAXWS IN RE: ESTATE OF LEONARD CHARLES STILPHEN, JR., Deceased. NOTICE TO CREDITORS The administration of the estate of LEONARD CHARLES STILPHEN, JR., deceased, whose date of death was May 20, 2026; File Number 2026CP001265CPAX-WS, 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 name and address of the personal representative and the personal representative's attorneys are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 4, 2026. Signed on August 28, 2026. Personal Representative: s/ RUTH ANN NICKERSON Attorneys for Personal Representative: s/ Sean F. Bogle, Esq. Email: sean@boglelawfirm.com Florida Bar No. 106313 Douglas A. Cohen, Esq. Email: doug@boglelawfirm.com Florida Bar No.: 124063 Attorneys for Petitioner BOGLE LAW FIRM 101 S. New York Ave., Suite 205 Winter Park, FL 32789 Telephone: 407-834-3311 Fax: 407-834-3302 9/4-9/11/26LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION CASE No.: 26-CP-001162 IN RE: ESTATE OF TIMOTHY LAWRENCE PEYTON, Deceased. NOTICE TO CREDITORS The administration of the estate of Timothy Lawrence Peyton, deceased, whose date of death was June 11, 2026, 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	PASCO COUNTY 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 September 4, 2026. Personal Representative: Drake Peyton 18132 Portside Street Tampa, Florida 33647 Attorney for Personal Representative: Marley Dodd, Esq. Florida Bar No. 1058457 Brice Zoecklein, Esq. 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 9/4-9/11/26LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2017-CA-003228 ES FLAGSTAR BANK, FSB, Plaintiff, vs. CLIFFORD J. BROGDON A/K/A CLIFFORD JULIEN BROGDON; et al., Defendants. NOTICE OF SALE NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale entered on July 17, 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 September 29, 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 August 28, 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@qpwbllaw.com E-mail: kchurch@qpwbllaw.com Attorney for Plaintiff 9/4-9/11/26LG 2T ----- IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO: 2026CC003378 RSF HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. KELLY BROWN, a single woman 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. 2026CC003378, of the County Court of the Sixth Judicial Circuit (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
PASCO COUNTY in and for Pasco County, Florida, wherein RSF HOMEOWNERS' ASSOCIATION, INC. is Plaintiff, and KELLY BROWN, a single woman, is Defendant, the Clerk of the Pasco County Court will sell to the highest bidder for cash on September 24, 2026, in an online sale at www.pasco.realforeclose.com, beginning at 11:00 a.m., the following property as set forth in said Final Judgment, to wit: LOT 20, RESERVE AT SEA FOREST, according to the plat thereof, as recorded in Plat Book 59, Pages 17-20, Public Records of Pasco County, Florida. Property Address: 4536 Heron Landing, New Port Richey, FL 34653 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. Any persons with a disability requiring accommodations should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 847-8110. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services. Dated August 26, 2026 /s/ Scott B. Tankel PRIMARY E-MAIL: pleadings@tankellawgroup.com Scott B. Tankel, Esq., FBN 118453 TANKEL LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 Attorney for Plaintiff 9/4-9/11/26LG 2T IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number: 2026-CP-001337 IN RE: ESTATE OF PABLO RIVERA GONZALEZ Deceased. NOTICE TO CREDITORS The administration of the estate of Pablo Rivera Gonzalez, deceased, File No. 2026-CP001337CPAXES, whose date of death was December 27, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 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, 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 9/4/2026 Personal Representative: Lillian Rivera 37749 Hart Circle Zephyrhills, Florida 33542 Attorney for Personal Representative: Krystal Reyes, Esq. FL Bar No. 1028024 The Probate Pro, a Division of Darren Findling Law Firm, PLC 3300 W. Lake Mary Blvd., Suite 310 Lake Mary, Florida 32746 Phone: 407-559-5480 Email: kreyes@theprobatepro.com 9/4-9/11/26LG 2T IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512026CP001341CPAXWS Division Probate IN RE: ESTATE OF MARY JANE PRICE Deceased. NOTICE TO CREDITORS The administration of the estate of MARY JANE PRICE, deceased, whose date of death was July 12, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	PASCO COUNTY 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. 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 Florida Statutes section 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes section 732.2211. The date of first publication of this notice is September 4, 2026. Personal Representative: /s/ Sherry L. Williamson SHERRY LEE WILLIAMSON 2807 56th Street South Gulfport, Florida 33707 Attorney for Personal Representative: /s/ Dana Kemper Dana Kemper, Esq. Florida Bar # 0044337 HEMNESS FALLER ELDER LAW 309 N. Parsons Avenue Brandon, Florida 33510-4515 (813) 661-5297 (813) 689-8725 fax dana@hemnesslaw.com service@hemnesslaw.com 9/4-9/11/26LG 2T IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2026DR004039DRAXWS In Re: the Marriage of QIN HUANG Petitioner/Wife, and SHUIHUA LU Respondent/Husband. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE TO: SHUIHUA LU Jiangxi Province, China YOU ARE NOTIFIED that an Action for Dissolution of Marriage has been filed against you. You are required to serve a copy of your written defenses, if any, to the Law Office of Alex Yu, P.A. at 15255 Amberly Drive, Tampa, FL 33647 on or before 09/21/2026, 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. 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. 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 August 14, 2026 /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Kaylen McCutcheon 8/21-9/11/26LG 4T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2026DR003278DRAXWS Division: Z2 IN THE INTEREST OF ARI'ANNA ROSE STURMER, Child STEVEN EDWARD PITTS, PATRICIA ROSE CUMMINS PITTS, Petitioners and DESIREE ROSE JANAY PITTS AND JOSHUA DAVID STURMER, Respondents. NOTICE OF ACTION FOR PETITION FOR TEMPORARY CUSTODY TO: DESIREE ROSE JANAY PITTS YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Michelle D'Angelone, Esquire, whose address is 7730 Little Road Suite B, New Port Richey, Florida 34654 on or before 09/21/2026, and file the original with the clerk of this Court at PASCO County Courthouse, 7530 Little Road, New Port Richey, Florida 34656, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file 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. 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 08/17/26	PASCO COUNTY Clerk of the Circuit Court By: /s/ Illegible Deputy Clerk 8/21-9/11/26LG 4T IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-MH-001614 2026-GA-000205 IN RE: GUARDIANSHIP OF DELAEMANI ANNIYAH ALLEN <i>Alleged Incapacitated Person</i> NOTICE OF ACTION (formal notice by publication) TO: DEWANN ANDERSON YOU ARE NOTIFIED that a Petition to Determine Incapacity and Petition for Appointment of Plenary Guardian has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before 9/18/2026, 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 August 18, 2026 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller By: s/ Illegible As Deputy Clerk 8/21-9/11/26LG 4T IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-007807-ES IN RE: ESTATE OF HUGH ANDREW WATTS A/K/A HUGH A. WATTS Deceased. NOTICE TO CREDITORS The administration of the estate of Hugh Andrew Watts a/k/a Hugh A. Watts, deceased, whose date of death was April 20, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 September 11, 2026. Personal Representative: /s/ Suellen J Edgar 1206 Country Place Redlands, California 92373 Attorney for Personal Representative: /s/ L. Tyler Yonge 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 9/11-9/18/26LG 2T IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-008336-ES IN RE: ESTATE OF TERRY G. PETERSON, Deceased. NOTICE TO CREDITORS The administration of the estate of TERRY G. PETERSON, deceased, whose date of death was June 18, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE	PINELLAS COUNTY 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 September 11, 2026. Personal Representative: MARK LEHRMANN 901 S. San Remo Avenue Clearwater, FL 33756 Attorney for Personal Representative: Jack F. White III Florida Bar Number: 0985864 Sylvia Noel White P.A. 1108 S. Highland Avenue Clearwater, FL 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail: jack@clearwaterprobateattorney.com 9/11-9/18/26LG 2T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case No: 2026-008384-ES IN RE: ESTATE OF ELIZABETH LOUISE DOUGLAS A/K/A ELIZABETH L. DOUGLAS, Deceased. NOTICE TO CREDITORS The administration of the estate of Elizabeth Louise Douglas a/k/a Elizabeth L. Douglas, deceased, whose date of death was March 27, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 11, 2026. Personal Representative: Marbee Gingras 150 Bellevue Blvd #204 Belleair, Florida 33756 Attorney for Personal Representative: Paul M. Messina, Jr., Esq. Florida Bar Number: 84490 MESSINA LAW GROUP, P.A. 2550 Permit Place New Port Richey, Florida 34655 Telephone: (813) 492-7798 Fax: (727) 216-4787 paul@messinallawgroup.com service@messinallawgroup.com 9/11-9/18/26LG 2T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-008336-ES IN RE: ESTATE OF TERRY G. PETERSON, Deceased. NOTICE TO CREDITORS The administration of the estate of TERRY G. PETERSON, deceased, whose date of death was June 18, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE	PINELLAS COUNTY 427 8th Ave. N. Saint Petersburg, FL 33701 9/11/26LG 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: SCOTT'S CLEANERS Owner: Fiona 1 LLC 755 Indian Rocks Road North Belleair Bluffs, FL 33770 9/11/26LG 1T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case No. 2026-CP-5548 IN RE: The Estate of LILIANE L. HARRIS, Deceased. NOTICE TO CREDITORS The administration of the estate of LILIANE L. HARRIS, deceased, whose date of death was January 2, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 615 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the 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 September 11, 2026. Personal Representative: AMY P. SLAMAN, Esq. 4100 Legendary Drive, Suite 200 Destin, FL 32541 Attorney for Personal Representative: /s/ Amy P. Slaman AMY P. SLAMAN Florida Bar No. 92052 CLARK PARTINGTON 4100 Legendary Drive, Suite 200 Destin, FL 32541 P: (850) 650-3304 F: (850) 650-3305 Email: aslaman@clarkpartington.com 9/11-9/18/26LG 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: WISE APPLIANCE REPAIR Owner: Pro-Business LLC 19375 US HWY 19 N, Apt 216 Clearwater, FL 33764 9/11/26LG 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: REAL YOU JAPANESE Owner: Real You Languages LLC 7901 4th St. N. Ste 300 St. Petersburg, FL 33702 9/11/26LG 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: WIFEISH Owner: Sierla Corp 7901 4th St. N. #35771 St. Petersburg, FL 33702 9/11/26LG 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: LEVERAGE ADVISORY GROUP Owner: Sierla Corp 7901 4th St. N. #35771 St. Petersburg, FL 33702 9/11/26LG 1T (Continued on next page)

PINELLAS COUNTY	PINELLAS COUNTY	PINELLAS COUNTY	PINELLAS COUNTY	PINELLAS COUNTY
9/11/26LG 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: SpreadLight Owner: Frederick Vinson 427 8th Ave. N. Saint Petersburg, FL 33701 9/11/26LG 1T IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-007257-ES IN RE: ESTATE OF RALPH THOMAS DEGROOT, Deceased. NOTICE TO CREDITORS The administration of the Estate of Ralph Thomas DeGroot, deceased, whose date of death was June 7, 2026, is pending in the Circuit Court for Pinellas County, Flori- da, 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 PUB- LICATION 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 PUB- LICATION 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 September 11, 2026. Personal Representative:	Richard Todd Phillips 258 West Canal Drive Palm Harbor, Florida 34684 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 South Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: rhianna@atcauselaw.com 9/11-9/18/26LG 2T IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 26-005670-FD GUILLERMINA MAYE URIBE, Petitioner, and ROBERTO FLOR MEZA, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: ROBERTO FLOR MEZA 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 GUILLERMINA MAYE URIBE, whose address is 1009 S. Bayshore Blvd., Unit 104, Safety Harbor, FL 34695 on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court St., Clearwater, FL 33756 be- fore service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the re- lief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: N/A 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 Cir- cuit Court's office notified of your current 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 address(es) 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 September 3, 2026 Ken Burke, Clerk of the Circuit Court 315 Court St, Clearwater, FL 33756-5165 By: /s/ Thomas Smith Deputy Clerk 9/11-10/2/26LG 4T IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-007769-ES IN RE: ESTATE OF JAMES WALTER SANKER, Deceased. NOTICE TO CREDITORS The administration of the estate of JAMES WALTER SANKER, deceased, whose date of death was April 21, 2026, is pending in the Circuit Court for Pinel- las County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUB- LICATION 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 September 11, 2026. Personal Representative: MARY MARGARET JONES 924 Mandalay Avenue Clearwater, Florida 33767 Attorney for Personal Representative: S. Noel White Florida Bar Number: 0823041 Sylvia Noel White P.A. 1108 S. Highland Avenue Clearwater, Florida 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail: noel@clearwaterprobateattorney.com 9/11-9/18/26LG 2T	IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 26-1570-FD IN RE: THE MATTER OF PATRICK EARL INMAN, Petitioner, and MAUREEN MICHELLE HENDERSON a/k/a LISA FANT, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: MAUREEN MICHELLE HENDERSON a/k/a LISA FANT 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 PATRICK EARL INMAN, whose address is 4828 Miramar Dr #2206, Madeira Beach, FL 33708 on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court Street, Room 170, Clearwater, FL 33756 before service on Petitioner or im- mediately 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 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 address(es) 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 September 3, 2026 Ken Burke, Clerk of the Circuit Court 315 Court St, Clearwater, FL 33756-5165 By: /s/ Thomas Smith Deputy Clerk 9/11-10/2/26LG 4T NOTICE OF TRUSTEE'S NON-JUDICIAL FORECLOSURE SALE CAMELOT, A CONDOMINIUM On October 13,2026 at 11:00 a.m., DAN- IEL F MARTINEZ, II, P.A., 2701 W. Busch Blvd., Ste. 159, Tampa, Fla. 33618, as Trustee pursuant to that Appointment of Trustee recorded on June 26, 2017, in Official Records Book 19680, Page 1928, Public Records of Pinellas County, Flori- da, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose ad- dress is (See Exhibit "A"), in the payment or performance of the obligation secured by a Claim of Lien recorded in Official Records Book 23438, Pages 1335-1336, Public Records of Pinellas County, Fla., including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail/Return Receipt Requested or by publication by the undersigned Trustee, will sell at pub- lic auction to the highest bidder for lawful money of the United States of America, at the Resort Office of Camelot, a Condomin- ium, located at 1801 Gulf Way, St. Peters- burg Beach, Fla. 33706, all right, title and interest in the property situated in Pinellas County, Fla., described as: Time Share Unit (SEE EXHIBIT "A") for Unit Week (SEE EXHIBIT "A") of CAMELOT, a Condominium, according to the Declara- tion of Condominium thereof, as recorded in Official Records Book 5574, Page 1933, Public Records of Pinellas County, Florida, together with a remainder over in fee sim- ple absolute, as tenants in common with the other owners of all of the unit weeks in the above-described condominium Parcel in the percentage interest determined and established by Exhibit No.6 to the afore- said Declaration of Condominium. 1801 Gulf Way, St. Petersburg Beach, Florida 33706 (herein "Timeshare Plan (Property) Address"). Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit" A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Declaration of Condominium, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default and any junior lienholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due, as out- lined in the preceding paragraph, in cash or certified funds to the Trustee at the address listed above. After the Trustee issues the Certificate of Sale, there is no right of redemption. DANIEL F. MARTI- NEZ, II, ESQUIRE, Foreclosure Trustee for Camelot Condominium Owners' Asso- ciation, Inc. EXHIBIT "A" – NOTICE OF TRUSTEE'S NON-JUDICIAL FORECLOSURE SALE Owner(s)/Obligor(s), Unit, Week, Default Date, Amount of Lien, Per Diem Amount Gary Adams, P.O. Box 112, Lawn- dale, California 90260-0112, Unit 104, Week 1,05/0112024, \$2,682.44, \$-0-; Gary Adams, P.O. Box 112, Lawndale, California 90260-0112, Unit 107, Week 37, 05/0112024, \$2,682.44, \$-0-; Gary Adams, P.O. Box 112, Lawndale, Cali- fornia 90260-0112, Unit 206, Week 45, 05/0112024, \$2,682.44, \$-0-; Walter 1. Bunn, Carol J. Buno, 5733 Springboro Road, Dayton, Ohio 45449, Unit 105, Week41, 05/0112024, \$1,881.75, \$-0- ; Richard W. Coston, Joyce V. Coston, 2134 W. Minnehaha Street, Tampa, Flori-	da 33604, Unit 206, Week 23,05/01/2024, \$2,682.44, \$-0-; Bruce E. DeGroff, Bar- bara C. DeGroff, 9 Mission Lane, Hudson, New Hampshire 03051, Unit 210, Week 41,05/0112024, \$2,040.95, \$-0-; Thomas A. Gremo, Grace M. Gremo, 9840 Gar- vey Drive, #1, Philadelphia, Pennsylvania 19114, Unit 207, Week 4 1,05/0112025, \$ 1,565.50, \$-0-; Rosemary Thomson, 3794 Boca Pointe Drive, Sarasota, Florida 34238, Unit 107, Week 3, 05/0112024, \$2,682.44, \$-0-. 9/11-9/18/26LG 2T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-006287-ES Division: Section 3 IN RE: ESTATE OF SANH NAM LUU Deceased. NOTICE TO CREDITORS TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: The administration of the estate of SANH NAM LUU, deceased, File Num- ber: 26-006287-ES, whose date of death was May 5, 2026, 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 represen- tative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUB- LICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER- VICE OF A COPY OF THIS NOTICE ON THEM. The personal representative or cura- tor 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 the surviving spouse or a beneficiary as specified under section 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 September 11, 2026. Personal Representative: Nathan David Brisen0 275 116th Avenue, Apartment 201 Treasure Island, Florida 33706 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 9/11-9/18/26LG 2T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO. 26-002554-CI WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-SPL1 TRUST, Plaintiff, vs. GERI L. GRIFFIE A/K/A GERI LEE GRIFFIE; UNKNOWN SPOUSE OF GERI L. GRIFFIE A/K/A GERI LEE GRIFFIE; TOWNVIEW CONDOMINIUM ASSOCIATION, INC.; UNITED STATES OF AMERICA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIM- ING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
PINELLAS COUNTY Freddie Mcknight Deceased NOTICE TO CREDITORS The administration of the estate of Freddie Mcknight, deceased, whose date of death was November 19th, 2025; Case Number 26-002407-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. 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 September 4, 2026. Personal Representative: Remesee Melanese Boatwright 4035 Meek Drive Jacksonville, Florida 32277 Attorney for Personal Representative: James A. Staack, Esquire STAACK & SIMMS, PLLC 51 S. Main Avenue, Suite 319 Clearwater, Florida 33765 Florida Bar No. 092989 9/4-9/11/26LG 2T ----- IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA CIVIL DIVISION Case No. 26-001238-CO WESTLAKE VILLAGE CIVIC ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. FELICIA A. JONES, and UNKNOWN TENANT, Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 NOTICE IS HEREBY GIVEN pursuant to the Consent Amended Final Judgment of Foreclosure dated August 25, 2026, entered in Case No. 26-001238-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein WESTLAKE VILLAGE CIVIC ASSOCIATION, INC., a Florida Not-For-Profit Corporation is Plaintiff, and FELICIA A. JONES is Defendant, Ken Burke, as Clerk of Court for Pinellas County, will sell to the highest bidder for cash on October 15, 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 23, Block 19, Westlake Village Section II, according to the map or plat thereof, as recorded in Plat Book 78, Page(s) 79 through 81, inclusive, of the Public Records of Pinellas County, Florida. Property Address: 862 Pinewood Terrace W, Palm Harbor, FL 34683. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste 300 Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. Dated 8/25/2026 /s/ Bryan B. Levine, Esq. Primary Email: pleadings@knoxlevine.com Bryan B. Levine, Esq., FBN 89821 36354 U.S. 19 N. Palm Harbor FL 34684 Main Line: (727) 223-6368 Fax: (727) 478-4579 9/11-9/18/26LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 26-004513-CI CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF KIM MARGARET SANDOVAL, DECEASED; et al., Defendants. NOTICE OF ACTION TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF KIM MARGARET SANDOVAL, DECEASED 4650 11th Ave S Saint Petersburg, FL 33711 LAST KNOWN ADDRESS STATED,	PINELLAS COUNTY CURRENT RESIDENCE UNKNOWN And any unknown heirs, devisees, grantees, creditors and other unknown person or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown. YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 6, DISSTON PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 76, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defense, if any, to it on Michael C. Coyle, Storey Law Group, 221 NE Ivanhoe Blvd., Suite 300, Orlando, FL 32804 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and seal of said Court on the 2nd day of September, 2026. Ken Burke, CPA Clerk of the Circuit Court By: /s/ Thomas Smith Deputy Clerk Storey Law Group 9/11-9/18/26LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA U.S. Bank National Association as Indenture Trustee for Towd Point Mortgage Trust 2021-1, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST GWENDOLYN IVEY ROGERS, DECEASED, et al., Defendants. Case No: 25-000404-CI NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 03/24/2026, and entered in Case No. 25-000404-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, and Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale, entered on August 26, 2026, wherein U.S. Bank National Association as Indenture Trustee for Towd Point Mortgage Trust 2021-1, is the Plaintiff and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST GWENDOLYN IVEY ROGERS, DECEASED; MARCELLINA C. IVEY; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are Defendants, Ken Burke, Pinellas County Clerk of Courts, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 a.m. on October 27, 2026, the following described property set forth in said Final Judgment, to wit: Lot 9, Block 1, Mansfield Heights Subdivision, according to the Plat thereof recorded in Plat Book 15, Page 66 of the Public Records of Pinellas County, Florida. Property Address: 1635 13th Ave S, St. Petersburg, FL 33712 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 or the Mortgagee's attorney. DATED August 26, 2026 /s/ Nick Geraci Nick Geraci, Esq. Florida Bar No. 95582 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: ngeraci@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 26 day of August 2026 to: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST GWENDOLYN IVEY ROGERS, DECEASED 1635 13th Ave S St. Petersburg, FL 33712 MARCELLINA C. IVEY c/o Benjamin C. Haynes, Esq 407 Wekiva Springs Rd Ste 217 Longwood FL 32779 Ben@hayneslegallgroup.com UNKNOWN TENANT #1 1635 13th Ave S St. Petersburg, FL 33712 UNKNOWN TENANT #2 1635 13th Ave S St. Petersburg, FL 33712 /s/ Nick Geraci Nick Geraci, Esq. 11080-1040823	PINELLAS COUNTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. JUDD W. HENSON; et al, Defendants. Case No: 25-006722-CI NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 08/07/2026, and entered in Case No. 25-006722-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and JUDD W. HENSON; MELANIE A. HENSON; UNKNOWN SPOUSE OF JUDD W. HENSON; and UNKNOWN SPOUSE OF MELANIE A. HENSON, are Defendant(s), Ken Burke, Clerk of Pinellas County Clerk of Courts, will sell to the highest and best bidder for cash at 10:00 a.m. at www.pinellas.realforeclose.com on September 30, 2026 the following described property set forth in said Final Judgment, to wit: LOT 32, BLOCK 1, LAKEWOOD ESTATES TRACTS 10-11, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE(S) 27 THROUGH 29, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Commonly known as: 4133 Navarez Way S, St. Petersburg, FL 33712 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 August 25, 2026 /s/ Alexandra Kalman Alexandra Kalman, Esq. Florida Bar No. 109137 Lender Legal PLLC 1800 Pembrook 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 25th day of August 2026 to: JUDD W. HENSON 954 Linn Creek Road Lake Ozark, MO 65049 UNKNOWN SPOUSE OF JUDD W. HENSON 954 Linn Creek Road Lake Ozark, MO 65049 MELANIE A. HENSON 954 Linn Creek Road Lake Ozark, MO 65049 UNKNOWN SPOUSE OF MELANIE A. HENSON 954 Linn Creek Road Lake Ozark, MO 65049 /s/ Alexandra Kalman Alexandra Kalman, Esq. 11080-1040664	PINELLAS COUNTY 315 Court St, Clearwater, FL 33756 By: s/ Thomas Smith Deputy Clerk of the Court Tromberg, Miller, Morris & Partners 9/4-9/11/26LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO. 26-002554-CI WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-SPL1 TRUST, Plaintiff, vs. GERI L. GRIFFIE A/K/A GERI LEE GRIFFIE; UNKNOWN SPOUSE OF GERI L GRIFFIE A/K/A GERI LEE GRIFFIE; TOWNVIEW CONDOMINIUM ASSOCIATION, INC.; UNITED STATES OF AMERICA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE OF ACTION TO: GERI L. GRIFFIE A/K/A GERI LEE GRIFFIE Last Known Address: 105 4th Ave NE Apt 329, St. Petersburg, FL 33701 Current Address: UNKNOWN TO: UNKNOWN SPOUSE OF GERI L. GRIFFIE A/K/A GERI LEE GRIFFIE Last Known Address: 105 4th Ave NE Apt 329, St. Petersburg, FL 33701 Current Address: UNKNOWN TO: ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS whose residence is unknown if he/ she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in PINELLAS County, Florida, legally described as: UNIT NO 329 OF TOWNVIEW, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 5405, PAGE 1, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 64, PAGE 20, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. This property is located at the street address of 104 4th Ave NE, Apt 329, St. Petersburg, FL 33701. YOU ARE REQUIRED to serve a copy of your written defenses within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition. This Notice shall be published once a week for two consecutive weeks in the LA GACETA. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office at 727-464-4880 at 400 South Fort Harrison Avenue, Suite 500, Clearwater, FL 33756, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711. WITNESS my hand and the seal of the court on August 31st, 2026. Ken Burke, CPA Clerk of the Circuit Court 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk McMichael Taylor Gray, LLC 9/4-9/11/26LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO. 22-001344-CI U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST Plaintiff, vs. MOHAMMAD RAHMAN, et al, Defendants NOTICE OF SALE PURSUANT TO CHAPTER 45 NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated July 15, 2026 and entered in Case No. 22-001344-CI of the Circuit Court of the SIXTH Judicial	PINELLAS COUNTY Circuit in and for Pinellas County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST is the Plaintiff and MOHAMMAD RAHMAN, WEATHERSFIELD HOMEOWNERS ASSOCIATION, INC., and UNKNOWN SPOUSE OF MOHAMMED RAHMAN, the Defendants. Ken Burke, CPA, Clerk of the Circuit Court in and for Pinellas County, Florida will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, the Clerk's website for on-line auctions at 10:00 A.M. on October 15, 2026, the following described property as set forth in said Order of Final Judgment, to wit: LOT 52, WEATHERSFIELD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGE 53 THROUGH 58, INCLUSIVE OF THE IN PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LESS THE FOLLOWING: A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA. BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE N 89 DEGREES 41' 18 E, ALONG THE SECTION LINE 50.00 FEET TO THE EAST RIGHT-OF-WAY OF KEENE ROAD (COUNTY ROAD 34) ACCORDING TO O.R. 3602, PAGE 103 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 02' 44 E, ALONG SAID EAST RIGHT-OF-WAY 1305.74 FEET TO THE NORTH BOUNDARY OF THE DUNEDIN CEMETERY, AS RECORDED IN PLAT BOOK 20, PAGE 47, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTH BOUNDARY THE FOLLOWING THREE (3) COURSES : (1)S 89 DEGREES 38' 36 E, 439.85 FEET; (2)N 16 DEGREES 46' 25 E, 198.66 FEET; (3)S 89 DEGREES 38' 36' E, 777.46 FEET TO THE POINT OF BEGINNING; THENCE N 13 DEGREES 14' 13 W, 352.47 FEET; THENCE N 10 DEGREES 41' 50 E, 216.89 FEET; THENCE N 02 DEGREES 19' 27 E, 346.28 FEET; THENCE SOUTH 88 DEGREES 17' 04 E, 138.97 FEET; THENCE N 64 DEGREES 24' 57 E, 60.50 FEET; THENCE N 88 DEGREES 18' 27 E, 26.47 FEET; THENCE N 30 DEGREES 32' 05 E, 801.93 FEET; THENCE N 06 DEGREES 15' 06 E, 293.74 FEET, THENCE N 48 DEGREES 14' 03 W, 310.23 FEET; THENCE N 41 DEGREES 24' 16 E, 528.08 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE ALONG SAID BOUNDARY S 89 DEGREES 45' 48 E, 8.66 FEET TO THE WESTERLY BOUNDARY OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, JERRY LAKE PARCEL , ACCORDING TO SURVEY DRAWING NO. 16-296-501, DATED 12/7/84 AND REVISED 5/1/85; THENCE ALONG SAID WESTERLY BOUNDARY BY THE FOLLOWING NINE (9) COURSES: 841 DEGREES 16' 43 W, 528.92 FEET, SOUTH 49 DEGREES 11' 58 E, 305.26 FEET; S 06 DEGREES 12' 16 W, 303.11 FEET; S 30 DEGREES 48' 16 W, 1253.01 FEET; S 18 DEGREES 52' 36 W, 72.92 FEET; S 06 DEGREES 12' 42 W, 100.59 FEET; S 08 DEGREES 12' 11 E, 101.03 FEET; S 16 DEGREES 50' 25 E, 191.72 FEET; S 00 DEGREES 05' 47 E, 63.18 FEET TO THE NORTH BOUNDARY OF SAID DUNEDIN CEMETERY; THENCE ALONG SAID NORTH BOUNDARY N 89 DEGREES 38' 36 W, 8.42 FEET TO THE POINT OF BEGINNING. If you are a person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, you must file a claim with the Clerk of Court before or no later than the date that the Clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the lis pendens may claim the surplus. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagee, Mortgagee or the Mortgagee's Attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. DATED at Pinellas County, Florida, this 31st day of August, 2026. RUBIN LUBLIN, LLC Attorney for Plaintiff 2313 W. Violet St., Tampa, Florida 33603 Telephone: (813) 656-8801 Fax: (813) 656-8802 femailservice@rslaw.com By: /s/ Brittany L. Harvey Brittany L. Harvey, Esq. Florida Bar No. 124795 JS0120/29311 9/4-9/11/26LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26-001822-CI (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
PINELLAS COUNTY SECTION: 13 GEORGE A. SCRIBANO, Plaintiff, v. CTK CONDO LLC, a Florida limited liability company; CHRISTI JACKSON; TYLER COBANE; KAELA JACKSON; UNKNOWN SPOUSE OF CHRISTI JACKSON; BARKWOOD SQUARE CONDOMINIUM ASSOCIATION, INC., a not-for-profit Florida corporation, and ALL UNKNOWN PARTIES IN POSSESSION, Defendants. NOTICE OF SALE NOTICE IS HEREBY GIVEN pursuant to Final Judgment entered in Civil Case No. 26-001822-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida wherein GEORGE A. SCRIBANO, Plaintiff and CTK CONDO LLC, a Florida Limited Liability Company; CHRISTI JACKSON; TYLER COBANE; KAELA JACKSON; BARKWOOD SQUARE CONDOMINIUM ASSOCIATION, INC. and ALL UNKNOWN PARTIES IN POSSESSION are Defendants, I, Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 A.M. on September 30, 2026, the following described property as set forth in said Final Judgment, to wit: UNIT NO. 6343, AS SHOWN ON THE CONDOMINIUM PLAT OF BARKWOOD SQUARE, A CONDOMINIUM ACCORDING TO CONDOMINIUM PLAT BOOK 42, PAGE(S) 25, 26 AND 27, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FILED MAY 23, 1980 AT CLERK'S INSTRUMENT NO. 80082240 AND IN OR BOOK 5027, PAGE 458, OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA. AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Property Address: 6343 23rd St. N., St. Petersburg, FL 33702 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, the provision of certain assistance. For proceedings in the Court of Pinellas County, please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled Court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED August 26th, 2026 VAUGHN LAW, PLLC Attorneys for Plaintiff s/ Danielle L Vaughn DANIELLE L. VAUGHN, ESQ., B.C.S., LLM Florida Bar Number: 89414 Email: dv@dvaughnlaw.com 9/4-9/11/26LG 2T IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA File No. 26-007158-ES Section 4 IN RE: ESTATE OF JAMES ANTHONY SAGER, JR., Deceased. NOTICE TO CREDITORS The administration of the Estate of James A. Sager Jr., deceased, whose date of death was February 16, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, FL 33701. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 September 4, 2026. Personal Representative: /s/ Michael Sager 4229 Key Thatch Drive Tampa, FL 33610 Attorney for Personal Representative: /s/ Justin T. Moonray Justin T. Moonray, Esq., Attorney Florida Bar Number: 118348 Moonray Law, PLLC 1032 E Brandon Blvd #9933 Brandon, FL 33511 Phone: 561-424-6213 Email: justin@moonraylaw.com 9/4-9/11/26LG 2T IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-007888-ES IN RE: ESTATE OF GEORGE PAUL EGRI a/k/a GEORGE P. EGRI,	PINELLAS COUNTY Deceased. NOTICE TO CREDITORS The administration of the Estate of George Paul Egri a/k/a George P. Egri, deceased, whose date of death was July 23, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 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 September 4, 2026. Personal Representative: /s/ Timothy George Egri 39026 Crescent Drive Avon, Ohio 44011 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 9/4-9/11/26LG 2T IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-007596-ES IN RE: ESTATE OF JOHN ARTHUR LARSON ALSO KNOWN AS JOHN LARSON Deceased. NOTICE TO CREDITORS The administration of the estate of John Arthur Larson also known as John Larson, deceased, whose date of death was June 18, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 4, 2026. Personal Representative: /s/ Kara Noel Larson 11339 Lippitt Avenue Dallas, TX 75218 Attorney for Personal Representative: /s/ Elizabeth P. Allen Florida Bar No. 794480 Primary Email: eallen@gibblaw.com Secondary Email: plamb@gibblaw.com Gibbons Neuman 3321 Henderson Boulevard Tampa, FL 33609 (813) 877-9222 9/4-9/11/26LG 2T IN THE COUNTY COURT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-010312-CO, SECTION 42 CHATEAU BELLEAIR CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs.	PINELLAS COUNTY THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS, CLAIMING, BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL C. VARNER, DECEASED, Defendants. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on June 23, 2025 by the County Court of Pinellas County, Florida, the property described as: Leasehold interest in Lease recorded in O.R. Book 3778, page 303, as assigned, as the same pertains to and covers: CONDOMINIUM PARCEL: CONDOMINIUM UNIT NO. 26C, CHATEAU BELLEAIR CONDOMINIUM, according to plat thereof recorded in Condominium Plat Book 12, pages 1 to 6 inclusive, and being further described in that certain Declaration of Condominium recorded in O.R. Book 3897, pages 64 through 111, inclusive, and Amendments thereto recorded in O.R. Book 4337, page 770 and in O.R. Book 4757, page 245, Public Records of Pinellas County, Florida. PROPERTY ADDRESS: 2209 Belleair Road #C26, Clearwater, FL 33764. will be sold by the Pinellas County Clerk at public sale on October 1, 2026 at 10:00 A.M., electronically online at http://www.pinellas.realforeclose.com. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. /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 <i>Attorneys for Plaintiff</i> 9/4-9/11/26LG 2T IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-007042-ES IN RE: ESTATE OF LAVAUN HOPPMAN, Deceased. NOTICE TO CREDITORS The administration of the Estate of Lavaun Hoppman, deceased, whose date of death was September 17, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 4, 2026. Personal Representative: Barbara Hoppman 15212 Bristol Harbor Avenue #4 Louisville, Kentucky 40245 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 9/4-9/11/26LG 2T IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 26-004892-FD	PINELLAS COUNTY DIJANA MLADIC, Petitioner, and ALEKSA VRACAR, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: ALEKSA VRACAR 2248 N. 72nd Ct., Elmwood Park, IL 60707 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 DIJANA MLADIC, whose address is 390 112th Ave N, 7307, Saint Petersburg, FL 33716 on or before September 25, 2026, 30 days from first publication, and file the original with the clerk of this Court at 315 Court Street, Clearwater, Florida 33756 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: N/A 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 August 17, 2026 Ken Burke, Clerk of the Circuit Court 315 Court St, Clearwater, FL 33756-5165 By: /s/ Illegible Deputy Clerk 8/28-9/18/26LG 4T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 26-002510-CI INFILL BUILDING LOTS, LLC, Plaintiff, v. ANITA PEARL WRIGHT, BRIAN JOSEPH WILLIAMS, SOLUTIONS 4 REAL ESTATE, LLC, VAST COSMOS PROPERTIES, LLC, AND NATHANIEL R. WRIGHT, Defendant(s). NOTICE OF ACTION TO: VAST COSMOS PROPERTIES, LLC c/o RUSTAM UKTAMOV AS REGISTERED AGENT 10683 Blossom Lake Drive Seminole, FL 33772 YOU ARE NOTIFIED that an action has been filed against you in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida, for Quiet Title. You are required to serve a copy of your written defenses to it, if any, to: TWIG, TRADE, & TRIBUNAL, PLLC c/o TERRA L SICKLER, Esq. 1512 E. Broward Blvd. Suite 204A Fort Lauderdale, FL 33301 on or before 28 days after the first publication of this Notice of Action, and file the original with the Clerk of this Court, at the Pinellas Clerk of Courts, 315 Court Street, Clearwater, FL 33756, either before service on Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Complaint or Petition. WITNESS my hand and Seal of this Court on 8/18/2026. Ken Burke Clerk of the Courts and Comptroller 315 Court St, Clearwater, FL 33756 By: s/ Thomas Smith As Deputy Clerk Twig, Trade, & Tribunal, PLLC 8/21-9/11/26 4T POLK COUNTY IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-2029 IN RE: ESTATE OF DAVID THOMAS ASTBURY, Deceased. NOTICE TO CREDITORS The administration of the estate of David Thomas Astbury, deceased, whose date of death was July 13, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 Broadway Avenue North, 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 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	POLK COUNTY 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 9/11/2026. Personal Representative: Carol Ann Roberts Serendipity 6 Flordd Elfed Wrexham LL12 7LU Wales Attorney for Personal Representative: /s/ Andrew J. Oram Andrew J. Oram Attorney Florida Bar Number: 1015374 308 Avenue G SW, Suite 209 Winter Haven, Florida 33880 Telephone: (863) 259-4743 E-Mail: office@oram.law Secondary E-Mail: andrew@oram.law 9/11-9/18/26LG 2T IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. CASE No. 2024CA002924000000 CMG MORTGAGE, INC., PLAINTIFF, VS. LYNN MARIE BAUER, ET AL. DEFENDANT(S). NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated August 26, 2026 in the above action, the Polk County Clerk of Court will sell to the highest bidder for cash at Polk, Florida, on November 24, 2026, at 10:00 AM, at www.polk.realforeclose.com for the following described property: LOT 4, FLOOD ADDITION TO LAKELAND, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLATBOOK 34, PAGE 47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: Wendy B. Tabb Wendy B. Tabb, Esq. FBN 175242 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 Administrator Polk County, at 255 N Broadway Avenue, Bartow, FL 33830, Phone 863-534-4686 at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 11080-1041584 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. FORREST E. BENTLEY, ET AL., Defendants. Case No: 2025CA004607A000BA NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 08/21/2026, and entered in Case No. 2025CA004607A000BA of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and FORREST E. BENTLEY; MICHELLE E. BENTLEY; FLORENCE I. BYRD; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC., are Defendants, Polk County Clerk of Courts, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 a.m. on October 20, 2026 the following described property set forth in said Final Judgment, to wit: LOT 15, BLOCK 499, POINCIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE(S) 5 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Commonly known as: 1231 Alafia Way, Poinciana, FL 34759 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. (Continued on next page)

LEGAL ADVERTISEMENT

SARASOTA COUNTY

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 9/25/26

Karen E. Rushing
Clerk of the Circuit Court

By: /s/ Illegible
Deputy Clerk

9/4-9/25/26LG 4T

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

CASE NO. 2026 CA 002113 NC

CROSSCOUNTRY MORTGAGE, LLC, Plaintiff,

vs.

ROY E. PINEDO, ET AL.
Defendant(s).

NOTICE OF ACTION

To: Forest Lakes Country Club Estates Homeowners Association, Inc.
Residence: Unknown
Last known address: c/o Connie Neeley, Registered Agent, 2305 Tanglewood Drive, Sarasota, FL 34239

To: Roy E. Pinedo
Residence: Unknown
Last known address: 2505 Beneva Rd Unit 3, Sarasota, FL 34232

To: Erika Cecilia Pinedo-Ramirez
Residence: Unknown
Last known address: 2505 Beneva Rd Unit 3, Sarasota, FL 34232

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

Unit 3, The Estate House, Forest Lakes Country Club Estates, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 516, Page(s) 685, as amended, and recorded in Condominium Plat Book 1, Page 20, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to 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 October 5, 2026 or immediately

LEGAL ADVERTISEMENT

SARASOTA COUNTY

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 La Gaceta.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Sarasota County, at PO Box 3079, Sarasota, FL 34230, Phone 941-861-7801 at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Date: August 25, 2026

Karen E. Rushing
Clerk of the Circuit Court

By: s/ Glen Kopinsky
Deputy Clerk of the Court

Tromberg, Miller, Morris & Partners, PLLC

9/4-9/11/26LG 2T

NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE

RE: CALINI BEACH CLUB ASSOCIATION, INC. ASSOCIATION, INC.

SARASOTA County, Florida

Non-Judicial Timeshare foreclosure process

NOTICE IS HEREBY GIVEN that, pursuant to an action for non-judicial foreclosure of timeshare units on the Claim of Lien dated June 11, 2026 and recorded June 23, 2026, in the Official Records of Sarasota County, Florida, as Instrument Number 2026085179, I will sell, to the highest and best bidder for cash, at CALINI BEACH CLUB RESORT Manager's Office, 1030 Seaside Drive, Sarasota, FL 34242 on the 17th day of SEPTEMBER, 2026 at 11:00 a.m., the following described real property located in Sarasota County, Florida, to-wit:

Unit Number and Week Number as set forth below in CALINI BEACH CLUB, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1537, Page 1710, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with an undivided share in the common elements thereto.

Unit Number: Week Number: Unit Number: Week Number

102	39	103	40
105	34	201	42
203	20	205	33
206	05	301	09, 49
303	39, 40	402	38
405	39, 41		

TO: Owner(s)
Address
Unit /Week Number(s)
Amount due:

Douglas A Cohen
7020 E Horizon Drive
Orange, CA 92867
303/39

\$3,166.01 with a per diem amount of

LEGAL ADVERTISEMENT

SARASOTA COUNTY

\$1.56 from January 2, 2026

Linda Ann Perez
2904 NE Flander Street
Portland, OR 97232
303/40

\$3,166.01 with a per diem amount of \$1.56 from January 2, 2026

James A Cutillo and Dorothy V Cutillo
36 Plymouth Road
Paterson, NJ 07502
203/20

\$4,865.53 with a per diem amount of \$2.40 from January 2, 2026

Donna Nagle
4980 Bunyan Street
Sarasota, FL 34232
205/33

\$3,166.01 with a per diem amount of \$1.56 from January 2, 2026

Judith A Egizio
4000 SE 23rd Terrace
Ocala, FL 34480
405/39

\$3,166.01 with a per diem amount of \$1.56 from January 2, 2026

Gilbert G Finger and Linda L Finger
759 Barrington Road
Grosse Pointe, MI 48230
405/41

\$3,166.01 with a per diem amount of \$1.56 from January 2, 2026

\$3,036.34 with a per diem amount of \$1.50 from January 2, 2026

Shari Toelke
4206 Skylark Drive #452
Cincinnati, OH 45238
301/49

\$3,166.01 with a per diem amount of \$1.56 from January 2, 2026

Ann Y Ocasio
5137Hensley Drive
Dunwoody, GA 30338
205/34

\$3,166.01 with a per diem amount of \$1.56 from January 2, 2026

Stephen Otte and Lee Ann Otte
3590 Village Drive, Apt H
Franklin, OH 45005
102/39

\$3,166.01 with a per diem amount of \$1.56 from January 2, 2026

Rebecca Bridget McGilvra
5406 Venetia Place
Tampa, FL 33617
402/38

\$3,166.01 with a per diem amount of \$1.56 from January 2, 2026

Deborah Snowwhite-Kutner
13951 Springstone Drive
Clinton, VA 20124
206/05

\$3,166.01 with a per diem amount of \$1.56 from January 2, 2026

The assessment lien created by the Claim

LEGAL ADVERTISEMENT

SARASOTA COUNTY

of Lien was properly created and authorized pursuant to the timeshare instrument and applicable law, and the amounts secured by said lien are as set above.

You may cure the default at any time prior to the public auction by paying the amount due, as set forth in this notice, to the undersigned Trustee at the address set forth below.

THIS NOTICE OF PUBLIC AUCTION/SALE is dated this 26th day of AUGUST, 2026.

THOMAS L AVRUTIS

THOMAS L AVRUTIS, AS TRUSTEE FOR CLUB SEVILLA CONDOMINIUM ASSOCIATION, INC
201 Fletcher Avenue, Second Floor
Sarasota, FL 34237
Telephone (941) 955-7715
Facsimile (941) 953-7625
Email: john@timesharenjfc.com

9/4-9/11/26LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION

CASE #: 2026-CP-003959-NC

IN RE: ESTATE OF
LEE EDWIN HALLSTEN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of LEE EDWIN HALLSTEN, deceased, whose date of death was March 30, 2026; is pending in the Circuit Court for SARASOTA County, Florida, Probate Division; File Number 2026-; 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 September 4, 2026.

Personal Representative:
GREGORY A. KAISER

LEGAL ADVERTISEMENT

SARASOTA COUNTY

6751 Professional Parkway, Suite 104
Sarasota, Florida 34240

Attorney for Personal Representative:
Gregory A. Kaiser, Esquire
FBN 47376 ~ greg@wtpelf.com
Attorney for Gregory A. Kaiser, PR
Wills, Trusts, Probate and Elder Law Firm
6751 Professional Parkway, Suite 104
Sarasota, Florida 34240
Telephone (941) 914-9145
Fax (941) 914-9514

9/4-9/11/26LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026 CP 003102 SC

IN RE: ESTATE OF
JOANNE SHARON DICKERSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOANNE SHARON DICKERSON, deceased, whose date of death was December 3, 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 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 September 4, 2026.

Personal Representative:
CRAIG ALAN BOWLING
1112 Elderberry Court
Nashville, NC 27856

Attorney for Personal Representative:
/s/ Bishop L. Toups
BISHOP L. TOUPS
Florida Bar Number: 120525
249 Nokomis Avenue S.
Venice, FL 34285
Telephone: (941) 882-0731
E-Mail: btoups@taxestateplanning.com

IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

Case No.: 2026CC003861A000BA

DIRECT GENERAL INSURANCE COMPANY, Plaintiff,

v.

ASHLEY MEGAN PORRINI, ORLANDO FARGAS, OLGA M. FARGAS, PARBATTIE NARAIN, LALLCHAND NARAIN, STATE FARM FIRE AND CASUALTY COMPANY, and MGA INSURANCE COMPANY, INC., Defendant(s).

NOTICE OF ACTION

TO: OLGA M. FARGAS; 12 La Mesa Ln. Port Saint Lucie, Florida 34952:

YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Polk County and you are required to serve a copy of your your written defense to Defendant, OLGA M. FARGAS, if any, to it on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 255 N. Broadway Avenue, Bartow, FL 33830 on or before 10/19/2026, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Declaratory Judgment.

This notice shall be published once each week for four (4) consecutive weeks in La Gaceta.

Witness my hand and seal of this Court on this 1st day of September, 2026.

Stacy M. Butterfield
As Clerk of the Court

By: s/ A. Nieves
As Deputy Clerk

9/11-10/2/26LG 4T

PORT TAMPA BAY
INVITATION TO BID
(ITB) 001-27 / PROJECT NO. 26-00726
BERTH 266 BULKHEAD CONSTRUCTION
(METRO PORT)

Port Tampa Bay (PTB) is advertising an Invitation to Bid (ITB) from firms / individuals qualified in the construction of approximately 1,200 linear feet of combination pipe and z-sheet pile anchored bulkhead.

The Procurement Document is available on Euna OpenBids (www.EunaOpenBids.com) Friday, September 11, 2026. All responses to the Procurement shall include completed Procurement Documents, including the Respondent's Questionnaire. Firms failing to submit the required Procurement Documents may be deemed non-responsive.

PTB will hold a NON-MANDATORY PRE-BID TELECONFERENCE on Thursday, September 17, 2026 at 1:00 p.m. Prospective Respondents are not required to participate. They should view the documents prior to the teleconference. See the Instructions to Bidders section of the Procurement Document for the teleconference details.

Electronic submittals are due Thursday, October 8, 2026 at 1:00 p.m. Interested firms should obtain a copy of the procurement instructions and submittal documents and submit a completed electronic response via Euna OpenBids.

PTB encourages the use of registered Small Business Enterprise (SBE) firms to the greatest extent possible on projects and has a goal of nine percent (9%) SBE participation. PTB will consider SBE participation when evaluating the responses.

Questions concerning this Procurement should be directed to Amanda Roche of PTB's Procurement Department, at (813) 905-5008 or e-mail at aroche@tampaport.com.

Documents Available on Euna OpenBids	Friday, September 11, 2026
Non-Mandatory Pre-Bid Teleconference	Thursday, September 17, 2026, at 1:00 p.m.
Electronic Submittals Due	Thursday, October 8, 2026 at 1:00 p.m.

9/11/26LG 1T

City of Tampa – RFQ 26-D-00002; Ballast Point Public Pier Replacement Design; Pre-Submission Conference 3 PM, September 21, 2026; Deadline 2 PM, October 8, 2026. Download RFQ at <https://www.tampa.gov/contract-administration/programs/architectural-engineering-construction-and-related-rfq>s.

9/11/26LG 1T

City of Tampa – RFQ 26-D-00044; Assessment of Fire Stations #6, #9 and #10 for Renovation; Pre-Submission Conference 3 PM, September 14, 2026; Deadline 2 PM, October 8, 2026. Download RFQ at <https://www.tampa.gov/contract-administration/programs/architectural-engineering-construction-and-related-rfq>s.

9/11/26LG 1T

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for the tinting of storefront window and doors at Rocky Point Golf Course.

BID #25-18

Tinting of Storefront Windows and Doors, Rocky Point Golf Course

MANDATORY PRE-BID CONFERENCE

Thursday, September 24, 2026 at 10am
4151 Dana Shores Drive, Tampa, FL 33634

BID DUE DATE

Tuesday, October 6, 2026 *not later than* 9:00am

Bid packages will be available for distribution on Friday, September 11, 2026. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorlink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 8th Day of September 2026.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY

9/11/26LG 1T

ADVERTISEMENT

The Southwest Florida Water Management District (SWFWMD) is seeking sealed bids/proposals for the following:

RFB 26-5140 SOLID WASTE COLLECTION SERVICES HERNANDO – HILLSBOROUGH – POLK COUNTY, FLORIDA. Please refer to the solicitation document for more information.

DUE DATE: October 13, 2026, at 2:00 p.m. local time. Contact: Chris McCarty.

To view or listen to bid opening:
Join Microsoft Teams meeting on your computer or mobile app via <https://bit.ly/4xu8ino>
Or call in (audio only)
+1 786-749-6127,,116661403# United States, Miami
Phone conference ID: 116 661 403#

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. For more information contact Procurement Services at procurement@watermatters.org, (352) 505-2970, or in Florida: 1-800-423-1476, TDD ONLY 1-800-231-6103.

9/11/26LG 1T

Page 36/LA GACETA/Friday, September 11, 2026

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, September 22, 2026, to determine whether or not:

Vacate Petition V26-0003, a platted public utility easement within the plat of Royal Oaks, as recorded in Plat Book 41, Page 86, of the Public Records of Hillsborough County, Florida, located at 102 Goldenwood Avenue in Brandon (folio 072950-0000).

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@hcfl.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://hcfl.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@hcfl.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.

9/4-9/11/26LG 2T

PUBLIC NOTICE

THE FLORIDA ASSEMBLY, UNINCORPORATED
2026 STATE ELECTION — CALL FOR CANDIDATES

Notice is hereby given that The Florida Assembly, Unincorporated will conduct its 2026 State Assembly Election on **Wednesday, December 16, 2026.**

CALL FOR CANDIDATES AND NOMINATIONS

September 15 – October 15, 2026

OFFICES OPEN FOR ELECTION

General Assembly Chairman; Secretary; Treasurer; Record Keeper; Court Clerk; Coroner; IBA Chairman; Jural Chairman; Militia Commander; Ombudsman.

Nominations are open to eligible members of The Florida Assembly. Candidates must meet the qualifications established for the office sought and complete required candidate vetting, eligibility review, documentation, and applicable background checks.

Information regarding candidate qualifications, nomination procedures, election procedures, voting eligibility and method, candidate information, and election updates will be available at:

thefloridaassembly.com

The Florida Assembly, Unincorporated
Election Committee

9/11-9/18/26 2T

CITY OF TAMPA
NOTICE OF PUBLIC HEARING
AMENDMENT TO THE TAMPA COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that the Tampa City Council will hold a public hearing to consider the adoption of the below proposed amendments to the City of Tampa Comprehensive Plan on Thursday, September 24, 2026, beginning at 5:01 p.m., or as soon thereafter as may be heard.

TA/CPA 26-04: A privately initiated map amendment to the Future Land Use Element, Future Land Use Map, for the property located at 2410 North Boulevard; from Residential-10 (R-10) to Residential-20 (R-20). The approximate size of the property is 0.17± acres and is located within the Central Tampa Planning District.

TA/CPA 26-05: A privately initiated map amendment to the Future Land Use Element, Future Land Use Map, for the property located at 3541 North Boulevard; from Public/Semi-Public (P/SP) to Residential-3 (R-3). The approximate size of the property is 1.34± acres and is located within the Central Tampa Planning District.

TA/CPA 26-06: A privately initiated map amendment to the Future Land Use Element, Future Land Use Map, for the property located at 1860 East Fowler Avenue in unincorporated Hillsborough County; from (Hillsborough County) Office Commerical-20 (20du/ga; 0.75 FAR) to (Tampa) Community Commerical-35 (35 du/ga; 2.0 FAR). The approximate size of the property is 0.63± acres.

TA/CPA 26-08: A privately initiated map amendment to the Future Land Use Element, Future Land Use Map, for the property located at 4707 East Henry Avenue; Residential-10 (R-10) to Residential-35 (R-35). The approximate size of the property is 0.71± acres and is located within the University Planning Area.

The Tampa City Council meeting will be held in City Council Chambers, Third Floor, Old City Hall, 315 East Kennedy Boulevard, Tampa, FL 33602. Interested members of the public can attend the public hearing in person in City Council chambers in Old City Hall or virtually participate in this public meeting by using what is referred to by the State of Florida statutes and rules as “Communications media technology” (“CMT”).

TO PARTICIPATE REMOTELY IN PUBLIC HEARINGS USING CMT, PRE-REGISTRATION IS REQUIRED

Comments specific to a public hearing will be heard when it appears on the agenda.

Instructions for participating in quasi-judicial and legislative public hearings are available at: <https://www.tampa.gov/document/instructions-participate-virtual-public-hearing-34621>

Please note: In order to participate in quasi-judicial matters remotely via CMT, **cell phones and smartphones are not compatible as they will not allow you to share your camera when connected.** 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 City Council and all other participants.

Persons requiring help in accessing these means of public participation should call 813-274-8397 for assistance.

A copy of the proposed amendments is available on the Hillsborough County City-County Planning Commission’s website at <http://www.planhillsborough.org/>. The Planning Commission may be contacted at (813) 272-5940.

In accordance with Section 286.0105, Florida Statutes, any person who decides to appeal any decision of the Tampa 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 (“ADA”) and Section 286.26, Florida Statutes, persons with disabilities needing a reasonable accommodation to participate in this public hearing or meeting should contact the City of Tampa’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted via phone at 813-274-3964, email at TampaADA@tampagov.net, or by submitting an ADA - Accommodations Request form available online at tampagov.net/ADARquest.

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

9/11/26LG 1T

(Continued on next page)

NOTICE OF PROPOSED DESIGNATION
OF A BROWNFIELD AREA FOR
REHABILITATION IN THE CITY OF TAMPA

The City of Tampa, Florida, proposes to adopt a resolution designating a brownfield area for rehabilitation pursuant to Chapter 376, Florida Statutes.

The proposed brownfield area designation consists of three (3) adjoining parcels generally located in the vicinity of 3601 North Central Avenue, 3814 North Central Avenue, and 501 East Lake Avenue and is described in the “Staff Report on Robles Park Proposed Brownfield Area Designation” dated June 2026.

Public hearings shall be scheduled by the City Clerk to be held by City Council of the City of Tampa on September 3, 2026, at 10:30 a.m., or as soon thereafter as possible, and on September 24, 2026, at 5:01 p.m., or as soon thereafter as possible, at Old City Hall, 315 East Kennedy Boulevard, Third Floor in City Council Chambers, Tampa, FL 33602.

Meetings and workshops of the Tampa City Council are conducted with a live in-person quorum of the City Council present in City Council chambers. Members of the public can attend in person in City Council chambers in Old City Hall or virtually participate in this public hearing by using what is referred to by State of Florida statutes and rules as “communications media technology” (“CMT”).

TO SPEAK REMOTELY DURING PUBLIC COMMENT WITH THE USE OF CMT PRE-REGISTRATION IS REQUIRED: Complete the form at <https://www.tampa.gov/PublicComment> **AND** state on the form under “Request Type” that you wish to speak live during the public comment period. You will then be contacted with additional instructions on how to participate live through the use of CMT. Registration for speaking **remotely** must be requested at least **24 hours prior to the meeting**.

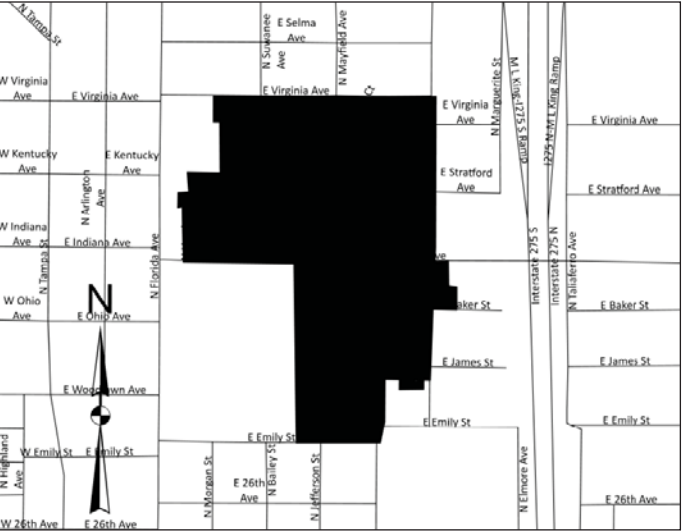
TO PARTICIPATE REMOTELY IN PUBLIC HEARINGS USING CMT PRE-REGISTRATION IS REQUIRED: Comments specific to a public hearing will be heard when it appears on the agenda. Instructions for participating in quasi-judicial and legislative public hearings are available at: <https://www.tampa.gov/document/instructions-participate-virtual-public-hearing-34621>.

Persons requiring help in accessing these means of public participation should call 813-274-8397 for assistance.

Should any person desire to appeal any decision of the Tampa City Council with respect any matter to be considered at this meeting, that person shall ensure that a verbatim record of the proceeding is made including all testimony and evidence upon which any appeal may be based (F.S. 286.0105).

In accordance with the Americans with Disabilities Act (“ADA”) and Section 286.26, Florida Statutes, persons with disabilities needing a reasonable accommodation to participate in this public hearing or meeting should contact the City of Tampa’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted via phone at 813-274-3964, email at TampaADA@tampagov.net, or by submitting an ADA - Accommodations Request form available online at <https://tampa.gov/ADARquest>.

For further information, please contact the Solid Waste Department’s Environmental Coordination Division at (813) 348-1158, 4010 W. Spruce Street, Tampa, Florida. Copies of the Staff Report are available for inspection in the Office of the City Clerk, Third Floor, City Hall, 315 East Kennedy Boulevard, Tampa, Florida.



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