CITRUS COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

VOSS Intel

Owner: VOSS Reporting LLC
3717 E Lewis Ln
Inverness, FL 34453

5/8/26LG 1T

IN THE COUNTY COURT IN AND FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CC 001006 A

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
GEORGE D. MARTIN,
Defendant.

NOTICE OF SALE

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

LOT 3, BLOCK F, CYPRESS VILLAGE SUGARMILL WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE(S) 86 TO 150, PLAT BOOK 10, PAGES 1 THROUGH 150, AND PLAT BOOK 11, PAGES 1 THROUGH 16, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. AMENDED IN PLAT BOOK 9, PAGE 87-A, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

will be sold at public auction by the Citrus County Clerk of Court, to take place electronically online at www.citrus.realforeclose.com, on **June 18, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator for Citrus County, John Sullivan, at (352) 341-6700 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

5/8-5/15/26LG 2T

NOTICE OF PUBLIC SALE

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

A 1970 HILC mobile home, VIN HF4440D, and the contents therein, if any.

A 2013 Honda Accord, VIN 1HGCT1B-37DA 013802, and the contents therein, if any.

Abandoned by previous owner Joann Gail Frost.

On Friday, May 22, 2026 at 9:30 a.m. at 550 N. Independence Hwy, Lot 7, Inverness, FL 34453.

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.
Alyssa M. Nohren, FL Bar No. 352410
2033 Main Street, Suite 600
Sarasota, Florida 34237
Telephone: (941) 366-8100
Facsimile: (941) 366-6384
anohren@icardmerrill.com
smenasco@icardmerrill.com
Attorneys for Inverness Park, LLC

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-000602

IN RE: ESTATE OF
LARRY JOHN DELARCO,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of LARRY JOHN DELARCO, deceased, whose date of death was February 16, 2025, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 North Apopka Avenue, Inverness, Florida 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 8, 2026.

Personal Representative:
Ryan Delarco
7495 North Fuller Terrace
Citrus Springs, Florida 34434

Attorney for Personal Representative:
Brice Zoecklein, Esq.
Florida Bar No. 0085615
Email Address:
brice@zoeckleinlawpa.com
Zoecklein Law, P.A.
150 East Bloomingdale Avenue
Brandon, Florida 33511

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT,
IN AND FOR CITRUS COUNTY, FLORIDA
PNC Bank, National Association
Plaintiff,
vs.
Any and All Unknown Parties, who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against John P. Stathos, deceased, et al.
Defendants. Case No.: 2026 CA 000013 A
Division: Civil

_____/

PUBLISH 2 CONSECUTIVE WEEKS IN THE CITRUS COUNTY CHRONICLE
NOTICE OF ACTION AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES, WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST JOHN P. STATHOS, DECEASED
To:
ANY AND ALL UNKNOWN PARTIES, WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST JOHN P. STATHOS, DECEASED
43 REGINA BOULEVARD
BEVERLY HILLS, FL 34465
UNITED STATES OF AMERICA
and all parties claiming interest by, through, under or against Defendant(s) ANY AND ALL UNKNOWN PARTIES, WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST JOHN P. STATHOS, DECEASED, and all parties having or claiming to have any right, title or interest in the property herein described;
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Citrus County, Florida:
Situated in Citrus County, Florida:
Lot 21, Block 79, Beverly Hills Unit Number Five, according to the map or plat thereof as recorded in Plat Book 9, Page 2 through 5, inclusive, Public Records of Citrus County, Florida.
has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on CRAIG P. ROGERS, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
WITNESS my hand and seal of this Court on the 22nd day of April 2026.
TRACI PERRY
CLERK OF THE CIRCUIT COURT
CITRUS COUNTY, FLORIDA
By: /s/ Amy Holmes
Deputy Clerk
11080-1034663

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 000184 A
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 EVERETTE A. FOY A/K/A EVERETTE AUSTIN FOY, 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 16th day of April, 2026, and entered in Case No. 2025 CA 000184 A, of the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and PLECHETTE DEY FOY, EVERETT ALLEN FOY, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EVERETTE A. FOY A/K/A EVERETTE AUSTIN FOY, ELLIOT AUSTIN FOY, ANDRE FOY, SUZETTE LOUGENIA HOLT, OJARI EBER DEY FOY, OLIVE DEY FOY A/K/A OLIVE DEY, DEBRA ANN FOY, KEAN DEY FOY AND WAYNE DEY A/K/A WAYNE DEY FOY are defendants. Traci Perry as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.citrus.realforeclose.com at 10:00 AM on the 4th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:
Lot 30, Block 30, Beverly Hills Unit Number Two, according to the Plat thereof, recorded in Plat Book 4, Page(s) 96, of the Public Records of Citrus County, Florida.
Property address: 30 S Desoto Street, Beverly Hills, FL 34465
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 an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: (352) 341-6700.
Dated this 24th day of April, 2026.
By: /S/ LIANA R. HALL
Liana R. Hall
Bar No. 73813
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
11080-1034403

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000290 A

IN RE: ESTATE OF
ROLAN D. PARKER, A/K/A ROLAN DUANE PARKER, A/K/A ROLAN PARKER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Rolan D. Parker, a/k/a Rolan Duane Parker, a/k/a Rolan Parker, deceased, whose date of death was August 4, 2025, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Avenue, Inverness, FL 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 5/1/2026.

Personal Representative:
Ryan Michele James
504 SW Chinchilla Glen
High Springs, Florida 32643

Attorney for Personal Representative:
Andrew Ponnock
Attorney
Florida Bar Number: 195420
10100 West Sample Road, 3rd Floor
Coral Springs, Florida 33065
Telephone: (954) 340-4051
Fax: (954) 340-3411
E-Mail: andy@ponnocklaw.com
Secondary E-Mail:
eservice@ponnocklaw.com

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
Case No: 09-2026-CA-000152-AIN

MISSION STORAGE CRYSTAL RIVER, LLC,
Plaintiff,
v.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, CREDITORS, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ALBERT W. MAXWELL, DECEASED, and ALL UNKNOWN PARTIES CLAIMING INTEREST IN THE PROPERTY DESCRIBED HEREIN,
Defendants.

NOTICE OF ACTION

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, CREDITORS, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ALBERT W. MAXWELL, DECEASED, AND ALL UNKNOWN PARTIES CLAIMING INTEREST IN THE PROPERTY DESCRIBED HEREIN

YOU ARE NOTIFIED that an action to quiet title, for declaratory judgment, and for adverse possession has been filed against you in the Circuit Court of the Fifth Judicial Circuit, in and for Citrus County, Florida, styled Mission Storage Crystal River, LLC v. The Unknown Heirs, et al., Case No. 09-2026-CA-000152-AIN.

The action seeks to determine ownership and quiet title to the following real property located in Citrus County, Florida:

NW1/4 OF NE1/4 OF NE1/4 LESS N 50 FT & N1/2 OF SE1/4 OF NE1/4 OF NE1/4 & E1/2 OF NE1/4 OF NW1/4 OF NE1/4 LESS N 50 FT & W1/2 OF W1/2 OF NW1/4 OF NE1/4 LESS N 50 FT & E1/2 OF SW1/4 OF NW1/4 OF NE1/4 & S1/2 OF NW1/4 OF SE1/4 OF NE1/4 & SW1/4 OF SE1/4 OF NE1/4 & SE1/4 OF SE1/4 OF NE1/4 & NE1/4 OF NE1/4 OF SE1/4 DESC IN OR BK 245 PG 280 LESS: OR BK 315 PG 161, OR BK 337 PGS 832 & 839, OR BK 34 8 PG 15, OR BK 388 PG 236, OR BK 390 PG 482, OR BK 479 P G 100 1980 LESS OUTS: OR BK 533 PG 943(24-25) 1982 LESS OUTS: OR BK 595 PG 1622(8), OR BK 595 PG 1624(7)

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

MICHAEL J. PARK, ESQUIRE
Park Law Group, P.A.
P.O. Box 5088, Clearwater, FL 33758
service.mpark@parklawgroup.com

on or before May 20, 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.

DATED this 27th day of April, 2026.

Citrus County Clerk of the Circuit Court

By: s/ Illegible
Deputy Clerk

5/1-5/22/26LG 4T

IN THE COUNTY COURT IN AND FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026 CC 000543 A

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST NORMA CHANNELL, DECEASED,
Defendant(s).

NOTICE OF ACTION

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees Or Other Claimants Claiming By, Through, Under, Or Against Norma Channell, Deceased
15 Black Cherry Drive
Homosassa, FL 34446

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

Lot 188 and northerly ½ of Lot 187, Block BA, of CYPRESS VILLAGE SUGARMILL WOODS, according to the Plat thereof, as recorded in Plat Book 9, Pages 86-150, Plat Book 10, Pages 1-150, Plat Book 11, pages 1-16, As Amended in Plat Book 9, Page 87-A, of the Public Records of Citrus 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 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at the Office of the Trial Court Administrator, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida 34450, Telephone (352) 341-6700, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court on this 27th day of April, 2026.

Traci Perry
Clerk of the Circuit Court & Comptroller

By /s/ Illegible
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
BIR File: 013241.00052

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026-CP-000013

IN RE: ESTATE OF
MARLENE C. HUBER,
Deceased.

NOTICE TO CREDITORS (Summary Administraion)

The administration of the estate of MARLENE C. HUBER, deceased, who died on September 8, 2025, File Number 2026-CP-000013, 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 petitioner and the petitioner's attorney are set forth below.

All creditors of the estate of the decedent and persons having claims or demands against decedent's estate other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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

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

The date of the first publication of this Notice is May 1, 2026.

Person Giving Notice:
LINDA SCHRADER
940 S. Shad Terrace
Inverness, Florida 34450

Attorney for Person Giving Notice:
EDWARD W. SOULSBY, B.C.S.
TROTTER & SOULSBY, P.A.
11834 C.R. 101, Suite 100
The Villages, Florida 32162
Telephone: (352) 205-7245
E-Mail: ed@trotterlaw.com
2nd E-Mail: justin@trotterlaw.com

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000776 A

IN RE: ESTATE OF
WALTER W. WEBER
Deceased.

AMENDED NOTICE OF ACTION (formal notice by publication)

TO: JOANNE BISSENGER - WHEREABOUTS UNKNOWN
DANIEL WEBER - WHEREABOUTS UNKNOWN
DENISE BRENNAN - WHEREABOUTS UNKNOWN
JACQUELINE WEBER - WHEREABOUTS UNKNOWN
ANY AND ALL HEIRS OF THE ESTATE OF WALTER W. WEBER

YOU ARE NOTIFIED that a PETITION FOR ADMINISTRATION 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 30 days from the first date of publication, 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 April 13, 2026.

Traci Perry
As Clerk of the Court

By: s/ M. Mothershed
As Deputy Clerk

4/24-5/15/26LG 4T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001087

IN RE: ESTATE OF
MYRON DAVID MARINO
a/k/a MYRON MARINO,
Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: MICHAEL ANTHONY MARINO, son of the Decedent and beneficiary of the Estate, whose last known address was P.O. Box 1052, Richards, North Carolina 28574

YOU ARE NOTIFIED that a Petition for Administration 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: Ashly Mae Guernaccini, Esq., 314 South Missouri Avenue, Suite 201, Clearwater, Florida 33756, within 30 days of first publication, 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 judgement or order for the relief demanded, without further notice.

Signed on this 14th day of April, 2026.

First Publication on April 17, 2026.

Traci Perry
As Clerk of the Court

By: /s/ Illegible
As Deputy Clerk

4/17-5/8/26LG 4T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000776 A

IN RE: ESTATE OF
WALTER W. WEBER
Deceased.

AMENDED NOTICE OF ACTION (formal notice by publication)

TO: JOANNE BISSENGER - WHEREABOUTS UNKNOWN
DANIEL WEBER - WHEREABOUTS UNKNOWN
DENISE BRENNAN - WHEREABOUTS UNKNOWN
JACQUELINE WEBER - WHEREABOUTS UNKNOWN
ANY AND ALL HEIRS OF THE ESTATE OF WALTER W. WEBER

YOU ARE NOTIFIED that a PETITION FOR ADMINISTRATION 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 30 days from the first date of publication, 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.

(Continued on next page)

CITRUS COUNTY

Signed on April 13, 2026.

Traci Perry
As Clerk of the Court

By: s/ M. Mothershed
As Deputy Clerk

4/17-5/8/26LG 4T

HERNANDO COUNTY

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026-CP-000407

IN RE: ESTATE OF
FLORDELES T CRAIG
a/k/a FLORDELES TANEGA CRAIG
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Flordeles T Craig a/k/a Flordeles Tanega Craig, deceased, whose date of death was November 4, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Room 165, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 May 8, 2026.

Personal Representative:
/s/ Carmen C. Tanega
1532 South California Street
Stockton, California 95206

Attorney for Personal Representative:
/s/ Marley Dodd
Marley Dodd, Esq.
Fla. Bar No.: 1058457
Brice Zoecklein, Esq.
Fla. Bar No.: 0085615
Zoecklein Law P.A.
150 East Bloomingdale Avenue
Brandon, Florida 33511
marley@zoeckleinlawpa.com
brice@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Telephone: (877) 206-0022
Fax: (813) 925-4310

5/8-5/15/26LG 2T

IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25002139CC

DEERFIELD HOMEOWNERS' ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

MITCHELL LARSON and
TRICIA LARSON, husband and wife
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. 25002139CC, of the County Court of the Fifth Judicial Circuit in and for Hernando County, Florida, wherein DEERFIELD HOMEOWNERS' ASSOCIATION, INC. is Plaintiff, and MITCHELL LARSON and TRICIA LARSON, husband and wife, are Defendants the Clerk of the Hernando County Court will sell to the highest bidder for cash on **June 16, 2026**, at the Hernando County Courthouse, Room 245, 20 North Main Street, Brooksville, FL 34601 beginning at **11:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

Lot 2, Deerfield Estates, Phases 3 and 4, being a Replat of Phase 2, Unit-1 and a Replat of a portion of Quail Meadows, Phase 1, according to the Plat thereof, recorded in Plat Book 36, Page(s) 7 and 8, of the Public Records of Hernando County, Florida.

Property Address: 15423 Burbank Drive, Brooksville, FL 34604

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 a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator Peggy Welch (352) 754-4402, 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.

HERNANDO COUNTY

DATED April 29, 2026

Doug Chorvat, Clerk of County Court
Hernando County, Florida

s/ Elizabeth Markidis
Deputy Clerk

Tankel Law Group
1022 Main St, #D, Dunedin, FL 34698

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000571
Division Probate

IN RE: ESTATE OF
RICHARD J. WEBB
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Richard J. Webb, deceased, whose date of death was February 4, 2026, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Room 130, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 May 8, 2026.

Personal Representative:
Kimberly A. Fullerton
1319 Stratford Way
Kingwood, Texas 77339

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

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000525-CP

IN RE: ESTATE OF
ALLEN PAUL SUTTON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ALLEN PAUL SUTTON, deceased, whose date of death was January 7, 2026, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 8, 2026.

Personal Representative:
CHARLES R. SUTTON
100 River Road
Dauphin, PA 17018

Attorney for Personal Representative:
Amber L. Nicol, Esq.
FBN: 1028018
TAMPA BAY WILLS
447 52nd Avenue S
St. Petersburg, FL 33705
Telephone No.: (727) 265-1592

HERNANDO COUNTY

amber@tampabaywills.com

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000653

IN RE: ESTATE OF
ROSALIND ANN MEYN
a/k/a ROSALIND A. MEYN,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Rosalind Ann Meyn a/k/a Rosalind A. Meyn, deceased, whose date of death was April 14, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville Florida 34601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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 May 8, 2026.

Personal Representative:
Denise Ann Miccio
4218 Terrapin Place
New Port Richey, Florida 34652

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

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000260
Division Probate

IN RE: ESTATE OF
ELAINE CATHERINE SCHREIBER
Deceased.

NOTICE TO CREDITORS
(Summary Administration)

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE

HERNANDO COUNTY

ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Elaine Catherine Schreiber, deceased, File Number 26-CP-000260, by the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Room 130, Brooksville, Florida 34601; that the decedent's date of death was September 19, 2025; that the total value of the estate is $100.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Randall K. Schreiber	11509 McLeod Street Spring Hill, FL 34609
Doreen L. Hartje	1011 W 5th Street Nekoosa, WI 54457

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is May 8, 2026.

Person Giving Notice:
Randall K. Schreiber
11509 McLeod Street
Spring Hill, Florida 34609

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

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
Case No: 2026-CP-000415

IN RE: ESTATE OF A. PAUL DESMARAIS A/K/A ALBERT PAUL DESMARAIS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of A. PAUL DESMARAIS A/K/A ALBERT PAUL DESMARAIS, deceased, whose date of death was July 18, 2025, is pending in the Circuit Court for HERNANDO County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:
Stephanie D. Georgiades
11708 Lipsey Road
Tampa, Florida 33618

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@messinalawgroup.com
service@messinalawgroup.com

5/1-5/8/26LG 2T

IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2024-CC-002014

THE HEATHER PROPERTY OWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

RUTH STORY, a single person and
DALE E. STORY, a single person, as
Joint Tenants with Rights of Survivorship
and UNKNOWN TENANT,
Defendants.

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45
(to correct sale date month spelling only)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure en-

(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 **5/13/2026** at **9:00 A.M. and 1:00 P.M.** to hear the below listed cases. Which are in violation of the City of Tampa Code Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274 8397.

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

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

CASE NO: COD-25-0002816
NAME OF VIOLATOR: HIGHLAND'S AT HUNTER'S GREEN
LOCATION OF VIOLATION: 9481 HIGHLAND OAK DR, TAMPA, FL
CODE SECTIONS: 19-48 19-237(3)
LEGAL DESCRIPTION: THE HIGHLANDS AT HUNTER'S GREEN A CONDOMINIUM COMMON AREA
FOLIO: 59402.0646

CASE NO: COD-25-0002826
NAME OF VIOLATOR: HIGHLAND'S AT HUNTER'S GREEN
LOCATION OF VIOLATION: 9481 HIGHLAND OAK DR, TAMPA, FL
CODE SECTIONS: 19-48 19-237(3)
LEGAL DESCRIPTION: THE HIGHLANDS AT HUNTER'S GREEN A CONDOMINIUM COMMON AREA
FOLIO: 59402.0646

CASE NO: COD-26-0000138
NAME OF VIOLATOR: MICHAEL PASLEY
LOCATION OF VIOLATION: 4710 W KNIGHTS AVE, TAMPA, FL
CODE SECTIONS: 19-234
LEGAL DESCRIPTION: ANITA SUBDIVISION LOT 21 BLOCK 9
FOLIO: 130578.0000

CASE NO: COD-26-0000248
NAME OF VIOLATOR: RAQUEL GARCIA
LOCATION OF VIOLATION: 814 W 113TH AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)a 19-231 (15)b 19-231(10)
LEGAL DESCRIPTION: HAMNER'S W E FOREST ACRES W 1/2 OF LOT 16 LESS W 235.60 FT BLOCK 4
FOLIO: 94883.0000

CASE NO: COD-26-0000251
NAME OF VIOLATOR: PAUL AND BRENDA KEARSE
LOCATION OF VIOLATION: , TAMPA, FL
CODE SECTIONS: 19-50
LEGAL DESCRIPTION: CAMPOBELLO BLOCKS 31 TO 45 LOT 1 BLOCK 37
FOLIO: 187861.0000

CASE NO: COD-26-0000303
NAME OF VIOLATOR: DAVID T CLARK
LOCATION OF VIOLATION: 2302 E 21ST AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)b
-LEGAL DESCRIPTION: PRINCETON HEIGHTS LOTS 9 10 AND 11
FOLIO: 188140.0000

CASE NO: COD-26-0000336
NAME OF VIOLATOR: MILDRED WAY ESTATE OF
LOCATION OF VIOLATION: 2705 E 10TH AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: GARYTOWN LOT 8 BLOCK 10
FOLIO: 189069.0000

CASE NO: COD-26-0000340
NAME OF VIOLATOR: MILDRED WAY ESTATE OF
LOCATION OF VIOLATION: 2705 E 10TH AVE, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(11) 19-231(15)a 19-231(15)b 19-234
LEGAL DESCRIPTION: GARYTOWN LOT 8 BLOCK 10
FOLIO: 189069.0000

CASE NO: COD-26-0000381
NAME OF VIOLATOR: CARLOS ORLANDO GUZMAN
LOCATION OF VIOLATION: 202 W LINEBAUGH AVE, TAMPA, FL
CODE SECTIONS: 19-231(1)g 19-231(2) 19-231(3) 19-231(5)a 19-231(7) 19-231(10) 19-231(15)a 19-231(15)b 19-231(16)b
LEGAL DESCRIPTION: HAMNER'S MARJORY B AND W E FLORILAND E 80 FT OF LOT 1 AND E 80 FT OF N 37 FT OF LOT 26 BLOCK 2
FOLIO: 99678.0000

CASE NO: COD-26-0000578
NAME OF VIOLATOR: GUYRLENE CLAUVIL
LOCATION OF VIOLATION: 2002 N 60TH ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: BROADWAY SUBDIVISION LOT 35
FOLIO: 159980.0000

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

CASE NO: COD-26-0000123
NAME OF VIOLATOR: GUADALUPE CELI AND GASPAR
LOCATION OF VIOLATION: 1115 E LINEBAUGH AVE, TAMPA, FL
CODE SECTIONS: 27-156 27-326
LEGAL DESCRIPTION: CASTLE HEIGHTS MAP N 90 FT OF LOTS 1 AND 2 BLOCK A
FOLIO: 144008.0000

CASE NO: COD-26-0000524
NAME OF VIOLATOR: NOE AGUIRRE BONOLA
LOCATION OF VIOLATION: 2607 E ANNIE ST, TAMPA, FL
CODE SECTIONS: 27-327 27-283.11(a)
LEGAL DESCRIPTION: TERRACE GABLES LOTS 23 & 24 & E 1/2 CLOSED ALLEY ABUTTING THEREON BLOCK A
FOLIO: 147805.0000

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

4/17-5/8/26LG 4T

HERNANDO COUNTY

tered in Case No. 2024-CC-002014, of the County Court of the Fifth Judicial Circuit in and for Hernando County, Florida, wherein THE HEATHER PROPERTY OWNERS ASSOCIATION, INC. is Plaintiff, and RUTH STORY, a single person and DALE E. STORY, a single person, as Joint Tenants with Rights of Survivorship and UNKNOWN TENANT n/k/a GREG STORY, are Defendants. The Clerk of the Court will sell to the highest bidder for cash on **May 26, 2026** at the Hernando County Courthouse, Room 245, 20 North Main Street, Brooksville, FL 34601 beginning at **11:00 A.M.**, the following property as set forth in said Final Judgment, to wit:

THE HEATHER, ROYAL HIGHLANDS WEST, BLOCK 23, LOT 14, according to the plat book thereof recorded in Plat Book 13, Page 41 of the public records of Hernando County, Florida.

Property Address: 9026 Lismore Court, Weeki Wachee, FL 34613

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 a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator Peggy Welch (352) 754-4402, 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 April 22, 2026

Doug Chorvat, Jr., Clerk of County Court
Hernando County, Florida

s/ Sonya Sanders
Deputy Clerk

Tankel Law Group
1022 Main Street, Dunedin, FL 34698

5/1-5/8/26LG 2T

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

CASE NO.: 2026-CA-265

MOLINA BROS INVESTMENT LLC,
Plaintiff,

v.

JAMES P. BUSH, ESTATE OF JAMES P. BUSH and UNKNOWN HEIRS OF JAMES P. BUSH,
Defendants.

NOTICE OF ACTION

TO: JAMES P. BUSH
26340 Richbarn Road
Brooksville, Florida 34601

ESTATE OF JAMES P. BUSH
26340 Richbarn Road
Brooksville, Florida 34601

UNKNOWN HEIRS OF JAMES P. BUSH
26340 Richbarn Road
Brooksville, Florida 34601

YOU ARE NOTIFIED that an action to quiet title on the following property in Hernando County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN HERNANDO COUNTY, FLORIDA, TO WIT:

DESCRIPTION OF LANDS: S1/2 OF W1/2 OF NW1/4 OF SW1/4 OF SW1/4 AKA PAR A IN CLASS I SUB AS APPROVED BY PLANNING DEPT (8-97-046 A) ORB 1689 PG 1776 KEY # 01333300.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 20 N Main St, Brooksville, FL 34601 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

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

Dated this 27th day of March 2026.

Doug Chorvat Jr.
Clerk of the Circuit Court

By: /s/
As Deputy Clerk

Law Office of C.W. Wickersham, Jr., P.A.
2720 Park St #205, Jacksonville, FL 32205

4/24-5/15/26LG 4T

HILLSBOROUGH COUNTY

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

Case No.: 25-DR-014542
Division: I

Disestablishment of Paternity Proceedings

WALEED MOHAMMAD,
Petitioner,

and

ANDREA LOPEZ
Respondent.

NOTICE OF ACTION FOR DISESTABLISHMENT OF PATERNITY

TO: ANDREA LOPEZ
8475 NW 15th Ave., Ocala, FL 34475

YOU ARE NOTIFIED that an action for disestablishment of paternity has been filed for your legal child and that you are required to serve a copy of your written defenses, if any, on Waleed Mohammad,

HILLSBOROUGH COUNTY

through his attorney, Stephanie Koether, Esquire 1115 E. Cass Street, Tampa, Florida 33602, on or before June 5, 2026, and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

Copies of all court documents in this 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 April 27, 2026

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

By: s/ Jennifer Taylor
Deputy Clerk

5/8-5/29/26LG 4T

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

FAMILY LAW DIVISION

Case No.: 15-DR-012453

IN RE: The Matter of:

ROQUE MEDRANO,
Petitioner/Father,

and

ECHO LOVE FORNABIO,
Respondent/Mother.

NOTICE OF ACTION FOR POST JUDGMENT

TO: ECHO LOVE FORNABIO
11018 Whitney Chase Drive
Riverview, Florida 33578

YOU ARE NOTIFIED that an action for Post Judgment has been filed against you and that you are required to serve a copy of your written defenses, ifany, to ROQUE MEDRANO, 1426 Compton Street, Brandon, Florida 33511, on or before 06/08/2026, and file the original with the clerk of this Court at 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 action is asking the court to decide how the following real or personal property should be divided: NONE

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

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

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

Dated 05/01/2026

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

By: s/ Illegible
Deputy Clerk

5/8-5/29/26LG 4T

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

PROBATE DIVISION

File No. 26-CP-001390

IN RE: ESTATE OF

JOSE CARLOS GARCIA-GARCIA,

Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Jose Carlos Garcia-Garcia, deceased, whose date of death was December 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3600, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216–732.228, Florida Statutes, applies, or

HILLSBOROUGH COUNTY

may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

The first date of publication is May 8, 2026.

Personal Representative:
/s/ Jose Manuel Garcia Miranda
8623 North Greenwood Avenue,
Tampa, Florida 33603

Attorney for Personal Representative:
/S/ Juan Croussett
Juan Croussett, Esq.
Fla. Bar No.: 0117665
Brice Zoecklein, Esq.
Fla. Bar. No.: 0085615
Zoecklein Law P.A.
150 E. Bloomingdale Ave.,
Brandon, Florida 33511
Juan@zoeckleinlawpa.com
Brice@zoeckleinlawpa.com
eservice5@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026-CP-000262
Division A

IN RE: ESTATE OF

LENARD STEVEN KEENE

Deceased.

NOTICE TO CREDITORS (summary administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Lenard Steven Keene, deceased, File Number 2026-CP-000262, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa FL 33601; that the decedent's date of death was October 23rd, 2025; that the total value of the estate is $ZERO and that the names and addresses of those to whom it has been assigned by such order are:

Kayla Keene
11103 Wildcat Drive, Riverview, FL 33579

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is May 8, 2026.

Person Giving Notice:
Kayla Keene
11103 Wildcat Drive
Riverview, FL 33579

HILLSBOROUGH COUNTY

Attorneys for Person Giving Notice:
Cynthia M. Petitjean PL
1306 Thonotosassa Road
Plant City, FL 33563
Telephone: (813) 659-2020
Florida Bar No. 947512
Email Address: cmp@cmp-law.com

5/8-5/15/26LG 2T

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

PROBATE DIVISION

CASE # 2025-CP-003385

IN RE: THE ESTATE OF

ARTHUR WEISS, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Arthur Weiss, deceased, whose date of death was April 5, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the ad dress of which is P.O. Box 3360, Tampa, Florida 33601-3360. 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. 732.216732.228, 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 DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 8, 2026.

Personal Representative:
/s/ Veronica V. Johnson
10134 Rose Petal Place
Riverview, Florida 33578

Attorney for Personal Representative:
/s/ Joseph Campoli, Esquire
Florida Bar Number: 074020
2033 Main Street Suite #517
Sarasota, Florida 34237
Telephone: (941) 704-4446
E-Mail: campoli55555@gmail.com
Secondary E-Mail:
wowjohnsonv@gmail.com

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 26-CP-001494
Division A

HILLSBOROUGH COUNTY

IN RE: ESTATE OF

JUDY W. RINGSTAFF,
aka JUDITH WRIGHT RINGSTAFF
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JUDY W. RINGSTAFF, also known as JUDITH WRIGHT RINGSTAFF, deceased, whose date of death was July 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 8, 2026.

Signed on this 6th day of May, 2026.

Personal Representative:
/s/ TRACEY RINGSTAFF PETERSON
3404 W. San Pedro Street
Tampa, Florida 33629

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

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No.: 26-CP-001425
Division: B

IN RE: THE ESTATE OF:

CHRISTOPHER ROBERT CASTRO,

Deceased.

NOTICE TO CREDITORS

The administration of the Estate of CHRISTOPHER ROBERT CASTRO, deceased, whose date of death was September 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 206, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is May 8, 2026.

Personal Representative:
Courtney Regina Murray
14728 Lake Magdalene Circle
Tampa, Florida 33613

Attorney for Personal Representative:
Gregory A. Richards, Jr.
Florida Bar No.: 0028339
LONGHOUSE, RICHARDS, OLSEN & RIEF, PLLC
202 S. Rome Avenue, Suite 110
Tampa, Florida 33606
Telephone: (813) 223-5351
E-mail: grichards@lrorlaw.com
Secondary E-mail: sferraro@lrorlaw.com

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 26-CP-001229

(Continued on next page)

NOTICE OF PUBLIC HEARING

ON May 21, 2026 at 10:00 a.m. IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOLLOWING ORDINANCES FOR ENACTMENT:

File No. TA/CPA25-18

An ordinance amending the Tampa Comprehensive Plan, Future Land Use Element, Future Land Use Map, for the property located at 3602 West Euclid Avenue, from Residential-20 (R-20) to Community Mixed Use-35 (CMU-35); providing for repeal of all ordinances in conflict; providing for severability; providing an effective date.

File No. TA/CPA25-19

An ordinance amending the Tampa Comprehensive Plan, Future Land Use Element, Future Land Use Map, for the property located at 4615 and 4801 East Fowler Avenue, from Light Industrial (LI) and Public/Semi-Public (P/SP) to Public/Semi-Public (P/SP); providing for repeal of all ordinances in conflict; providing for severability; providing for an effective date.

File No. TA/CPA25-15

An ordinance amending the Tampa Comprehensive Plan, future land use element, future land use map, for the property located at 4304 North 26th Street, 4205 North 25th Street and Folio Number 156781-0000, from Residential-10 (R-10) to Residential-20 (R-20); providing for repeal of all ordinances in conflict; providing for severability; providing an effective date.

File No. TA/CPA25-17

An ordinance amending the Tampa Comprehensive Plan, future land use element, future land use map, for the property located at 4216 North 26th Street, from Residential-10 (R-10) to Residential-20 (R-20); providing for repeal of all ordinances in conflict; providing for severability; providing an effective date.

File No. AB2-25-14

An ordinance approving a special use permit (SU-2) for Alcoholic Beverage Sales – Small Venue (Consumption On-Premises Only) and making lawful the sale of beverages regardless of alcoholic content – beer, wine and liquor – on that certain lot, plot or tract of land located at 1724 North Nebraska Avenue, Tampa, Florida, as more particularly described in Section 3; providing that all ordinances or parts of ordinances in conflict are repealed; repealing ordinance No. 2022-185; providing an effective date.

File No. AB2-26-05

An ordinance approving a special use permit (SU-2) for Alcoholic Beverage Sales – Restaurant (Consumption On-Premises Only) and making lawful the sale of beverages regardless of alcoholic content – beer, wine and liquor – on that certain lot, plot or tract of land located at 2507 South MacDill Avenue, Tampa, Florida, as more particularly described in Section 3; providing that all ordinances or parts of ordinances in conflict are repealed; repealing ordinance No. 2023-144; providing an effective date.

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

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

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, MMC
CITY CLERK

5/8/26LG 1T

HILLSBOROUGH COUNTY

IN RE: ESTATE OF
NATHAN ROBERT HENTGES
A/K/A NATHAN R. HENTGES
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Nathan Robert Hentges a/k/a Nathan R. Hentges, deceased, whose date of death was January 21, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 8, 2026.

Personal Representative:
/s/ Tereza Peclinovska
12401 Orange Grove Drive, Apt. 502
Tampa, Florida 33618

Attorney for Personal Representative:
/s/ Gerard F. Wehle
Gerard F. Wehle, Jr., Attorney
Florida Bar Number: 769495
DRUMMOND WEHLE YONGE LLP
6987 East Fowler Avenue
Tampa, Florida 33617
Telephone: (813) 983-8000
Fax: (813) 983-8001
E-Mail: jj@dwyfirm.com
Secondary E-Mail: amy@dwyfirm.com

5/8-5/15/26LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
CASE NO: 26-CC-015819
DIVISION: T

NOTICE TO APPEAR

IN RE: THE PETITION OF HILLSBOROUGH COUNTY FOR HEARING CONCERNING THE ANIMAL(S) OF:

Kimberly Kilgore
At Large

And Any Other Jane or John Does,
Respondent.

IN THE NAME OF THE STATE OF FLORIDA TO ALL SINGULAR THE SHERIFFS OF THE STATE OF FLORIDA,

You are hereby commanded to serve this Petition for Custody and Enjoinment upon the above-named Respondent, **Kimberly Kilgore**.

INSTRUCTIONS TO RESPONDENT: Pursuant to Administrative Order S-2012-064, a hearing on the attached Petition for Enjoinment has been scheduled before the Honorable Mary Lou Cuellar-Stilo on the 20th day of May, 2026 at 10:45 a.m., to be held at the Criminal Courthouse Annex, 401 N. Jefferson Street, Courtroom #21, Tampa, Florida 33602-3554. Fifteen (15) minutes has been set for the hearing.

You have the right to appear personally, or you may have an attorney appear for you at the hearing. You or your attorney can present testimony and evidence at the hearing. Upon consideration of all matters presented at the hearing, the Court may schedule a final hearing. You or your attorney can present testimony and evidence at the final hearing.

If you decide to appeal the Honorable Judge Cuellar-Stilo's rulings, you will need a record of the hearings. You will need to ensure that a verbatim record of the proceeding is made which will include the testimony and evidence upon which an appeal is to be based.

FAILURE TO APPEAR MAY CONSTITUTE A WAIVER OF YOUR RIGHT TO CONTEST THE PETITION AND THE COURT MAY GRANT THE RELIEF REQUESTED IN THE PETITION.

In order to view a copy of the Petition for Confiscation, please contact the Hillsborough County, County Attorney's Office at 813-272-5670. Please reference number 25-001302.

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.

Witness my hand and seal, this 4th day of April, 2026.

Victor D. Crist
As Clerk of the Court
By: s/ J. R.
Deputy Clerk
813-276-8100 x4362

5/8/26LG 1T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
CASE NO: 26-CC-013208
DIVISION: T

NOTICE TO APPEAR

IN RE: THE PETITION OF HILLSBOROUGH COUNTY FOR HEARING CONCERNING THE ANIMAL(S) OF:

Taura High
At Large

And Any Other Jane or John Does,
Respondent.

IN THE NAME OF THE STATE OF FLORIDA TO ALL SINGULAR THE SHERIFFS OF THE STATE OF FLORIDA,

You are hereby commanded to serve this Petition for Custody and Enjoinment upon the above-named Respondent, **Taura High**.

INSTRUCTIONS TO RESPONDENT: Pursuant to Administrative Order S-2012-064, a hearing on the attached Petition for Enjoinment has been scheduled before the Honorable Mary Lou Cuellar-Stilo on the 13th day of May, 2026 at 10:45 a.m., to be held at the Criminal Courthouse Annex, 401 N. Jefferson Street, Courtroom #21, Tampa, Florida 33602-3554. Fifteen (15) minutes has been set for the hearing.

You have the right to appear personally, or you may have an attorney appear for you at the hearing. You or your attorney can present testimony and evidence at the hearing. Upon consideration of all matters presented at the hearing, the Court may schedule a final hearing. You or your attorney can present testimony and evidence at the final hearing.

If you decide to appeal the Honorable Judge Cuellar-Stilo's rulings, you will need a record of the hearings. You will need to ensure that a verbatim record of the proceeding is made which will include the testimony and evidence upon which an appeal is to be based.

FAILURE TO APPEAR MAY CONSTITUTE A WAIVER OF YOUR RIGHT TO CONTEST THE PETITION AND THE COURT MAY GRANT THE RELIEF REQUESTED IN THE PETITION.

In order to view a copy of the Petition for Confiscation, please contact the Hillsborough County, County Attorney's Office at 813-272-5670. Please reference number 25-001302.

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.

Witness my hand and seal, this 2nd day of April, 2026.

Victor D. Crist
As Clerk of the Court
By: s/ LaShontaina Shedrick
Deputy Clerk
813-276-8100 x4362

5/8/26LG 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:

VisaGeniUS

Owner: Alejandro Mucino
2202 N. West Shore Blvd. S 200
Tampa, FL 33607

5/8/26LG 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:

BuildYourCNC

Owner: Nicholas Hood-Daniel
1050 Water St, Unit 1205
Tampa, FL 33602

5/8/26LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26-CA-004263

LARRY HAUSMAN, as Personal Representative of the Estate of MARVIN HAUSMAN,
Plaintiff,

vs.

ANDREW WEBER,
Defendant.

NOTICE OF ACTION

TO: ANDREW WEBER
Last known residence: 4334 Bayside Village Drive Apt. 202, Tampa, FL 33615
Current residence: UNKNOWN

YOU ARE NOTIFIED that a VERIFIED COMPLAINT TO QUIET TITLE, DECLARATORY RELIEF, INJUNCTION, and EJECTMENT regarding the following property:

Condominium Unit No. 34-202, BEACHWALK CONDOMINIUM, a condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 14953, Page 1630, Public Records of Hillsborough County, Florida, as may be amended from time to time, together with an undivided interest in the common elements thereto.

PIN: U-11-29-17-82W-D00000-34202.0.

Property Address: 4334 Bayside Village Drive, Apt. 202, Tampa, FL 33615 ("Real Property").

has been filed against you and you are required to serve a copy of your written defenses to it, if any, on or before June 8, 2026, on PERRY G. GRUMAN, Esquire, Plaintiff's attorney, whose address is 3400 W. Kennedy Boulevard, Tampa, Florida 33609, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

DATED on April 27, 2026.

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

(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 **6/3/2026** 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-265-0000773
NAME OF VIOLATOR: RAFAEL CRESPO AND UNIA
LOCATION OF VIOLATION: 3203 W CORDELIA ST, TAMPA, FL
CODE SECTIONS: 22-8 22-60
LEGAL DESCRIPTION: DREW'S JOHN H 1ST EXTENSION E 35 FT OF LOT 22 AND LOT 23 BLOCK 69
FOLIO: 176808.0000

CASE NO: COD-25-0000846
NAME OF VIOLATOR: MELVI BONILLA
LOCATION OF VIOLATION: 3215 W CORDELIA ST, TAMPA, FL
CODE SECTIONS: 22-8 22-60
LEGAL DESCRIPTION: DREW'S JOHN H 1ST EXTENSION LOT 17 BLOCK 69
FOLIO: 176804.0000

CASE NO: COD-25-0002979
NAME OF VIOLATOR: CH YBOR LLC
LOCATION OF VIOLATION: 2609 N 18TH ST, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(12) 19-231(15)a 19-231(15)c
LEGAL DESCRIPTION: E 93 FT OF S 96 FT OF N 117 FT OF GOV LOT 2 & E 17 FT OF S 33 FT OF N 147 FT OF GOV LOT 2
FOLIO: 196973.0000

CASE NO: COD-25-0004652
NAME OF VIOLATOR: TAMPA PARKLAND APARTMENTS
LOCATION OF VIOLATION: 4400 W SPRUCE ST, TAMPA, FL
CODE SECTIONS: 19-48 19-231(16)a
LEGAL DESCRIPTION: ROLAND PARK LOTS 1 TO 24 INCL BLOCK 18 . . . LOTS 5 TO 20 INCL LESS N 20 FT FOR RD R/W BLOCK 19 TOG WITH VACATED R/W (STREET) DESC AS FOLLOWS: THAT PART OF TENNESSEE ST (A/K/A CHESTNUT ST) LYING BETWEEN WASHINGTON DR (A/K/A HESPERIDES ST) AND MANHATTAN AVE IN ROLAND PARK IN PL BK 14 PG 13 (ORD 6638 A)
FOLIO: 112213.0000

CASE NO: COD-25-0004658
NAME OF VIOLATOR: REBECCA MARIE LEVINE AND
LOCATION OF VIOLATION: 302 W NORTH BAY ST, TAMPA, FL
CODE SECTIONS: 22-8
LEGAL DESCRIPTION: MEADOWBROOK LOT 428
FOLIO: 165816.0000

CASE NO: COD-26-0000083
NAME OF VIOLATOR: WAYNE VINCENT CONSIGLIO JR
LOCATION OF VIOLATION: 402 E AMELIA AVE, TAMPA, FL
CODE SECTIONS: 19-57 19-231(12) 19-231(15)a
LEGAL DESCRIPTION: KEY'S LOT 5 BLOCK 1
FOLIO: 191328.0000

CASE NO: COD-26-0000494
NAME OF VIOLATOR: ROCWELL 1907 LLC
LOCATION OF VIOLATION: 1907 W CASS ST, TAMPA, FL
CODE SECTIONS: 19-48 19-231(15)c
LEGAL DESCRIPTION: BENJAMIN'S 5TH ADDITION E 1/2 OF LOT 20 AND 21 BLOCK 6
FOLIO: 181274.0000

CASE NO: COD-26-0000545
NAME OF VIOLATOR: JESSICA EVANS
LOCATION OF VIOLATION: 415 W OSBORNE AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)a 19-231(15)c
LEGAL DESCRIPTION: SUNSHINE PARK REVISED MAP LOT 19 BLOCK 5
FOLIO: 165417.0000

CASE NO: COD-26-000573
NAME OF VIOLATOR: WILLIE E SMILEY AND DAVID L
LOCATION OF VIOLATION: 1613 E MAPLE AVE, TAMPA, FL
CODE SECTIONS: 19-231(3) 19-231(5)c 19-231(10) 19-231(11) 19-231(13) 19-231(15)c 19-231(17
LEGAL DESCRIPTION: FERN CLIFF LOTS 330 AND 331
FOLIO: 149984.0000

CASE NO: COD-26-0000574
NAME OF VIOLATOR: DANY CUELLAR
LOCATION OF VIOLATION: 806 W SLIGH AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)a 19-231(15)b
LEGAL DESCRIPTION: RIVERSIDE FIRST ADDITION TO WEST LOT 3 BLOCK 5 LESS R/W BEG AT NE COR RUN S 1.22 FT THN S 88 DEG 50 MIN W 60.01 FT THN N 2.43 FT AND E 60 FT TO POB AND THE NORTH 1/2 OF VACATED ALLEY LYING TO SOUTH
FOLIO: 104919.0000

CASE NO: COD-26-0000641
NAME OF VIOLATOR: GENERAL ASSEMBLY CHURCH OF
LOCATION OF VIOLATION: 2133 W WALNUT ST, TAMPA, FL
CODE SECTIONS: 19-49 19-56
LEGAL DESCRIPTION: MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA E 42 FT OF LOT 15 BLOCK 37
FOLIO: 179357.0000

CASE NO: COD-26-0000731
NAME OF VIOLATOR: CONSTANTINO D KASTIS
LOCATION OF VIOLATION: 7010 N CENTRAL AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-231(3) 19-231(5)c 19-231(10) 19-231(13)
LEGAL DESCRIPTION: GOSS J S SUBDIVISION LOT 1 LESS W 20 FT AND N 1/2 OF LOT 2 LESS W 20 FT
FOLIO: 161754.0000

CASE NO: COD-26-0000733
NAME OF VIOLATOR: NICOLE MARGARET GREEN
LOCATION OF VIOLATION: 6014 N OTIS AVE, TAMPA, FL
CODE SECTIONS: 19-50 19-231(15)c
LEGAL DESCRIPTION: IDLEWILD ON THE HILLSBOROUGH N 1/2 OF LOT 5 BLOCK 7
FOLIO: 162136.0000

CASE NO: COD-26-000734
NAME OF VIOLATOR: LOYD R EALES
LOCATION OF VIOLATION: 6008 N OTIS AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: IDLEWILD ON THE HILLSBOROUGH S 1/2 OF LOT 5 AND N 29 FT OF LOT 6 BLOCK 7
FOLIO: 162137.0000

CASE NO: COD-26-0000735
NAME OF VIOLATOR: BRADFORD B AND YVONNE P
LOCATION OF VIOLATION: 6006 N OTIS AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)c
LEGAL DESCRIPTION: IDLEWILD ON THE HILLSBOROUGH S 74 FT OF LOT 6 BLOCK 7
FOLIO: 162138.0000

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

CASE NO: COD-26-0000118
NAME OF VIOLATOR: EGYPT SHRINE HOLDING CORP
LOCATION OF VIOLATION: 5017 E WASHINGTON ST, TAMPA, FL
CODE SECTIONS: 27-284.2.4.(c)
LEGAL DESCRIPTION: A PARCEL OF LAND IN THE SW 1/4 OF NW 1/4 OF SEC 22 TWP 29 RGE 19 BEING DESCRIBED AS FOLLOWS: COM AT THE NW COR OF SD SEC 22 THN S 00 DEG 55 MIN 00 SEC W ALG THE W LINE OF SD SEC 22,1342.52 FT TO THE NW COR OF THE SW 1/4 OF THE NW 1/4 OF SD SEC 22 THN N 89 DEG 58 MIN 27 SEC E ALG THE N LINE OF THE SW 1/4 OF THE NW 1/4 OF SD SEC 22, 136.95 FT TO PT ON THE E R/W LINE OF US HWY #41 (STATE RD #45) THN S 00 DEG 32 MIN 00 SEC E ALG SD E R/W LINE 25.00 FT TO A PT OF INTERS WITH THE S R/W LINE OF WASHINGTON ST THN N 89 DEG 58 MIN 27 SEC E ALG SD S R/W LINE 382.90 FT TO THE POB THN CONT ALG SD R/W LINE N 89 DEG 58 MIN 27 SEC E, 411.05 FT THN DEPARTING SD S R/W LINE S 00 DEG 50 MIN 57 SEC W 562.86 TO A PT ON THE N R/W OF THE TAMPA BY PASS CANAL ALSO KNOWN AS THE PALM RIVER THN S 89 DEG 53 MIN 31 SEC W 411.04 FT THN DEPARTING SD R/W LINE N 00 DEG 50 MIN 57 SEC E 563.45 FT TO POB TOGETHER WITH THE FOLLOWING DESC PARCEL E 200 FT OF N 836 FT OF SW 1/4 OF NW 1/4 LESS PT FOR CANAL AND LESS TRACT DESC AS BEG AT NE COR & RUN W 200 FT S 12.48 FT S 86 DEG E 200.14 FT AND N 24.95 FT TO BEG TOGETHER WITH THE FOLLOWING W 100 FT OF E 300 FT OF N 836 FT OF SW 1/4 OF NW 1/4 LESS TAMPA BY PASS CANAL R/W TOGETHER WITH THE FOLLOWING DESC PARCEL W 100 FT OF E 400 FT OF N 836 FT OF SW 1/4 OF NW 1/4 LESS R/W
FOLIO: 160816.0100

CASE NO: COD-26-0000252
NAME OF VIOLATOR: ABDIEL GUERRA-BRUNET
LOCATION OF VIOLATION: 3209 W WOODLAWN AVE, TAMPA, FL
CODE SECTIONS: 27-284.2.4.(c)
LEGAL DESCRIPTION: FAIR GROUND FARMS W 65.0 FT OF E 275.0 FT OF LOT 3 BLOCK 12
FOLIO: 109537.0100

CASE NO: COD-26-0000501
NAME OF VIOLATOR: RYAN P. MCDONAGH
LOCATION OF VIOLATION: 18 LADOGA AVE, TAMPA, FL
CODE SECTIONS: 27-284.2.4.(c)
LEGAL DESCRIPTION: DAVIS ISLANDS PB10 PG52 TO 57 AND PB17 PG5 TO 9 SELY 1/2 OF LOT 54 AND LOT 55 BLK 42
FOLIO: 195459.0000

CASE NO: COD-26-0000502
NAME OF VIOLATOR: CONFIDENTIAL
LOCATION OF VIOLATION: 3413 W SAN JUAN ST, TAMPA, FL
CODE SECTIONS: 27-284.2.3.(b)
LEGAL DESCRIPTION: Palma Ceia Park Lot 14 Block 68
FOLIO: 126296.0000

CASE NO: COD-26-0000504
NAME OF VIOLATOR: ESTATE OF CHATTIE L MARTIN
LOCATION OF VIOLATION: 4002 W GRAY ST, TAMPA, FL
CODE SECTIONS: 27-287.25.(e).(3)
LEGAL DESCRIPTION: ROSEDALE NORTH LOTS 10 11 AND 12 BLOCK 1
FOLIO: 115056.0000

CASE NO: COD-26-0000550
NAME OF VIOLATOR: PETER PHAM
LOCATION OF VIOLATION: 3210 E HENRY AVE, TAMPA, FL
CODE SECTIONS: 27-287.25.(e).(3)
LEGAL DESCRIPTION: W 50 FT OF E 401.5 FT OF S 3/4 OF SE 1/4 OF NW 1/4 OF SE 1/4 LESS N 347.68 FT AND LESS S 25 FT FOR RD
FOLIO: 15112.0000

CASE NO: COD-26-0000632
NAME OF VIOLATOR: NICOLE MARIE GERO
LOCATION OF VIOLATION: 4017 W NORTH B ST, TAMPA, FL
CODE SECTIONS: 27-284.2.5.(c)
LEGAL DESCRIPTION: ROSEDALE NORTH LOT 8 BLOCK 8
FOLIO: 115122.0000

CASE NO: COD-26-0000639
NAME OF VIOLATOR: PRICE KELLEY AND EDWARD D
LOCATION OF VIOLATION: 3207 E CAYUGA ST, TAMPA, FL
CODE SECTIONS: 27-287.25.(e).(3)
LEGAL DESCRIPTION: GROVE HILL HEIGHTS LOTS 7 AND 8 BLOCK 1
FOLIO: 156507.0000

CASE NO: COD-26-0000727
NAME OF VIOLATOR: PATSY L ROSS
LOCATION OF VIOLATION: 3210 E PAWHATAN AVE, TAMPA, FL
CODE SECTIONS: 19-49 27-326
LEGAL DESCRIPTION: OAK HEIGHTS LOT 8 BLOCK 1
FOLIO: 151512.0000

CASE NO: COD-26-0000896
NAME OF VIOLATOR: AMERICAN LEGION SEMINOLE
LOCATION OF VIOLATION: 6918 N FLORIDA AVE, TAMPA, FL
CODE SECTIONS: 27-326 27-289.7 27-290.8
LEGAL DESCRIPTION: WOODHAVEN E 272 FT OF N 305 FT OF LOT 1 BLOCK 4 LESS BEG AT SE COR RUN W 8.43 FT N 02 DEG E 183.17 FT THN S 183 FT TO POB AND LESS BEG AT NE COR RUN E 17 FT S 39 DEG 43 MIN 06 SEC E 26.61 FT THN N 20.41 FT TO POB
FOLIO: 161580.0000

CASE NO: COD-26-0000925
NAME OF VIOLATOR: RAFAEL D URBINA AND NORA V
LOCATION OF VIOLATION: 8719 N EDISON AVE, TAMPA, FL
CODE SECTIONS: 27-283.11(a) 27-326
LEGAL DESCRIPTION: EL PORTAL LOTS 16 AND 17 BLOCK 12
FOLIO: 98615.0000

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

5/8-5/29/26LG 4T

HILLSBOROUGH COUNTY

By: s/ Jennifer Taylor
Deputy Clerk

Perry G. Gruman, P.A.
3400 W. Kennedy Blvd, Tampa, FL 33609

5/8-5/29/26LG 4T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

RISE UP HOMESCHOOL COOPERATIVE

Owner: Eva Parker
3505 Lone Oak Rd
Plant City, FL 33567

5/8/26LG 1T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-045263

BERRY BAY VILLAGE COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

CARLYN MARTE, A SINGLE WOMAN,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-045263, that resulted from the Final Hearing on or about April 28, 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-045263 on about April 02, 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 30, of BERRY BAY SUBDIVISION VILLAGE I, according to the Plat thereof, as recorded in Plat Book 142, Page 146, of the Public Records of Hillsborough County, Florida

and commonly known as: 5592 Blue Azure Dr., Wimauma, FL 33598; 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 **June 19, 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 May 4, 2026

/s/ Jessica T. Dubsky

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

Frazier & Bowles, Attorneys at Law
202 S. Rome Ave. #125, Tampa, FL 33606
pleadings@frazierbowles.com

45405.55

5/8-5/15/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-037744

COUNTRY PLACE COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

YOANKA DE LA OSA and
ALEXYS RAMIEREZ GONZALEZ,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on April 29, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

LOT 66, BLOCK 14, COUNTRY PLACE UNIT IV-B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on **June 19, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

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

5/8-5/15/26LG 2T

HILLSBOROUGH COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

FORTRESS CHRISTIAN SCHOOLS

Owner: Florida College, Inc.
111 N Glen Arven Ave.
Temple Terrace, FL 33617

5/8/26LG 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:

DOUGHBAR STUDIOS

Owner: Breann Rouse
10170 Carloway Hills Dr
Wimauma, FL 33598

5/8/26LG 1T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-005589
Division: D-P

MICHAEL WATSON,
Petitioner,

and

BETH ELLA KOUTS-WATSON,
Respondent.

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

TO: BETH ELLA KOUTS-WATSON
Last 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 MICHAEL WATSON, whose address is 8512 Riverview Dr, Riverview, FL 33579 on or before 6/5/2026, and file the original with the clerk of this Court at 800 East Twiggs St, Room 101, 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 Notice of Current Address, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

Dated April 30, 2026

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

By: s/ Erma Yerdon
Deputy Clerk

5/8-5/29/26LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 25-DP-606
DIVISION: D

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

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: KEELEY BAYNE aka Keeley Walker
Address Unknown DOB: 12/12/1983

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: K.W. born on 8/2/2025. You are hereby **commanded** to appear on **June 15, 2026, at 10:45 AM** before the Honorable Lisa D. Campbell via audio-visual communication technology or at the Hillsborough Courthouse, Edgecomb Courthouse, Courtroom 310, 800 East Twiggs Street, Tampa, FL 33602, for an **ADVISORY HEARING.**

Zoom/Telephonic information for Judge Campbell:

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

When connecting through **Zoom APP** with Video: https://zoom.us/j/6544457465
The meeting ID is 654 445 7465 – no password needed.

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 5th day of May, 2026.

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

By: s/ Santiago Zambrano
As Deputy Clerk

5/8-5/29/26LG 4T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

WIRE TO WIRE PARTNERS

Owner: Yannuzzi Commercial Group LLC
10509 Greensprings Drive
Tampa, FL 33626

5/8/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001520

IN RE: ESTATE OF
DREAMA ANN HAGER
Deceased

NOTICE TO CREDITORS

The administration of the estate of DREAMA ANN HAGER, deceased, whose date of death was January 17, 2025; File Number 26-CP-001520, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 8, 2026.

Personal Representative:
MARTIN RAY HAGER
2438 Nantucket Harbor Loop
Sun City Center, FL 33573

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

5/8-5/15/26LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-001014

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,

vs.

JENNIFER MARCHESANI; UNKNOWN SPOUSE OF JENNIFER MARCHESANI; ERIC MARCHESANI; and MADISON VILLAGES TOWNHOMES HOMEOWNERS ASSOCIATION INC.,
Defendants.

NOTICE OF ACTION

TO: JENNIFER MARCHESANI
5363 Companion Lane
Tampa, FL 33619

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

And any unknown heirs, devisees, grantees, creditors and other unknown person or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

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

Lot 3, Block 3, MADISON VILLAGE TOWNHOMES, according to the plat thereof, as recorded in Plat Book 137, Pages 255 through 259, inclusive, of the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written 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, 6/2/2026, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

WITNESS my hand and seal of said Court on April 27, 2026.

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

By: s/ Jennifer Taylor
Deputy Clerk

5/8-5/15/26LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 26-CC-005405

COPPER CREEK OF RIVERVIEW HOMEOWNERS' ASSOCIATION. INC., a Florida not-for-profit corporation,
Plaintiff,

vs.

JAMES SLAUGHTER, a single person, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT,
Defendants.

NOTICE OF ACTION

STATE OF FLORIDA

TO: JAMES SLAUGHTER. a single person, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN.

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

Lot 86, COPPER CREEK PHASE 1, according to the plat as recorded in Plat Book 124, Pages 176 through 189, of the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of this Notice of Action on:

SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is 1022 Main Street, Suite D, Dunedin, FL 34698, 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.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (813) 276-8100. 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 on this 30th day of April, 2026.

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

By: s/ Jennifer Taylor
Deputy Clerk

5/8-5/15/26LG 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:

MRS CLEAN & SPARKLE

Owner: Jessica Lynn Valentin
2006 Thornbush Place
Brandon, FL 33511

5/8/26LG 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:

PORTAL PROS - TAMPA DOG DOOR INSTALLATION

Owner: Bryan Aspenson
5702 Coachwood Trail
Colorado Springs, CO 80919

5/8/26LG 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:

LITTLE DOG & CO.

Owner: Bright Loom Studios LLC
8826 Sea Island Way

(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 **5/20/2026** 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-26-0000130
NAME OF VIOLATOR: ANTONIO SANTIA GUTIERREZ
LOCATION OF VIOLATION: 1912 W FERN ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: WESLEY'S SUBDIVISION N 1/2 OF LOT 7
FOLIO: 104773.0000

CASE NO: COD-26-0000280
NAME OF VIOLATOR: GUNN PORPERTIES OF TAMPA
LOCATION OF VIOLATION: 2133 W RAMBLA ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: ZION HEIGHT LOTS 1 AND 2 AND N1/2 OF LOT 3 BLOCK 1
FOLIO: 156669.0000

CASE NO: COD-26-0000548
NAME OF VIOLATOR: GUNN PROPERTIES OF TAMPA
LOCATION OF VIOLATION: 2133 W RAMBLA ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: CARROLL CITY CENTER 1ST ADDITION E 62 FT OF LOT 8 AND W 2 FT OF LOT 9 BLOCK A
FOLIO: 98058.0000

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

CASE NO: COD-25-0004774
NAME OF VIOLATOR: LEONARDO ROSALES AND OELIA
LOCATION OF VIOLATION: 2724 W UNION ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA LOT 9 BLOCK 46 AND N 1/2 OF VACATED ALLEY ABUTTING ON SOUTH
FOLIO: 179539.0000

CASE NO: COD-25-0004780
NAME OF VIOLATOR: RACHEL A AND DARRYL N OGLE
LOCATION OF VIOLATION: 4726 W WALLACE AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: GANDY GARDENS 1 W 1.5 FT OF LOT 13 AND E 61.5 FT OF LOT 14 BLOCK 2
FOLIO: 131262.0000

CASE NO: COD-26-0000197
NAME OF VIOLATOR: ERLIS REYES ALARCON
LOCATION OF VIOLATION: 1405 E DR MARTIN LUTHER KING JR BLVD, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: BUFFALO GARDENS LOT 4 LESS R/W FOR BUFFALO AVE AND N 1/2 OF VACATED ALLEY ABUTTING ON S
FOLIO: 173408.0000

CASE NO: COD-26-0000312
NAME OF VIOLATOR: MTH HOLDINGS LLC
LOCATION OF VIOLATION: 3007 N MITCHELL AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: ROBLES SUBDIVISION NO 2 N 1/2 OF LOT 3 LESS E 6.4 FT BLOCK 3
FOLIO: 182795.0000

CASE NO: COD-26-0000330
NAME OF VIOLATOR: VENTURA GENERAL
LOCATION OF VIOLATION: 7810 N ROME AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: ALMIMA LOTS 58 59 64 65 66 AND 67
FOLIO: 102122.0000

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

4/24-5/15/26LG 4T

HILLSBOROUGH COUNTY

Tampa, FL 33635

5/8/26LG 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:

SUPER GLUE WOMAN

Owner: THINKFEELACT, LLC
7901 4th St N Ste 300
St. Petersburg, FL 33702

5/8/26LG 1T

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

CASE NO.: 25-CC-042872
Division: I

TUDOR CAY CONDOMINIUM ASSOCIATION, INC., a Florida Not-for-profit corporation,

Plaintiff

vs.

PERRY LA BORD

Defendant.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-042872, of the County Court of Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein TUDOR CAY CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and PERRY LA BORD is Defendant, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on **June 5, 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 D-201, of TUDOR CAY CONDOMINIUM, according to the Declaration of Condominium Thereof, recorded in Official Records Book 3721, Page 1331, in the Public Records of Hillsborough County, Florida, together with its undivided share in the common elements.

Property Address: 9133 Tudor Drive, Unit D201, Tampa, FL 33615.

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 call (813) 272-7040, Hearing Impaired Line: 1-800-955-8771, Voice Impaired Line: 1-800-955-8770. TDD users may also call 1-800-955-8771 for the Florida Relay Service, no later than seven (7) days prior to any proceeding.

DATED April 29, 2026

/s/ Valentina Wheeler
Valentina Wheeler, Esq.
(FLSB# 0120531)

Wheeler Law Firm, PLLC
801 W. Bay Drive, Suite 428B
Largo, FL 33770
Telephone: (727) 300-9667
Facsimile: (727) 202-9944
vwheeler@vwheelerlawfirm.com
Counsel for the Plaintiff

5/8-5/15/26LG 2T

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Zoning Hearing Master, pursuant to Hillsborough County Ordinance 92-05, beginning at 6:00 p.m., **May 26, 202**6, at the Board Room, 2nd floor of the County Center, 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 same to the Hearing Master at the public hearing before him/her. The recommendation of the Zoning Hearing Master will be filed with the Clerk within fifteen (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 Zoning Hearing Master 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 Zoning Hearing Master, 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 Zoning Hearing Master to the staff of the Development Services Department at least two business days prior to the Zoning Hearing Master 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 Zoning Hearing Master 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 that 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 Zoning Hearing Master by name. Call submissions for the public hearing will close 30 minutes prior to the start 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:

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- 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 YouTube link.

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

Review of the application by the Board of County Commissioners is restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. In order to present testimony to the Board, you must be a party of record.

The review of the Zoning Hearing Master's recommendation by the Board of County Commissioners of Hillsborough County shall be restricted to the record as defined in Hillsborough County Ordinance 92-05, unless additional evidence and/or oral argument is permitted pursuant to the terms of the ordinance.

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION OR RECOMMENDATION MADE BY THE ZONING HEARING MASTER 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.

REZONING REQUESTS

Petition RZ-STD 25-1026, filed on 06/30/25 by Robert Martin, of 6331 Gondola Dr, Riverview, FL 33578, ph (813) 843-5511. Requesting a Rezone to CG. The property is presently zoned RSC-6 MH and is located at 4512 S 66th St.

Petition RZ-PD 26-0363, filed on 12/17/25 by Todd Pressman, of 200 2nd Ave S, #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Rezone to Planned Development. The property is presently zoned PD 18-1373 and is located at W of Lakewood Dr & Truman Dr.

Petition RZ-PD 26-0437, filed on 01/15/26 by Ravi Patel, represented by Patricia Ortiz / Ortiz Planning Solutions, of 2810 N Central Ave, Tampa, FL 33602, ph (813) 817-8492. Requesting a Rezone to Planned Development. The property is presently zoned AI & AR and is located at 13030 E 92 Hwy.

Petition RZ-PD 26-0445, filed on 01/16/26 by Todd Pressman, of 200 2nd Ave S, #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Rezone to Planned Development. The property is presently zoned CG and is located at 4020 W Waters Ave.

Petition RZ-PD 26-0528, filed on 02/10/26 by Florida Home Partnership Inc, represented by Landis Evans + Partners / Margaret Tassone, of 3810 Northdale Blvd, Ste 100, Tampa, FL 33624, ph (813) 527-9472. Requesting a Rezone to Planned Development. The property is presently zoned RMC-6 and is located at 5902 Bassa St.

Petition RZ-PD 26-0555, filed on 02/13/26 by Royal Palm Multifamily, LLC / Kamil Salame, represented by S. Elise Batsel / Stearns Weaver Miller, of 401 E Jackson St, Ste 2100, Tampa, FL 33602, ph (813) 223-4800. Requesting a Rezone to Planned Development. The property is presently zoned CI, M, RMC-16, RMC-20, & RSC-6 and is located at NW corner of Causeway Blvd & Visconti Blvd; & NW corner of Causeway Blvd & Ventura Ave.

Petition RZ-PD 26-0558, filed on 02/16/26 by TC Florida Development, Inc., represented by Tyler Hudson / Gardner Brewer Hudson, of 400 N Ashley Dr, Ste 1100, Tampa, FL 33602, ph (813) 221-9600. Requesting a Rezone to Planned Development. The property is presently zoned PD 12-0032 & AR and is located at 11102 N 301 Hwy & 11404 Walker Rd.

Petition RZ-PD 26-0560, filed on 02/16/26 by Meritage Homes, represented by Clearview Land Design, of 3010 W Azeele St, Tampa, FL 33609, ph (813) 223-3919, & Hill Ward Henderson, of 101 E Kennedy Blvd, Ste 3700, Tampa, FL 33602, ph (813) 227-8421. Requesting a Rezone to Planned Development. The property is presently zoned ASC-1, RSC-2, & PD 19-0083 and is located at Livingston Ave, 450' N of Livingston Ave & Victarra Cir intersection, W side of the street.

Petition RZ-STD 26-0728, filed on 03/27/26 by Darling Garcia Barreto, represented by Jorge Consuegra, of 5208 E Longboat Blvd, Tampa, FL 33615, ph (813) 454-2715. Requesting a Rezone to CI. The property is presently zoned ASC-1 and is located at Hartford St, 1400' W of S 66th St & Hartford St intersection, N side of the street.

Petition RZ-STD 26-0740, filed on 03/31/26 by Justin T. Wilkerson, of 3118 Buttercup St, Seffner, FL 33584, ph (813) 253-9984. Requesting a Rezone to RSC-6. The property is presently zoned ASC-1 and is located at 3118 Buttercup St.

MAJOR MODIFICATION REQUESTS

Petition MM 26-0546, filed on 02/13/26 by Crown Castle USA, represented by Jaime Maier / Hill Ward Henderson, of 101 E Kennedy Blvd, Ste 3700, Tampa, FL 33602, ph (813) 506-5184. Requesting a Major Modification to Planned Development. The property is presently zoned PD 98-0780 and is located at 3611 E County Line Rd.

Petition MM 26-0551, filed on 02/13/26 by Pressman & Assoc., Inc., of 200 2nd Ave S, #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Major Modification to Planned Development. The property is presently zoned PD 06-1564 and is located at SW corner of Sinclair Hills Rd & Livingston Ave.

Petition MM 26-0553, filed on 02/13/26 by Potomac Land Company, represented by Gulf Coast Consulting, Inc, of 13825 Icot Blvd, Unit 605, Clearwater, FL 33760, ph (727) 524-1818. Requesting a Major Modification to Planned Development. The property is presently zoned PD 19-1344 and is located at N of Hideaway Ln & Loma Vista Dr.

Petition MM 26-0556, filed on 02/13/26 by Jacob T. Cremer / Barbas Cremer, PLLC, of 2002 W Cleveland St, Ste 203, Tampa, FL 33606, ph (813) 419-3914. Requesting a Major Modification to Planned Development. The property is presently zoned PD 19-1421 and is located at 6605 E Hillsborough Ave.

5/8/26LG 1T

HILLSBOROUGH COUNTY

5/8/26LG 1T

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

PROBATE DIVISION
File No. 2026-CP-000733

IN RE: ESTATE OF
GEORGE S. SCHAEFER,
a/k/a GEORGE SAXBY SCHAEFER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of George S. Schaefer, deceased, whose date of death was December 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 May 8, 2026.

Personal Representative:
/s/ Bonnie S. Moss
11013 Wildcat Drive
Riverview, Florida 33579

Attorney for Personal Representative:
/s/ Marley Dodd, Esq.
Fla. Bar No.: 1058457
Brice Zoecklein, Esq.
Fla. 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

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 26-CP-001364
Division A

IN RE: ESTATE OF
DELBERT H. STEVENS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DELBERT H. STEVENS, deceased, whose date of death was March 10, 2026, 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 Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is May 8, 2026.

Signed on this 30th day of April, 2026.

Personal Representative:
/s/ BETSY LESLIE
6848 E. Fowler Avenue
Temple Terrace, Florida 33617

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

HILLSBOROUGH COUNTY

5/8-5/15/26LG 2T

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

CIRCUIT CIVIL DIVISION
CASE NO.: 2024-CA-009045

RANDY WILDS, an individual, and
CATHY WILDS, an individual,

Plaintiffs,

v.

R & R DEVELOPMENT AND HOLDING GROUP, LLC, a Florida Limited Liability Company, and RONALD E. RICHARDSON, an Individual,

Defendants.

NOTICE OF SALE UNDER CHAPTER 45, FLA. STAT.

Notice is given that under a Final Judgment of Foreclosure, dated March 26, 2026, in Case No. 2024-CA-009045 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which Randy Wilds and Cathy Wilds are Plaintiffs and R & R Development and Holding Group, LLC, a Florida Limited Liability Company, and Ronald E. Richardson are Defendants, the Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com, at **10:00 A.M. on May 21, 2026**, the following described property set forth in the Final Judgment of Foreclosure:

The North 652.51 feet of the West 350.00 feet of the East 400 feet, of the west 1100 feet, of the Southeast 1/4, of the Northwest 1/4, of Section 20, Township 28 South, Range 20 East. Less the North 30.00 feet for road right of way. All lying being in Hillsborough County, Florida. Containing 5,000 acres more or less.

Property Address: 9625 Joe Ebert Rd, Seffner, FL 33584-2635

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

Filing # 246530745
E-Filed 04/21/2026 05:29:48 PM

E-Filed May 4, 2026

/s/ Cristian A. Cantillana
Cristian A. Cantillana, Esquire
Florida Bar No.: 1038538
Eric P. LaRue II, Esquire
Florida Bar No.: 97995
Addison B. Hicks, Esquire
Florida Bar No – 1062266
The LaRue Firm, PLLC
558 W. New England Ave., Suite 210
Winter Park, FL 32789
Phone: 407-455-4779
cristian@thelaruefirm.com
eric@thelaruefirm.com
addison@thelaruefirm.com
dana@thelaruefirm.com
eservice@thelaruefirm.com
Counsel for Plaintiffs

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 26-CP-001380

IN RE: ESTATE OF
HUAT KIM CHIA,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of HUAT KIM CHIA, deceased, whose date of death was February 17, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 8, 2026.

Personal Representative:
DOLORES L. CHIA
802 Lesa Glen Place
Brandon, FL 33510

Attorney for Personal Representative:
Amber L. Nicol, Esq.
FBN: 1028018

(Continued on next page)

HILLSBOROUGH COUNTY

5/8/26LG 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:

FLORIDA HOMESTEAD HELP

Owner: Trey Anderson
103 S. Sherrill St.
Tampa, FL 33609

5/8/26LG 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:

INTERSTELLAR JUMPERS

Owner: Angie Reyes & Damone Alford
400 N Tampa St Ste 1550 #887531
Tampa, FL 33602

5/8/26LG 1T

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

PROBATE DIVISION
Case No.: 25-CP-003934
Division: A

IN RE: THE ESTATE OF
DENISE BISSONNETTE
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of DENISE BISSONNETTE, deceased, whose date of death was December 1, 2024, and whose social security number is xxx-xx-8291, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Rm. 426, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors must file claims against the Estate within the time provided by law or be forever barred.

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

The date of the first publication of this notice is 5/8/26.

Personal Representative:
Gregory Dauzat
12750 Katherine Cir.
Clermont, FL 34711

Attorney for Personal Representative:
Ross M. Mabery
Florida Bar 100939
ross@grumanlaw.com
PERRY G. GRUMAN, P.A.
3400 W. Kennedy Blvd.
Tampa, FL 33609
(813) 870-1614
PGPA: 25-1256

5/8-5/15/26LG 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:

NEWBIEHACK

Owner: Nicholas Hood-Daniel
1050 Water St, Unit 1205
Tampa, FL 33602

HILLSBOROUGH COUNTY

TAMPA BAY WILLS
447 52nd Avenue S
St. Petersburg, FL 33705
Telephone No.: (727) 265-1592
amber@tampabaywills.com

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, OF THE STATE OF FLORIDA
PROBATE DIVISION
Case No.: 25-CP-003737
Division: "B"

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

NOTICE TO CREDITORS

To: AGENCY FOR HEALTH CARE ADMINISTRATION
2727 Mahan Dr., Tallahassee, FL 32308

The administration of the Estate of WILLIAM TIMOTHY TAYLOR, whose date of death was May 17, 2023, and whose social security number is xxx-xx-5061, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Rm. 426, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

. All creditors must file claims against the Estate with the court during the time periods set forth in s. 733.702, or be forever barred.

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

The date of the first publication of this notice is 5/8/26.

Personal Representative:
JEFFREY ROBLE
10410 Golden Brook Way
Tampa, FL 33647

Attorney for Personal Representative:
PERRY G. GRUMAN, P.A.
3400 W. Kennedy Blvd.
Tampa, FL 33609
(813) 870-1614
Florida Bar 396052
perry@grumanlaw.com

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001478
Division B

IN RE: ESTATE OF
BERNICE POORMAN,
A/K/A EDNA BERNICE POORMAN
Deceased.

NOTICE OF ACTION
(formal notice by publication)

TO: RICHARD BRITTEN and NANCY BRITTEN A/K/A MIKELE JO HENSLEY

YOU ARE NOTIFIED that a Petition for Administration 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 06/08/2026, 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 April 30, 2026

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

By: s/ Ryan Marsh
As Deputy Clerk

5/8-5/29/26LG 4T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2025-CP-001296
DIVISION: A

IN RE:
Estate of ANGUS LEROY ANDERSON,
Deceased.

NOTICE OF ADMINISTRATION / NOTICE TO CREDITORS

The Administration of the Estate of ANGUS LEROY ANDERSON, deceased, File Number 2025-CP-001296, is pending in the Circuit Court for Hillsborough County, FL, Probate Division, the address of which is 800 East Twiggs Street Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All 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 WITHIN THE LATER OF FOUR 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 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 publication of this Notice is May 8, 2026 and May 15, 2026.

Personal Representative:
/s/ EBONI IYANA ANDERSON
3103 E. Shadowlawn Ave. N.
Tampa, FL 33610

Attorney for Personal Representative:
/s/ AMBER L. INMAN, ESQUIRE
Kampf, Inman & Associates, P.A.
400 North Ashley Drive, Suite 1700
Tampa, FL 33602
Phone: (813) 241-0123
aliservice@defendfloridainsurance.com

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000051

IN RE: ESTATE OF
BARBARA A. PHILLIPS,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of BARBARA A. PHILLIPS, deceased, whose date of death was September 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 8, 2026.

Personal Representative:
Clinton Bradley Phillips
405 E Bay Avenue
Kingsland, GA 31548

Attorney for Personal Representative:
Stephen J. Lacey, Esq.
Florida Bar Number: 637475
Lacey Rezanka
6013 Farcenda Place, Suite 101
Melbourne, FL 32940
Telephone: (321) 608-0890
Primary E-Mail: slacey@llr.law
Secondary E-Mail: myesis@llr.law

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NUMBER 25-CP-004129

IN RE: ESTATE OF WILLIAM A. MARKLEY
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of WILLIAM A. MARKLEY, Deceased, whose date of death was August 19, 2024; is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; Reference Number 25-CP-004129; the address of which is Clerk of the Circuit Court, Probate Division, George Edgecomb Courthouse, 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons, 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 May 8, 2026.

Personal Representative:
/s/ Marlinda K.M. Smith
c/o Lake Law Firm, P.A.
475 Central Avenue, Suite 402
St. Petersburg, FL 33701

Attorney for Personal Representative:
/s/ Sheila M. Lake
Sheila M. Lake, Esq.
FBN: 1009133
Lake Law Firm, P.A.
475 Central Avenue, Suite 402
St. Petersburg, FL 33701
Telephone: 727-592-1812
Fax: 727-683-9837
smlake@lakelawfirmpa.com

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-001421
Division: A

IN RE: ESTATE OF
JANET MARTIN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Janet Martin, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 8, 2026.

Personal Representative:
Janine O'Neill
4822 S Shenandoah Way
Aurora, Colorado 80015

Attorney for Personal Representative:
Jennifer Petrovitch, Esq.
Florida Bar Number: 105471
Law Office of Petrovitch & Kutub, PA
1200 N Federal Highway, Suite 300
Boca Raton, Florida 33432
Telephone: (561) 444-0131
Fax: (561) 486-3019
E-Mail: jennifer@pklegalgroup.com
Secondary E-Mail:
service@pklegalgroup.com

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001085

IN RE: ESTATE OF
ORLANDO M. ROMERO AYUS,
deceased.

NOTICE TO CREDITORS

The administration of the estate of Orlando M. Romero Ayus, deceased, whose date of death was May 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 May 8, 2026.

Personal Representative:
Irasema E. Alvarez Lopez
13320 SW 287th Terrace
Homestead, FL 33033

Attorney for Personal Representative:
Kelly Y. Forrest
E-Mail Addresses:
kforrest@millmanlawgroup.com
ltammany@millmanlawgroup.com
Florida Bar No. 85504
Millman Law Group
2101 Corporate Blvd. NW, Suite 404
Boca Raton, FL 33431
Telephone: 561.463.6480

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-001421
Division: A

IN RE: ESTATE OF
JANET MARTIN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Janet Martin, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 8, 2026.

Personal Representative:
Janine O'Neill
4822 S Shenandoah Way
Aurora, Colorado 80015

Attorney for Personal Representative:
Jennifer Petrovitch, Esq.
Florida Bar Number: 105471
Law Office of Petrovitch & Kutub, PA
1200 N Federal Highway, Suite 300
Boca Raton, Florida 33432
Telephone: (561) 444-0131
Fax: (561) 486-3019
E-Mail: jennifer@pklegalgroup.com
Secondary E-Mail:
service@pklegalgroup.com

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000558
Division B

IN RE: ESTATE OF
JOSÉ KAYAB CHAMAS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of José Kayab Chamas, deceased, whose date of death was October 10, 2021, 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 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 May 8, 2026.

Personal Representative:
Anwar Jose Kayab Salameh
6329 Vine Orchard Circle Unit 217
Orlando, Florida 32821

Attorney for Personal Representative:
/s/ Sofia Herrera
Sofia Herrera, Esquire
Attorney
Florida Bar Number: 1069771
AWS LAW FIRM
2202 N. Westshore Boulevard, Suite 200
Tampa, Florida 33607
Telephone: (813) 922-5293
E-Mail: sofia@awslaw.org
Secondary E-Mail: service@awslaw.org

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001354
Division A

IN RE: ESTATE OF
KATY FRANCES TAGLIARINI aka KATIE TAGLIARINI
Deceased.

NOTICE TO CREDITORS

The administration of the estate of KATY FRANCES TAGLIARINI aka KATIE TAGLIARINI, deceased, whose date of death was March 17, 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 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 anyproperty 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 May 8, 2026.

Personal Representative:
SALLY KAY SANCHEZ aka SALLY KATRINA TAGLIARINI SANCHEZ
4608 Charro Lane
Plant City, Florida 33565

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

5/8-5/15/26LG 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:

MERIT CLOSINGS HOME BUYERS

Owner: CHNT Holdings LLC
4016 Henderson Blvd Ste HH
Tampa, FL 33629

5/8/26LG 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:

APERTURE GRAPHICS AND DESIGN

Owner: B3 VOIP Service, LLC
11746 Newberry Grove Loop
Riverview, FL 33579

5/8/26LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CA-001573
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP4
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VIRGINA MURRAY A/K/A VIRGINIA MURRAY A/K/A VIRGINIA M. MURRAY A/K/A VIRGINIA MARY MURRAY A/K/A VIRGINIA MARY BECK, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Sarah Sweatt
Last Known Address: 3930 King Dr, Brandon, FL 33511
Current Residence: UNKNOWN
TO: Unknown Spouse of Virgina Murray A/K/A Virginia Murray A/K/A Virginia M. Murray A/K/A Virginia Mary Murray A/K/A Virginia Mary Beck
Last Known Address: 3930 King Dr, Brandon, FL 33511
Current Residence: UNKNOWN
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Virgina Murray A/K/A Virginia Murray A/K/A Virginia M. Murray A/K/A Virginia Mary Murray A/K/A Virginia Mary Beck
Last Known Address: 3930 King Dr, Brandon, FL 33511

(Continued on next page)

HILLSBOROUGH COUNTY

Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 6, Block 1, Four Winds Estates, Unit Six, as per plat thereof, recorded in Plat Book 55, Page 68, of the Public Records of Hillsborough County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before 06/07/2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org
WITNESS my hand and the seal of this Court this 24 day of April, 2026.
VICTOR D. CRIST
As Clerk of Court
By: Patrica Corbin
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675
11080-1034806

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CA-002111
MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF AMANDA VAN OVER A/K/A AMANDA MARIE VAN OVER, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Unknown Spouse of Amanda Van Over A/K/A Amanda Marie Van Over
Last Known Address: 2615 E 12th Ave, Tampa, FL, 33605
Current Residence: UNKNOWN
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees And All Others Who May Claim An Interest In The Estate Of Amanda Van Over A/K/A Amanda Marie Van Over
Last Known Address: 2615 E 12th Ave, Tampa, FL, 33605
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 5 and the West 15 feet of Lot 4, Block 3, McKnight`s Subdivision, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 86, of the Public Records of Hillsborough County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before 06/07/2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org
WITNESS my hand and the seal of this Court this 24 day of April, 2026.
VICTOR D. CRIST
As Clerk of Court
By:/s/ Patricia Corbin
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675
11080-1034778

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-001391
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
DENNIS LEE MERCHANT, 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 22nd day of April, 2026, and entered in Case No. 25-CA-001391, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and DENNIS LEE MERCHANT, KATHLEEN ANNE MERCHANT, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A DEVIN MERCHANT, SUNRUN INC. AND SHELL POINT 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 electronically at www.hillsborough.realforeclose.com at 10:00 AM on the_5th day of August, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 129, SHELL COVE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE(S) 58 THROUGH 85, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property address: 1224 Anchor Bend 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 the Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org
Dated this 28th day of April, 2026.
By: /S/ LIANA R. HALL
Liana R. Hall
Bar No. 73813
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
11080-1034616

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-003580
NATIONSTAR MORTGAGE LLC
PLAINTIFF,
VS.
JULIANA ELIZABETH FISCHER-GIRAU, 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 27th day of April, 2026, and entered in Case No. 25-CA-003580 , of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Nationstar Mortgage LLC is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, EMILIO ALEXANDER GIRAU AND JULIANA ELIZABETH FISCHER-GIRAU 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 2nd day of July, 2026, the following described property as set forth in said Final Judgment, to wit:
TRACT #160: FROM THE SE CORNER OF THE NE 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 21 EAST; THENCE RUN NORTH, A DISTANCE OF 502.10 FEET ALONG THE EAST BOUNDARY OF SAID NE 1/4 OF SECTION
17; THENCE RUN WEST, A DISTANCE OF 3385.51 FEET AT RIGHT ANGLES TO SAID EAST BOUNDARY OF THE NE 1/4 FOR A POINT OF BEGINNING; THENCE SOUTH, A DISTANCE OF 209.15 FEET TO A POINT LYING 300.00 FEET NORTH OF THE SOUTH BOUNDARY OF THE NE 1/4 OF SAID SECTION 17; THENCE WEST, A DISTANCE OF 552.22 FEET; THENCE NORTH 22º21`00" EAST, A DISTANCE OF 226.16 FEET; THENCE EAST, A DISTANCE OF 466.22 FEET TO THE POINT OF BEGINNING.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org
Dated this 4th day of April, 2026.
By: _/S/Liana R. Hall_____
Liana R. Hall
Bar No. 73813
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
11080-1034926

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-003598
M&T BANK
PLAINTIFF,
VS.
ADALBERTO OTERO SIERRA, 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 27th day of April, 2026, and entered in Case No. 25-CA-003598 , of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein M&T BANK is the Plaintiff and ADALBERTO OTERO SIERRA, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, MARIA A. OTERO AND CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS 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 June, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 26, BLOCK 5, CYPRESS CREEK PARCEL J PHASES 3 AND 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 110, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org
Dated this 4th day of May, 2026.
By: _/S/Liana R. Hall_____
Liana R. Hall
Bar No. 73813
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
11080-1034888

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF SECURITIZED MORTGAGE ASSET LOAN TRUST 2015-1,
Plaintiff,
Case No: 26-CA-000840 Div K
vs.
ARIFUR R. PATWARY, et al,
Defendants.

_____/
NOTICE OF ACTION
TO:
KATY C. PATWARY
9811 Warm Stone St
Thonotosassa, FL 33592
KATY C. PATWARY
9325 Merlot Cir
Seffner, FL 33584
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
and any unknown heirs, devisees, grantees, creditors and other unknown persons 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 4, IN BLOCK G, OF TOULON PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, AT PAGE 277, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Philip Stecco, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.
WITNESS my hand and seal of the said Court on the 27th day of April, 2026.
CLERK OF THE CIRCUIT COURT
By: /s/ Jennifer Taylor
Deputy Clerk
(COURT SEAL)
11080-1034749

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
WILMINGTON SAVINGS FUND SOCIETY, FSB AS OWNER TRUSTEE OF CFS15 GRANTOR TRUST,
Plaintiff,
Case No: 26-CA-003364
vs.
ROBERT J GRENALD, et al,
Defendants.

_____/
NOTICE OF ACTION
TO:
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST ROBERT J. GRENALD, DECEASED
19107 SUNLAKE BLVD,
LUTZ, FL 33558
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
and any unknown heirs, devisees, grantees, creditors and other unknown persons 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 4, LESS the North 1 foot thereof, Block 6, of SUNLAKE PARK, UNIT NO. 1, according to map or plat thereof as recorded in Plat Book 38, Page 51, of the Public Records of Hillsborough County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Philip Stecco, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.
WITNESS my hand and seal of the said Court on the 28 day of April, 2026.
CLERK OF THE CIRCUIT COURT
By: /s/ Jennifer Taylor
Deputy Clerk
(COURT SEAL)
11080-1034839

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE No. 23-CA-012155
ARVEST BANK, SUCCESSOR IN INTEREST BY MERGER TO ARVEST CENTRAL MORTGAGE COMPANY,
PLAINTIFF,
VS.
ROBERT MICHAEL ESPOSITO A/K/A ROBERT M. ESPOSITO, ET AL.
DEFENDANT(S).

_____/
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 31, 2025 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on June 4, 2026, at 10:00 AM, at www.hillsborough.realforeclose.com for the following described property:
LOT 2, BLOCK 2, RIVER RIDGE RESERVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1034245

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-008094
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
BARBARA G MEDINA, 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 14th day of April, 2026, and entered in Case No. 25-CA-008094, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and AMAURIS MARTINEZ LEYVA and BARBARA G MEDINA are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com at 10:00 AM on the 2nd day of June, 2026, the following described property as set forth in said Final Judgment, to wit:
Lot 8, Block 57, CLAIR MEL CITY SECTION A UNIT 8, a subdivision according to the plat thereof recorded in Plat Book 46, Page 13, of the Public Records of Hillsborough County, Florida.
Property address: 1719 Julian Lane Dr, Tampa, FL 33619
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org
Dated this 23rd day of April, 2026.
By: _/s/ Liana R. Hall
Liana R. Hall
Bar No. 73813
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
11080-1034379

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE No. 25-CA-008432
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR OCWEN LOAN ACQUISITION TRUST 2023-HB1,
PLAINTIFF,
VS.
MARY LOUISE GONZALEZ A/K/A MARY L. GONZALEZ , ET AL.
DEFENDANT(S).

_____/
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 13, 2026 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on June 1, 2026, at 10:00 AM, at www.hillsborough.realforeclose.com for the following described property:
LOT 5, BLOCK 1 OF LOGAN GATE VILLAGE, PHASE III UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 43, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1034244

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.

AMENDED NOTICE OF ACTION

(Continued on next page)

HILLSBOROUGH COUNTY

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 funds described in the Complaint to Quiet Title to Personal Property filed in this action on February 23, 2026, specifically $1,710,000.00 in Suspense Account Funds (the "Funds"), as described in said Complaint, as evidenced by the following cashier's checks issued by JPMorgan Chase Bank, N.A. in May 2015:

Check No. 1646708953 in the amount of $575,000.00;

Check No. 1646708955 in the amount of $585,000.00;

Check No. 1646708956 in the amount of $550,000.00. (collectively, the "Cashier's Check").

NOW, THEREFORE, notice is given to all unknown persons and entities who may claim some right, title, or interest in or to the Funds and/or the Checks, who are or are not inhabitants of, or who are or are not found within this state, that they appear or plead to the Complaint filed by Paramount Title, and who are required to serve a copy of written defenses, if any, to it on John J. Agliano, Esquire, Paramount Title's attorney, whose address is 606 E. Madison Street, Tampa, FL 33602, thirty days from first publication, and file the original with the Clerk of this Court either before service on Paramount Title's above-named attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint, and that in default the court will proceed to the hearing and adjudication of the action.

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 April 29, 2026

By: /s/ John J. Agliano
John J. Agliano - FBN 0503150
Primary: jagliano@bcalaw.com
Secondary: dcamacho@bcalaw.com
Connor J. Kennedy - FBN: 1069151
Primary: ckennedy@bcalaw.com
Secondary: lheckman@bcalaw.com
BAJO COHEN AGLIANO P.A.
606 E. Madison Street
Tampa, Florida, 33602
Telephone: (813) 223-3130
Fax: (813) 490-1026
Counsel for Plaintiff

5/1-5/22/26 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-DR-002072
DIVISION: FAMILY

LUISA FERNANDA VASQUEZ VERGARA,
Petitioner,
v.
JOSE JAVIER CASTILLO CALVO,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: JOSE JAVIER CASTILLO CALVO
Last Known Address:
681 Lakemont Dr, Brandon, FL 33510
Current Residence:
Unknown, believed to be in Colombia

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, ifany, to it on the Petitioner, LUISA FERNANDA VASQUEZ VERGARA, whose address is 681 Lakemont Dr, Brandon, FL 33510 on or before 06/03/2026, and file the original with the Clerk of this Court at Clerk of the Circuit Court, Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, FL 33602.

If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

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

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

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

By: s/ Yazmin Soto
Deputy Clerk

5/1-5/22/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No. 26-CP-001366

IN RE: ESTATE OF
MICHAEL J. WATERS,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Michael J. Waters, deceased, whose date of death was March 4, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The first date of publication is May 1, 2026.

Personal Representative:
Susan W. Eytalis
1981 Cerny Court
The Villages, Florida 32163

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

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION B
CASE NO.: 25-CP-002705

IN RE: ESTATE OF
JOHN ALBERT KELLER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of John Albert Keller, deceased, Case number 2025-CP-002705, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 802 East Twiggs Street, Room 442 – Edgecomb Courthouse, Tampa, Florida 33602. The name and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is Friday May 1, 2026.

Personal Representative:
Stephanine Ruth Bowen
5811 South 2nd Street
Tampa, FL 33611
Phone: 813-406-0177

Attorney for Personal Representative:
/s/ Pierre B. Joseph
Pierre B. Joseph, Esq.
Florida Bar No.: 0121558
2605 Knight Island Drive
Brandon, FL 33511
Telephone: (813) 716-6727
pbjoseph@gmail.com

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE, GUARDIANSHIP AND TRUST DIVISION
File No. 26-CP-001193
Division A

IN RE: THE ESTATE OF
DONALD WATERS MACDONALD
A/K/A DONALD W. MACDONALD
Deceased.

NOTICE TO CREDITORS

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of DONALD WATERS MACDONALD A/K/A DONALD W. MACDONALD, deceased, File Number 26-CP=001193, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602; that the decedent's date of death was March 22, 2026; that the total value of the estate is $69,049.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name
Gordon G. Macdonald
Address
1600 S. MacDill Ave., Apt. 303
Tampa, FL 33629

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is May 1, 2026.

Person Giving Notice:
Gordon G. Macdonald
1600 S. MacDill Ave., Apt. 303
Tampa, FL 33629

Attorney for Person Giving Notice
Megan Flynn McAteer, Esq.
Florida Bar No. 643173
Megan Flynn McAteer PL
601 S. Boulevard
Tampa, FL 33606
Phone: (813) 251-4210
Email: mfm@MeganMcAteerLaw.com

5/1-5/8/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-036232, DIVISION R

PLACE ONE CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,
vs.
SHEILYAN CRUZ,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on April 15, 2026 by the County Court of Hillsborough County, Florida, the property described as:

UNIT 14F OF PLACE ONE CONDOMINIUM, AND AN UNDIVIDED .00438 INTEREST IN THE COMMON ELEMENTS AND APPURTENANTS TO SAID UNIT, ALL IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS, AND OTHER PROVEISIONS ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3809 PAGE 886 AND IN CONDOMINIUM PLAT BOOK 3, PAGE 45 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGWTHER WITH ALL THE TENEMENTS, HEREITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING.

PROPERTY ADDRESS: 7535 Pitch Pine Circle, Unit B, Tampa, FL 33617.

will be sold by the Hillsborough County Clerk at public sale on **June 5, 2026 at 10:00 A.M.**, electronically online at http://www.hillsborough.realforeclose.com.

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

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

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

5/1-5/8/26LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT

HILLSBOROUGH COUNTY

To: MARKEDRA A. BROWN
Case No.: CD202512425/D
3433551/3402356

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

5/1-5/22/26LG 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-015282

RENAISSANCE MAINTENANCE ASSOCIATION, INC.,
Plaintiff,
vs.
DOROTHY A. LEE AND STEVE REGE,
Defendant.

NOTICE OF ACTION

TO: DOROTHY A. LEE
1155 Emerald Dunes Drive
Sun City Center, FL 33573
1420 Countrywood Ave., Apt 70
Hacienda Heights, CA 91745

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

Lot 50, SUN CITY CENTER UNIT 262, PHASE I, as per plat thereof, recorded in Plat Book 90, Page 24, of the Public Records of HILLSBOROUGH County, Florida.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 6/3/2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on April 28, 2026

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

By: Jennifer Taylor
Deputy Clerk

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

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-001807

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF SARLES MORTGAGE LOAN TRUST,
Plaintiff,
vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, HOWARD JOHNSON, DECEASED; et. al.,
Defendants.

NOTICE OF ACTION

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, HOWARD JOHNSON
4202 Bugg Road, Plant City, FL 33567

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

And any unknown heirs, devisees, grantees, creditors and other unknown person or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

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

THE WEST 165 FEET OF LOT 8 OF BROOKDALE FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 3, PUBLIC RECORDS OF HILLSBOROUGH 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, 05/28/2026, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

WITNESS my hand and seal of said Court on April 22, 2026.

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

By: s/ Illegible
Deputy Clerk

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000342

IN RE: ESTATE OF
ROBERT R. MENDEZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Robert R. Mendez, deceased, whose date of death was September 5, 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 May 1, 2026.

Personal Representative:
/s/ Michael Alan Mendez
33375 Nicholas Common
Temecula, California 92592

Attorney for Personal Representative:
/s/ Desiree Sanchez
Florida Bar Number: 10082
SANCHEZ LAW GROUP PA
605 E. Robinson Street, Suite 650
Orlando, Florida 32801
Telephone: (407) 500-4444
Fax: (407) 236-0444
E-Mail: desiree@sanchezlaw.com
Secondary E-Mail:
info@sanchezlaw.com

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE, GUARDIANSHIP AND TRUST DIVISION
Case No. 26-CP-001436
Division A

IN RE: THE ESTATE OF
JUDITH FRAN FERNANDEZ a/k/a
JUDITH FRAN JARRETT FERNANDEZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JUDITH FRAN FERNANDEZ, also known as JUDITH FRAN JARRETT FERNANDEZ, deceased, Case Number 26-CP-001436, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 May 1, 2026.

Personal Representative:
JULIE GODDARD
P.O. Box 273792
Tampa, Florida 33688

Attorney for Personal Representative:
Susan G. Haubenstock, Esquire
Florida Bar No. 118869
238 East Davis Boulevard, Suite 208
Tampa, Florida 33606
Telephone: (813) 259-9955
susan@sghlawoffice.com

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-005817
DIVISION: D

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN THE INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR, BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-HE6,
Plaintiff,
vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST CARMEN F SALAMAN AKA CARMAN SALAMAN, et. al.,
Defendants.

NOTICE OF SALE

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered on April 6, 2026 in the above-styled cause, Victor D. Crist, Hillsborough county clerk of court, shall sell to the highest and best bidder for cash on **June 2, 2026 at 10:00 A.M.**, at www.

(Continued on next page)

HILLSBOROUGH COUNTY

hillsborough.realforeclose.com, the following described property:

LOT 16, BLOCK 1, HIGH PINES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, ON PAGE 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 505 W 130th Ave, Tampa, FL 33612

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

AMERICANS WITH DISABILITIES ACT

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated April 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@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff

5/1-5/8/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-058614, DIVISION L

MAGDALENE COURT CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,
vs.
LISA M. REYBURN, a single person,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on April 27, 2026 by the County Court of Hillsborough County, Florida, the property described as:

That certain Condominium Parcel composed of Unit No. 401, MAGDALENE COURT. PHASE III, according to the Condominium Plat thereof, as recorded in Condominium Plat Book 6, Page 77, as thereafter amended, as further described in the Declaration of Condominium thereof, as recorded in Official Records Book 4329, Page 265, as thereafter amended, of the Public Records of Hillsborough County, Florida, together with an undivided interest in the common elements appurtenant thereto. Also known as Unit 401, Building 4, MAGDALENE COURT, PHASE III.

PROPERTY ADDRESS: 3166 Valley Oaks Drive, Tampa, FL 33618.

will be sold by the Hillsborough County Clerk at public sale on **June 19, 2026 at 10:00 A.M.**, electronically online at http://www.hillsborough.realforeclose.com.

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

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

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

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-DR-003197
Division: E

LEONEL MATOS VAZQUEZ,
Petitioner,
and
YALILY MONROY ALEMAN,
Respondent.

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

TO: YALILY MONROY ALEMAN
Last known address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on LEONEL MATOS VAZQUEZ, whose address is 6521 Reef Cir, Tampa, FL 33625 on or before 6/2/2026, 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: None

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

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

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

Dated April 27, 2026

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

By: s/ Mary Glover
Deputy Clerk

5/1-5/22/26LG 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-010586

CANTERBURY LAKES HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
GABRIEL GOSHAY,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on April 23, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

LOT 2, BLOCK 2, CANTERBURY LAKES PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 102, PAGES 259 THROUGH 262, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on **May 29, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

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

5/1-5/8/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-064040, DIVISION V

TAMPA VILLAS SOUTH, INC.,
Plaintiff,
vs.
CLARA LUNA MARTINEZ, an unmarried woman,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on April 21, 2026 by the County Court of Hillsborough County, Florida, the property described as:

Lot 3, Block 16, Tampa Villas South Unit No. 2, according to map or plat thereof as recorded in Plat Book 44, Page 26, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 4215 La Dega Court, Tampa, FL 33611.

will be sold by the Hillsborough County Clerk at public sale on **June 12, 2026 at 10:00 A.M.**, electronically online at http://www.hillsborough.realforeclose.com.

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

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

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

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE, GUARDIANSHIP AND TRUST DIVISION
Case No. 26-CP-001279
Division A

IN RE: THE ESTATE OF
EUDOSIA F. HERNANDEZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of EUDOSIA F. HERNANDEZ, deceased, Case Number 26-CP-001279, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 May 1, 2026.

Personal Representative:
ORLANDO HERNANDEZ
14011 Hollow Leaf Place
Riverview, Florida 33579

Attorney for Personal Representative:
Susan G. Haubenstock, Esquire
Florida Bar No. 118869
238 East Davis Boulevard, Suite 208
Tampa, Florida 33606
Telephone: (813) 259-9955
susan@sghlawoffice.com

5/1-5/8/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-002237

RIVERBEND WEST COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
KRISTINA FRANGOMIHALOS AND DMITRY ROUSSEAU,
Defendants.

NOTICE OF ACTION

TO: KRISTINA FRANGOMIHALOS AND DMITRY ROUSSEAU
409 Serenity Mill Loop, Ruskin, FL 33570
7266 Barque Drive, Tampa, FL 33607
815 Ocean St., Lindenhurst, NY 11757

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

Lot 86, Block 2, Rlverbend West Phase 2, according to the map or plat thereof, as recorded in Plat Book 128. Page(s) 219 through 224, inclusive, of the Public Records of Hillsborough County, Florida.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 5/22/2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on April 16, 2026

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

By: Jennifer Taylor
Deputy Clerk

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

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-000843
Division: W

IN RE: ESTATE OF
DOROTHY J. HAM,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DOROTHY J. HAM, deceased, whose date of death was November 7, 2025, and whose social security number is xxx-xx-2544 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is May 1, 2026.

Personal Representative:
JAMES ALLEN HAM
2105 N Gordon Street
Plant City, FL 33563

Attorney for Personal Representative:
Daniel M. Coton, Esquire
TRINKLE REDMAN, P.A.
121 North Collins Street
Plant City, FL 33563
Telephone: (813) 752-6133
Florida Bar Number: 857335

5/1-5/8/26LG 2T

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.

AMENDED 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 funds described in the Complaint to Quiet Title to Personal Property filed in this action on February 23, 2026, specifically $1,710,000.00 in Suspense Account Funds (the "Funds"), as described in said Complaint, as evidenced by the following cashier's checks issued by JPMorgan Chase Bank, N.A. in May 2015:

Check No. 1646708953 in the amount of $575,000.00;

Check No. 1646708955 in the amount of $585,000.00;

Check No. 1646708956 in the amount of $550,000.00.

NOW, THEREFORE, notice is given to all unknown persons and entities who may claim some right, title, or interest in or to the Funds and/or the Checks, who are or are not inhabitants of, or who are or are not found within this state, that they appear or plead to the Complaint filed by Paramount Title, and who are required to serve a copy of written defenses, if any, to it on John J. Agliano, Esquire, Paramount Title's attorney, whose address is 606 E. Madison Street, Tampa, FL 33602, thirty days from first publication, and file the original with the Clerk of this Court either before service on Paramount Title's above-named attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint, and that in default the court will proceed to the hearing and adjudication of the action.

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 April 29, 2026

By: /s/ John J. Agliano
John J. Agliano - FBN 0503150
Primary: jagliano@bcalaw.com
Secondary: dcamacho@bcalaw.com
Connor J. Kennedy - FBN: 1069151
Primary: ckennedy@bcalaw.com
Secondary: lheckman@bcalaw.com
BAJO COHEN AGLIANO P.A.
606 E. Madison Street
Tampa, Florida, 33602
Telephone: (813) 223-3130
Fax: (813) 490-1026
Counsel for Plaintiff

5/1-5/22/26 4T

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

LAKEWOOD RIDGE TOWNHOMES ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,
vs.
MYRLEX DAVILMAR, an unmarried man and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-039451, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEWOOD RIDGE TOWNHOMES ASSOCIATION, INC. is Plaintiff, and MYRLEX DAVILMAR, an unmarried man, is Defendant, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on **June 12, 2026**, in an online sale at www.hillsborough.realforeclose.com, beginning at **10:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

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

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

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

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

Dated April 23, 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

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CA-011216
Div. B

PREMIUM MORTGAGE, INC.,
Plaintiffs,
vs.
NATHAN YOUNG; TIMOTHY MCTAGUE a/k/a TIMOTHY F. MCTAGUE; CITY OF TAMPA (CODE ENFORCEMENT BOARD); BAYFIRST NATIONAL BANK f/k/a FIRST HOME BANK; HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT, FLORIDA,
Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered in this cause in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in Case No. 25-CA-011216, wherein PREMIUM MORTGAGE, INC. is the Plaintiff, and NATHAN YOUNG; TIMOTHY MCTAGUE a/k/a TIMOTHY F. MCTAGUE; CITY OF TAMPA (CODE ENFORCEMENT BOARD); BAYFIRST NATIONAL BANK f/k/a FIRST HOME BANK; and HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT, FLORIDA, are the Defendants, the Clerk of the Court shall sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com at **10:00 A.M. on June 1, 2026**, the following described property as set forth in said Final Judgment, to wit:

Lot 16, Block 2, of Central Park, according to the plat thereof, as recorded in Plat Book 8, Page 14, of the Public Records of Hillsborough County, Florida

Property Address: 502 E. Floribraska Ave., Tampa, FL 33603

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 fail to file a claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the lis pendens may claim the surplus.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court`s ADA Coordinator Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org

Dated this April 22, 2026

s/ Anthony G. Woodward, Esq.
Florida Bar No.: 0773610

WOODWARD LAW
14851 State Rd. 52, Unit 107b-420
Hudson, FL 34669

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 13-DP-891
DIVISION S

IN THE INTEREST OF:
E.D. DOB: 9/9/2009
MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

(Continued on next page)

HILLSBOROUGH COUNTY

TO: EUGENE DELERME
Address Unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: E.D. born on 9/9/2009. You are hereby **commanded** to appear on **May 27, 2026, at 9:40 AM** before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Courtroom 312, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, for an **ADVISORY HEARING**.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fljud13.org 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 22nd day of April, 2026.

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

By: /s/ Caitlin O'
Deputy Clerk

4/24-5/15/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
CASE NO.: 26-CA-002290

MORRIS P. WINDLESS,
Plaintiff,

vs.

LORSHAWN D. VICKERS f/k/a
LORSHAWN D. WINDLESS,
Defendant.

NOTICE OF ACTION

TO: LORSHAWN D. VICKERS f/k/a
LORSHAWN D. WINDLESS
6321 Camino Dr
Apollo Beach, FL 33572

YOU ARE HEREBY NOTIFIED that an action for Partition of Real Property located in Hillsborough County Florida has been filed against you and you are required to serve a copy of your written defenses, if any, to it on or before May 25, 2026, to Brian A. Leung, Esq., whose address is 3203 W. Cypress St., Tampa, FL 33607 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 La Gaceta.

WITNESS my hand and seal at Hillsborough County, Florida this 20th day of April, 2026.

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

By: s/ Jennifer Taylor
Deputy Clerk

4/24-5/15/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 26-DR-004361
DIV: C

ZENITA PINTO DE OLIVEIRA DE QUADROS,
Petitioner,

vs.

RAUL DE QUADROS DE OLIVEIRA,
Respondent.

NOTICE OF ACTION

TO: RAUL DE QUADROS DE OLIVEIRA
Unknown address

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 Taino Law Group at 2511 W Columbus Drive, Tampa FL 33607 on or before 5/19/2026 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.

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 4/13/2026

Victor Crist
Clerk of the Circuit Court

By: s/ Jennifer Taylor
Deputy Clerk

4/24-5/15/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-004796

HILLSBOROUGH COUNTY

OLAYDA DOMINGUEZ NAPOLES,
Petitioner,

and

ROBER ESTUPINAN LOPEZ,
Respondent

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

TO: ROBER ESTUPINAN LOPEZ
Last known address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on OLAYDA DOMINGUEZ NAPOLES, whose address is 6400 N Grady Ave, Tampa, FL 33614 on or before 5/26/2026, 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: None

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

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

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

Dated April 20, 2026

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

By: s/ Mary Glover
Deputy Clerk

4/24-5/15/26LG 4T

NOTICE OF ACTION
Hillsborough County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Certified Nursing Assistant

Channquia Quinn, C.N.A.
7212 Dovesong Trace Drive
Ruskin, FL 33570

CASE NO.: 2024-24219

LICENSE NO.: CNA397325

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

If no contact has been made by you concerning the above by June 5, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

4/24-5/15/26 4T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26-CC-010921
Div.: I

BEARSS LANDING HOMEOWNERS' ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

v.

PAUL RIBNICKER; MEGAN RIBNICKER SUCCESSOR TRUSTEE OF THE PAUL J. RIBNICKER REVOCABLE TRUST DATED FEBRUARY 6, 2023; UNKNOWN SPOUSE OF PAUL RIBNICKER; UNKNOWN TENANT IN POSSESSION 1; and UNKNOWN TENANT IN POSSESSION 2,
Defendants.

NOTICE OF ACTION

TO: UNKNOWN SPOUSE OF
PAUL RIBNICKER

YOU ARE NOTIFIED that an action to foreclose a lien on the following property in Hillsborough County, Florida and for damages:

Lot 5, Block 20, of BEARSS LANDING PHASE 2, according to the Plat thereof as recorded in Plat Book 136, Page(s) 79-82, of the Public Records of Hillsborough County, Florida,

Property Address: 1124 Arbour Verde Ct, Tampa, FL 33613-1143.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Plaintiff's Attorneys, Barbara Prasse-Anderson, Esq. and Jessica Muller, Esq., whose address is Prasse-Anderson Law, 15310 Amberly Drive, Suite 250, Tampa, Florida 33647, by 5/20/26 or 30 days after the first publication of this notice, and to file the original with the Clerk of the 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.

WITNESS my hand and seal of this Court on 4/14/2026.

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

By: s/ Jennifer Taylor
As Deputy Clerk

4/24-5/15/26LG 2T

NOTICE OF

HILLSBOROUGH COUNTY

ADMINISTRATIVE COMPLAINT
HILLSBOROUGH COUNTY

To:
TAMARA K. MANSO-FERNANDEZ
Case No.: CD202602062/G 3601074

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

4/24-5/15/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-DR-002577
Division: C

JESSICA FORAKER,
Petitioner,

and

BAYLEN FORAKER,
Respondent

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

TO: BAYLEN FORAKER
Last Known Address: 15165 Cypress Cay Blvd, Unit 104, Lutz, FL 33559

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 JESSICA FORAKER, whose address is 15165 Cypress Cay Blvd, Unit 104, Lutz, FL 33559 on or before 5/20/26, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: None

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

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

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

Dated April 14, 2026

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

By: s/ Erma Yerdon
Deputy Clerk

4/17-5/8/26LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-016948
Division: P

IN RE: THE ADOPTION OF:
A.L.S.

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION

TO: BERNARD MERRITT HUNTLEY
Last Address Unknown

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on STEPHEN V. SCHMIDT, whose address is 1201 Williams Rd, Plant City, FL 33565, on or before 5/20/2026, 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.

Physical Description of Respondent:

Age: 81
Race: White
Hair Color: Brown
Eye Color: Brown
Approximate Height: Unknown
Approximate Weight: Unknown

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

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

Dated 4/14/26

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

By: s/ Wesley Tanner
Deputy Clerk

4/17-5/8/26LG 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.: **1735470000**
Certificate No.: **2023 / 14649**
File No.: **2026-345**
Year of Issuance: **2023**

Description of Property:

CENTRAL VILLAGE LOT 6 BLOCK 3
PLAT BK / PG : 29 / 40
SEC - TWP - RGE : 08 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
VALERIA ANDERSON HAYNES
HARRIETT ANDERSON
HOME SOLUTION INVESTMENT LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/28/2026) 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 4/10/2026

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

By Carolina Muniz, Deputy Clerk

4/17-5/8/26LG 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.: **0910330904**
Certificate No.: **2023 / 9719**
File No.: **2026-346**
Year of Issuance: **2023**

Description of Property:

THOMAS OAKS LOT 2
PLAT BK / PG : 92 / 51
SEC - TWP - RGE : 01 - 29 - 22
Subject To All Outstanding Taxes

Name(s) in which assessed:
JUANITA COMBS
BARBARA ADAMS
BETTY MILLER
JIMMY ABRAMS
ALEXANDER ABRAMS
MARIA AAGARD
LAURA HETLAND
LUCIA BERISKO
MARCOS GURROLA
ELIZABETH GURROLA
ISABEL MONTANEZ
ELIAS GURROLA
MIGUEL GURROLA
RAQUEL GURROLA
DANIEL GURROLA
BELEN GURROLA
JOSHUA GURROLA
ESTATE OF RUFUS HOWARD
ESTATE OF LAVADA ABRAHAMS A/K/A LAVADA ABRAMS
THOMAS EUGENE HOWARD
TONYA FULLER
BARBARA ABRAMS

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/28/2026) 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 4/10/2026

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

By Carolina Muniz, Deputy Clerk

4/17-5/8/26LG 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.: **1587110000**
Certificate No.: **2023 / 13829**
File No.: **2026-348**
Year of Issuance: **2023**

Description of Property:

HIGHLAND PINES ADDITION LOT 3 BLOCK 3
PLAT BK / PG: 37/80
SEC - TWP - RGE : 09 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
GUERRAN ALLY TRUSTEE
GUERRAN ALLY TRUSTEE OF 3405 N 48TH ST TAMPA, FL

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/28/2026) 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 4/10/2026

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

By Carolina Muniz, Deputy Clerk

4/17-5/8/26LG 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.: **0993680000**
Certificate No.: **2023 / 10395**
File No.: **2026-352**
Year of Issuance: **2023**

Description of Property:

SPRING HILL SUBDIVISION LOTS 1 2 3 4 22 23 AND 24 LESS R/W AND 1/2 CLOSED ALLEYS
ABUTTING THEREON BLOCK I
PLAT BK / PG : 3 / 75
SEC - TWP - RGE : 24 - 28 - 18
Subject To All Outstanding Taxes

Name(s) in which assessed:
JAE OH KIM

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/28/2026) 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 4/10/2026

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

By Carolina Muniz, Deputy Clerk

4/17-5/8/26LG 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.: **1643690000**
Certificate No.: **2023 / 14152**
File No.: **2026-353**
Year of Issuance: **2023**

Description of Property:

WEST SUWANEE HEIGHTS LOT 5 BLOCK 35
PLAT BK / PG : 8 / 24
SEC - TWP - RGE : 36 - 28 - 18
Subject To All Outstanding Taxes

Name(s) in which assessed:
VALERIE WELLS

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/28/2026) 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 4/10/2026

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

By Carolina Muniz, Deputy Clerk

4/17-5/8/26LG 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.: **0779510060**
Certificate No.: **2023 / 8035**
File No.: **2026-355**
Year of Issuance: **2023**

Description of Property:

TRACT BEG 25 FT N & 1004 FT E OF SW COR OF S 1/2 OF SE 1/4 RUN N 23 DEG E 427 FT N 43 DEG E
1220.25 FT THN E 666.98 FT S 601.25 FT S 74 DEG W 1476 FT S 27 DEG W 305 FT TO N R/W OF BILL TUCKER RD W ALG R/W 100 FT TO POB
SEC - TWP - RGE : 29 - 31 - 20
Subject To All Outstanding Taxes

Name(s) in which assessed:
TERRA SERVA LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/28/2026) 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 4/10/2026

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

By Carolina Muniz, Deputy Clerk

(Continued on next page)

HILLSBOROUGH COUNTY

4/17-5/8/26LG 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.: **0353440000**
Certificate No.: **2023 / 3187**
File No.: **2026-357**
Year of Issuance: **2023**

Description of Property:
NORTHSIDE MOBILE VILLA UNIT NO 4 LOT 43 BLOCK 1
PLAT BK / PG: 41 / 51
SEC - TWP - RGE : 06 - 28 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
CHRISTOPHER S. MARKHAM
WENDY H MARKHAM

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/28/2026) 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 4/10/2026

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

By Carolina Muniz, Deputy Clerk

4/17-5/8/26LG 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.: **1731730000**
Certificate No.: **2023 / 14606**
File No.: **2026-362**
Year of Issuance: **2023**

Description of Property:
HOMESTEAD REVISED MAP E 60 FT OF LOT 12 BLOCK 6 AND S 98 FT OF E 90 FT OF LOT 11 BLOCK 6
PLAT BK / PG : 2 / 50
SEC - TWP - RGE : 07 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
MR B'S SOUTHERN CUISINE LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/28/2026) 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 4/10/2026

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

By Carolina Muniz, Deputy Clerk

4/17-5/8/26LG 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.: **0438750000**
Certificate No.: **2023 / 4107**
File No.: **2026-363**
Year of Issuance: **2023**

Description of Property:
TRACT BEG 156.36 FT E OF SW COR OF SW 1/4 OF NW 1/4 & RUN E 130.64 FT N 163.42 FT W 100 FT S 8 FT W TO PT 155.03 FT N OF POB & S 155.03 FT TO POB
SEC - TWP - RGE : 23 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
TROUBLE CREEK RD LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/28/2026) 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 4/10/2026

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

By Carolina Muniz, Deputy Clerk

4/17-5/8/26LG 4T

NOTICE OF

HILLSBOROUGH COUNTY

ADMINISTRATIVE COMPLAINT

HILLSBOROUGH COUNTY

To: FOXHOUND CONSULTING GROUP, LLC

Case No.: CD202602365/B 3300431

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

4/17-5/8/26LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DEPENDENCY
CASE NO. 13-DP-730
DIVISION D

IN THE INTEREST OF:
J.C. DOB: 6/25/2012
MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: DIANA WEBER
10224 Amadeus Drive
Port Richey, FL 34668

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.C.** born on **6/25/2012**. You are hereby **commanded** to appear on **June 1, 2026**, at **10:45 AM** before the **Honorable Lisa D. Campbell** at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, **Court Room 310**, for an **ADVISORY HEARING**.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fljud13.org 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 10th day of April, 2026.

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

By: s/ Santiago Zambrano
As Deputy Clerk

4/17-5/8/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY DIVISION
Case No.: 25-DR-013379
Division: I

VERA SMITH HAWK,
Petitioner,
and
JOY'TRICIA BURR,
Respondent.

AMENDED NOTICE OF ACTION; CONSTRUCTIVE SERVICE

TO: JOY'TRICIA BURR
Last known address: Unknown

YOU ARE NOTIFIED that a Petition for Custody of Minor Child by Extended Family Member has been filed in Hillsborough County, Florida, listing you as a Respondent.

This action has been filed naming you and you are required to serve a copy of your written responses, if any, to it on Matthew R. Allen, the Petitioner's attorney, whose address is 1302 N. 19th Street, Suite 400, Tampa, Florida 33605 on or before 5/18/2026, and file the original with the clerk of this Court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

Dated 4/10/2026

Victor D. Crist, Clerk of the Court
Hillsborough County Courthouse

By: /s/ Jennifer Taylor
As Deputy Clerk

4/17-5/8/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL CIVIL DIVISION
CASE NO.: 24-CA-004152
DIVISION: K

RICHARD RAMSEY
Plaintiff,
Vs.
DEMETRIUS HICKS
Defendant.

NOTICE OF ACTION BY PUBLICATION

TO: DEMETRIUS HICKS
whose last known address is
8510 Hyaleah Rd., Tampa FL 33617
whose present address is unknown

YOU ARE HEREBY NOTIFIED that a Complaint for Fraud and to Quiet Title as to the property located at 4406 Courtland Street, Tampa, Florida and is legally described as follows:

Lots 27 AND 28 REVISED MAP OF COURTLAND SUBDIVISION, according to plat thereof as recorded in Plat Book 12, Page 83 of the Public Records of Hillsborough County

has been filed against you by Richard Ramsey, in Hillsborough County and you are required to serve a copy of your written defenses, if any, to it, on the Attorney, whose name and address is:

Amanda J. Allen, Esquire
Fla. Bar No. 0098228
Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400
Tampa, Florida 33603-3336
(813) 232-1222, ext. 189

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa FL 33602 on or before 5/19/2026; otherwise judgment may be entered against you for the relief demanded in the Complaint.

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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding you are entitled at no cost to you, to the provision of certain assistance. Please contact the Court Administrator's A.D.A. Coordinator (813) 272-7040, 800 E. Twiggs St., Room 600, Tampa, FL 33602, within 7 working 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 imipaired, call 711.

WITNESS my hand and the seal of said Court on April 13, 2026

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

By: s/ Alexandra Carrasquillo
Deputy Clerk

4/17-5/8/26LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-004550
Division: J-P

JOSE SAMIR NAVIA DOMINGUEZ,
Petitioner,
and
YISEL DE LA CARIDAD CABRERA,
Respondent

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

TO: YISEL DE LA CARIDAD CABRERA
4517 Dolphin Dr., Tampa, FL 33617

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JOSE SAMIR NAVIA DOMINGUEZ, whose address is 4517 Dolphin Dr., Tampa, FL 33617, on or before 5/14/2026, 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: None

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

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

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

Dated April 8, 2026

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

By: s/ Jessica Saladin
Deputy Clerk

4/17-5/8/26LG 4T

MANATEE COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

CACIBONSAI

Owner: David Cacibauda
711 22nd St W
Bradenton, FL 34205

5/8/26LG 1T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000937CPAX

IN RE: ESTATE OF
AMALIA CRISELDA CAMPOS-HUERTA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of AMALIA CRISELDA CAMPOS-HUERTA, deceased, whose date of death was July 6, 2025; File Number 2026CP000937CPAX, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN 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 May 8, 2026.

Personal Representative:
MARIVEL HERNANDEZ
1709 12th Street SW
Palmetto, Florida 34221

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

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000698AX

IN RE: ESTATE OF
ALICIA CHABANNE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ALICIA CHABANNE, deceased, whose date of death was June 3, 2025; File Number 2026CP000698AX, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN 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 May 8, 2026.

Personal Representative:
MICHELLE CHABANNE FUGATE
302 26th Avenue West, Apt. 304
Bradenton, FL 34205

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

5/8-5/15/26LG 2T

IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2025-CC-002309

WILLOW HAMMOCK COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
NICHOLAS ANDREW HORVATH AND LINDSAY ALLISON HORVATH,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on April 27, 2026 by the County Court of Manatee County, Florida, the property described as:

Lot 75, SILVERSTONE SOUTH, according to the plat as recorded in Plat Book 63, Pages 115, of the Public Records of Manatee County, Florida.

will be sold at public sale by the Manatee County Clerk of Court, to the highest and best bidder, for cash, at **11:00 A.M.** at www.manatee.realforeclose.com on **June 2, 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.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Manatee County, 1115 Manatee Avenue W., Bradenton, FL 34205, Telephone (941) 749-1800, via Florida Relay Service.

/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
Attorney for Plaintiff

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 25-DR-000770

NASARIO CAMACHO, SR,
Petitioner,
and
MARIE LOUISE CAMACHO,
Respondent.

NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE AND FOR OTHER RELIEF

TO: MARIE LOUISE CAMACHO
Last known address: 4940 47th Ave W, Apt 1612, Bradenton, FL 34210

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 NASARIO CAMACHO, SR, whose address is 23981 Northwest 183rd Place, High Springs, FL 32643, on or before 05/28/2026, and file the original with the clerk of this Court at 1115 Manatee Avenue West, Bradenton, FL 34205, 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.**

This action is asking the court to decide how the real or personal property should be divided: NA

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org. or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

Dated April 16, 2026

Angelina M. Colonneso
Manatee County Clerk of Circuit Court

By: s/ Trista Winningham Leblanc
Deputy Clerk

5/1-5/22/26LG 4T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000326-AX

IN RE: ESTATE OF
FRANK EUGENE KLEER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of FRANK EUGENE KLEER, deceased, whose date of death was July 16, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:
JULIA KATHERINE KLEER
391 Zuni Trail
Fort Myers Beach, FL 33931

Attorney for Personal Representative:
Bishop L. Toups
Florida Bar Number: 120525
249 Nokomis Avenue S.
Venice, FL 34285
Telephone: (941) 882-0731

(Continued on next page)

MANATEE COUNTY

E-Mail: btoups@taxestateplanning.com

5/1-5/8/26LG 2T

NOTICE OF ACTION

Manatee County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Certified Nursing Assistant

Channquia Quinn, C.N.A.
731 9th Avenue West
Bradenton, FL 34205

CASE NO.: 2024-24219

LICENSE NO.: CNA397325

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

If no contact has been made by you concerning the above by June 5, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

4/24-5/15/26 4T

IN THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR MANATEE COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 26-DR-000250

IN RE: THE MARRIAGE OF:
CHARLES WARD,
Petitioner,
and
ROBIN LYNN WARD,
Respondent.

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

TO: ROBIN LYNN WARD
13 Valley View Lanelis Drive, Apt. G
Boulder City, NV 89005

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 Charles Ward in care of Brandon Family Law Center, LLC, to the attention of Karen A. Howe, Esq. at 710 Oakfield Dr. Suite 254 in Brandon, FL 33511 on or before 05/20/2026, and file the original with the Clerk of the Court at Manatee County Courthouse, 1115 Manatee Ave W, Bradenton, FL 34205 before service on Petitioner or immediately thereafter. ter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org. or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

Dated 04/08/2026

Angelina M. Colonneso
Clerk of the Circuit Court

By: s/ Ciara Gaskin
As Deputy Clerk

4/17-5/8/26LG 4T

NOTICE OF SUSPENSION

MANATEE COUNTY

To: KEITH ROBERTS, JR.

Case No: CD202600415/D 3431479

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

4/17-5/8/26LG 4T

ORANGE COUNTY

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003417-O
Division 5

IN RE: ESTATE OF
HOWARD THOMPSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Howard Thompson, deceased, whose date of death was August 2, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave, Suite 340, Orlando, Florida 32801. 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 May 1, 2026.

Personal Representative:
Nastasia Thompson
1551 Park Place, Apt 4C
Brooklyn, New York 11213

Attorney for Personal Representative:
Justin Meyer
Attorney
Florida Bar Number: 95667
ROSENTHAL MEYER, PLLC
3801 Avalon Park E Boulevard, Ste 360
Orlando, Florida 32828
Telephone: (407) 504-9725
Fax: (631) 982-4520
E-Mail: jmeyer@rosenthalmeyer.com
Secondary E-Mail:
service@rosenthalmeyer.com

5/1-5/8/26 2T

OSCEOLA COUNTY

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000077 PR

IN RE: ESTATE OF
JEAN L. FARLEY,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JEAN L. FARLEY, deceased, whose date of death was November 8, 2025, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, FL 34741. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against 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 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 May 8, 2026.

Personal Representative:
/s/ PENNY F. HOUSE
8676 Dufferin Lane
Orlando, Florida 32832

Attorney for Personal Representative:
/s/ KIT VAN PELT, ESQ.
Attorney
Florida Bar Number: 106754
Older, Lundy, Koch & Martino
200 N Garden Avenue
Clearwater, Florida 33755
Telephone: (813) 254-8998
Fax: (813) 839-4411
E-Mail: kvanpelt@olderlundylaw.com
Secondary E-Mail:
kholland@olderlundylaw.com

5/8-5/15/26LG 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:

FIRST CLASS HEATING AND AIR

Owner: J and S Facilities Service Corp
3156 Montserrat Pl
Kissimmee, FL 34743

5/8/26LG 1T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT
IN AND FOR OSCEOLA COUNTY, FLORIDA
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
Plaintiff,
vs.
VICKIE ORTIZ, ET AL.,
Defendants.
Case No: 2024 CA 001087 MF
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 06/19/2025 and Order on Plaintiff's Motion to Amend Amounts Due & Owing and Reset Sale dated 04/8/2026, and entered in Case No. 2024 CA 001087 MF of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, is the Plaintiff and VICKIE ORTIZ; BASILIO ORTIZ; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE ONE ASSOCIATION, INC., is/are Defendant(s), Osceola County Clerk of Courts, Kelvin Soto, Esq., will sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Rm. 204 (2nd Floor), Kissimmee, FL 34741 at 11:00 a.m. on June 9, 2026 the following described property set forth in said Final Judgment, to wit: LOT 33, PINEHURST AT CYPRESS WOODS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 9, PAGES 84 AND 85, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA
Commonly known as: 520 Pinehurst Cove, Kissimmee, FL 34758
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 April 14, 2026
/s/ Bradford Petrino
Bradford Petrino, Esq.
Florida Bar No. 41883
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
bpetrino@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 14th day of April 2026 to:
VICKIE ORTIZ
520 Pinehurst Cove
Kissimmee, FL 34758
1victoria.v.93@gmail.com
BASILIO ORTIZ
520 Pinehurst Cove
Kissimmee, FL 34758
Charles L. Eldredge, Jr., Esq.
Larsen Slaten, PLLC
4700 Millenia Blvd. Suite 500
Orlando, FL, 32839-3300
pleadings@larsenslaten.com
celdredge@larsenandassociates.com
Attorney for ASSOCIATION OF POINCIANA VILLAGES, INC.
POINCIANA VILLAGE ONE ASSOCIATION, INC.
c/o Mark Maldonado, Registered Agent
401 WALNUT STREET
POINCIANA, FL 34759
/s/ Bradford Petrino
Bradford Petrino, Esq.
11080-1034618

NOTICE OF ADMINISTRATIVE COMPLAINT

OSCEOLA COUNTY

To: QYANNA JAVIER

Case No.: CD202508829/D 3333577/3503718

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

4/17-5/8/26LG 4T

PASCO COUNTY

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2025-CC-004727

SUMMERSTONE COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
SHAKEEL AKHTAR AND
HOREB SHAKEEL,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on April 22, 2026 by the County Court of Pasco County, Florida, the property described as:

Lot 31, Block 2, ASHBERRY VILLAGE PHASE 1, according to the plat as recorded in Plat Book 83, Page 5 of the Public Records of Pasco County, Florida.

Address: 34075 Jasper Stone Drive, Wesley Chapel, FL 33543

will be sold at public sale by the Pasco County Clerk of Court, to the highest and best bidder, for cash, at **11:00 A.M.**, at www.pasco.realforeclose.com on **May 27, 2026**.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (Voice) in New Port Richey; (352) 521-4274, Ext. 8110 (Voice) 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 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
Attorneys for Plaintiff

5/8-5/15/26LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-005435

OAKSTEAD HOMEOWNER'S ASSOCIATION, INC.,
Plaintiff,
vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAMING BY, THROUGH, UNDER, OR AGAINST SHARON BREHER, DECEASED,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on May 1, 2026, by the County Court of Pasco County, Florida, for the following property described as:

LOT 16, BLOCK 19, OAKSTEAD PARCEL 5, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 47, PAGE 46, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on **June 9, 2026 at 11:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031(10) of the Florida Statutes.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No: 2026CA000975CAAXWS

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
vs.
RODNEY R. ROCKWELL, ET AL.,
Defendants.

NOTICE OF ACTION

TO: UNKNOWN SETTLORS AND BENEFICIARIES OF THE RODNEY R. ROCKWELL AND DONNA J. ROCKWELL REVOCABLE LIVING TRUST DATED JANUARY 17, 2023
8313 Cavalry Dr., Hudson, FL 34667

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
and any unknown heirs, devisees, grantees, creditors and other unknown persons 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 1432, Beacon Woods Village Seven, according to the plat thereof as recorded in Plat Book 12, Pages 31 through 33, of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Bradford Petrino, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. Due on or before June 8, 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 impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and seal of the said Court on May 5, 2026.

/s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller

Deputy Clerk: Shakira R. Pagan

Lender Legal PLLC
1800 Pembrook Dr #250, Orlando, FL 32810

5/8-5/15/26LG 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:

KCRUNCH & K-CRUNCH

Owner: Grooveside Street Eateries LLC
5888 Grand Oro Ln, Ste 110 Unit 34
Wesley Chapel, FL 33544

5/8/26LG 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:

THE MAD HATTER HANDYMAN SERVICES

Owner: Jonathan Silverman
4917 Award Street
Holiday, FL 34690

5/8/26LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000342-WS

IN RE: ESTATE OF
LAURA B WRIGHT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Laura B Wright, deceased, whose date of death was January 30, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 May 8, 2026.

Personal Representative:
//s// Jennifer Lynn Kirkner
125 Grover Paradise Lane
Llano, Texas 78643

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

5/8-5/15/26LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

(Continued on next page)

PASCO COUNTY

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:

RENZO GRACIE TAMPA

Owner: BJJ Defense LLC
6173 Timberdale Ave
Wesley Chapel, FL 33545

5/8/26LG 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:

SIRIUS APPLIANCE REPAIR

Owner: Dmytro Chetvertakov
5928 Westlake Dr.
New Port Richey, FL 34653

5/8/26LG 1T

THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number 2026-CP-288-WS

IN RE: ESTATE OF
LLOYD E. FORD,
Deceased

NOTICE TO CREDITORS

The administration of the estate of LLOYD E. FORD, deceased, whose date of death was December 22, 2025, 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.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.3311. The written demand must be filed with the clerk.

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 TIME 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 May 8, 2026.

Personal Representative:
Brenda K. Compton
346 Wert Lane
Whiteland, IN 46184

Attorney for Personal Representative:
Matthew D. Ellrod
6642 Rowan Road
New Port Richey, FL 34653
(727) 843-0566
Fla. Bar No. 377937
email: mattellrod@verizon.net

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number 51-2026-CP-478-ES

IN RE: ESTATE OF
KATHLEEN J. FRANKULIN,
Deceased

NOTICE TO CREDITORS

The administration of the estate of KATHLEEN J. FRANKULIN, deceased, whose date of death was January 27, 2026, 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.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.3311. The written demand must be filed with the clerk.

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 TIME 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 May 8, 2026.

Personal Representative:
LOUIS FRANKULIN JR.
N75W27033 Oakwood Road
Hartland, WI 53029

Attorney for Personal Representative:
Matthew D. Ellrod
6642 Rowan Road
New Port Richey, FL 34653
(727) 843-0566
Fla. Bar No. 377937
email: mattellrod@verizon.net

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE, GUARDIANSHIP AND TRUST DIVISION
Case No. 26-CP-000590

IN RE: THE ESTATE OF
HELEN S. MULGREW
Deceased.

NOTICE TO CREDITORS

The administration of the estate of HELEN S. MULGREW, deceased, Case Number 26-CP-000590, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 May 8, 2026.

Personal Representative:
CHRISTINE D. ANTHONY
18 Glen Street
Westborough, Massachusetts 01581

Attorney for Personal Representative:
Susan G. Haubenstock, Esquire
Florida Bar No. 118869
238 East Davis Boulevard, Suite 208
Tampa, Florida 33606
Telephone: (813) 259-9955
susan@sghlawoffice.com

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024CA002580CAAXES
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
TIMOTHY T. GASKIN A/K/A TIMOTHY GASKIN, 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 24TH day of April, 2026, and entered in Case No. 2024CA002580CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and SHANNA N. SEVERANCE A/K/A SHANNA SEVERANCE; TIMOTHY T. GASKIN A/K/A TIMOTHY GASKIN; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF TIMOTHY T. GASKIN A/K/A TIMOTHY GASKIN; UNKNOWN SPOUSE OF SHANNA N. SEVERANCE A/K/A SHANNA SEVERANCE; RE ACQUISITIONS USA, LLC; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at 11:00 A.M. on the 8th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

BEING THAT PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE SW 1/4 OF SECTION 14, RUN S 00° 45` 53" W, 665.57 FEET ALONG THE EAST LINE OF THE SW 1/4 OF SAID SECTION 14 TO THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 14; THENCE RUN S 89° 47` 41"W., 497.95 FEET ALONG THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 14; THENCE S 00° 46` 48" W., 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF VINSON AVENUE AND THE POINT OF BEGINNING ; THENCE CONTINUE S 00° 46` 48" W., 103.87 FEET; THENCE S 89° 47` 41" W, 150 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 5TH STREET; THENCE RUN N 00° 46` 48" E, 103.87 FEET ALONG THE EAST RIGHT OF THE WAY LINE OF 5TH STREET TO THE SOUTH RIGHT OF WAY LINE OF VINSON AVENUE; THENCE RUN N 89° 47` 41"E, ALONG THE SOUTH RIGHT OF WAY LINE OF VINSON AVENUE 150.00 FEET TO THE POINT OF BEGINNING.

Property address: 4330 5th St, Zephyrhills, FL 33542

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. Within two (2) working days of your receipt of this document 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 this 30th day of April, 2026.
By: .S. LIANA R. HALL
Liana R. Hall
Bar No. 73813
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
11080-1034738

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY, FLORIDA
Carrington Mortgage Services, LLC,
Case No: 2025CA003049CAAXWS
Plaintiff,
vs.
Brenda Gossage; et al,
Defendants.
NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 04/30/2026, and entered in Case No. 2025CA003049CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida wherein Carrington Mortgage Services, LLC, is the Plaintiff and Brenda Gossage; Unknown Spouse of Brenda Gossage; Goodleap, LLC, are Defendants, Nikki Alvarez-Sowles, Esq., Pasco County Clerk of Courts, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, beginning at 11 a.m. on June 10, 2026 the following described property set forth in said Final Judgment, to wit:

Lot 61, WEST PORT SUBDIVISION, UNIT TWO, according to the plat thereof as recorded in Plat Book 11, Pages 149 and 150, of the Public Records of Pasco County, Florida

Property Address: 6234 Westport Dr, Port Richey, FL 34668

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 April 30, 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 30 day of April 2026 to:
BRENDA GOSSAGE
6234 WESTPORT DR
PORT RICHEY, FL 34668
BRENDA GOSSAGE
7551 Kerry St.
New Port Richey FL 34653
BRENDA GOSSAGE
2346 Druid Rd E Lot 311
Clearwater FL 33764
UNKNOWN SPOUSE OF BRENDA GOSSAGE
7551 Kerry St.
New Port Richey FL 34653
UNKNOWN SPOUSE OF BRENDA GOSSAGE
2346 Druid Rd E Lot 311
Clearwater FL 33764
UNKNOWN SPOUSE OF BRENDA GOSSAGE
6234 WESTPORT DR
PORT RICHEY, FL 34668
GOODLEAP, LLC
C/O CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324-392
/s/ Nick Geraci
Nick Geraci, Esq.
11080-1034746

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY, FLORIDA
Carrington Mortgage Services, LLC,
Plaintiff,
vs.
Deborah Green; et al,
Defendants. Case No: 2025CA002939CAAXWS
NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 04/24/2026, and entered in Case No. 2025CA002939CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida wherein Carrington Mortgage Services, LLC, is the Plaintiff and Deborah Green; Philip Green; The Verandahs at Pasco Community Association, Inc are Defendants, Nikki Alvarez-Sowles, Esq., Pasco County Clerk of Courts, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, beginning at 11 a.m. on June 8, 2026, the following described property set forth in said Final Judgment, to wit:

Lot 262, Verandahs, according to the map or plat thereof as recorded in Plat Book 56, Page 64, Public Records of Pasco County, Florida

Property Address: 12521 Chenwood Ave, Hudson, FL 34669

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 April 24, 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 24 day of April 2026 to:
Deborah Green
17293 FEATHERBED CIR
FORT MYERS, FL 33913
The Verandahs at Pasco Community Association, Inc.
SENTRY MANAGEMENT INC
2180 WEST SR 434 STE 5000
LONGWOOD, FL 32779
Philip Green
17293 FEATHERBED CIR
FORT MYERS, FL 33913
/s/ Nick Geraci
Nick Geraci, Esq.
11080-1034432

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000549CPAXES

IN RE: ESTATE OF
DONNA M. LEE
Deceased

NOTICE TO CREDITORS

The administration of the estate of DONNA M. LEE, deceased, whose date of death was June 22, 2024; File Number 2026CP-000549CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33525. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 May 1, 2026.

Personal Representative:
ANTONIKA RENE LEE
37573 Colina Drive
Dade City, FL 33523

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

5/1-5/8/26LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-008695

OAK CREEK OF PASCO COUNTY HOMEOWNERS' ASSOCIATION, INC.,
Plaintiff,
vs.
ELADIO QUINONES VELAZQUEZ AND MARISABETH MATOS GARCIA, HUSBAND AND WIFE,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-008695, that resulted from the Final Hearing on or about April 21, 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-008695 on about April 21, 2026 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Nikki Alvarez-Sowles, Esq., the Clerk of the Court will sell the property situated in PASCO County, Florida described as:

Lot 503, OAK CREEK PHASE THREE, according to the plat thereof as recorded in Plat Book 65, Pages 85 through 96, of the Public Records of Pasco County, Florida.

and commonly known as: 6239 Hawk Grove Ct, Wesley Chapel, FL 33545; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, **on the PASCO County public auction website at www.pasco.realforeclose.com**, on **May 27, 2026 at 11:00 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 public information dept., Pasco County government center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (v) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (v) for proceedings in Dade City, at least 7 days before your scheduled court event, or immediately upon receiving this notification if the time before the scheduled event is less than 7 days; if you are hearing or voice impaired, call 711.

Dated April 28, 2026
/s/ Jessica Dubsky
Nathan A. Frazier, Esq., for the firm
Jessica T. Dubsky, Esq., for the firm
Attorney for Plaintiff
Frazier & Bowles, Attorneys at Law
45283.128

5/1-5/8/26LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-007566

GRAND OAKS MASTER ASSOCIATION, INC.,
Plaintiff,
vs.
ALEXIS RENEE NEWGENT and NICHOLAS SPIRAKIS,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on April 27, 2026, by the County Court of Pasco County, Florida, for the following property described as:

LOT 35, BLOCK 1, GRAND OAKS PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGES 112 THROUGH 121, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on **May 26, 2026 at 11:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031(10) of the Florida Statutes.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

5/1-5/8/26LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026CC002403CCAXES

TULLAMORE HOMEOWNERS ASSOCIATION, INC.
Plaintiff,
v.
JORGE LIMON, a single man,
Defendant.

NOTICE OF ACTION

TO: JORGE LIMON
1054 Blackwater Drive
Wesley Chapel, Florida 33543

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

Lot 21, Block 1, SOUTH POINTE, PHASE 2A - 2B, according to the plat thereof as recorded in Plat Book 84, Pages 77-1 through 77-9, inclusive, of the Public Records of Hillsborough County, Florida.

has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on CHARLES EVANS GLAUSIER, ESQUIRE, Plaintiff's attorney, whose address is Glausier Knight Jones, PLLC, whose address is: 400 N. Ashley Drive, Suite 2020, Tampa, Florida 33602, on or before June 1st, 2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered

(Continued on next page)

PASCO COUNTY

against you for the relief demanded in the complaint or petition.

DATED on April 24, 2026

/s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller

Deputy Clerk: Haley Joyner

Glausier Knight Jones, PLLC
400 N Ashley Dr #2020, Tampa, FL 33602

5/1-5/8/26LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-004715

OAKSTEAD HOMEOWNER'S ASSOCIATION, INC.,
Plaintiff,

vs.

DAVID ALAN SIMPSON, JR. and MICHELE SIMPSON,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on April 22, 2026, by the County Court of Pasco County, Florida, for the following property described as:

LOT 75, BLOCK 1, OAKSTEAD, PARCEL 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on **May 26, 2026 at 11:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031(10) of the Florida Statutes.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000278

IN RE: ESTATE OF
DARYL K. DANIELS, a/k/a
DARYL KEITH DANIELS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DARYL K. DANIELS, deceased, whose date of death was January 1st, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216.732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 7322211, 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 May 1, 2026.

Personal Representative:
/s/ Shaughnessy H. Daniels
3432 Navajo Trail
Shiloh, IL 62221

Attorneys for Personal Representative:
Deborah Larned Werner, P.A.
8613 Vivian Bass Way
Odessa, FL 33556-1924
Telephone: (813) 530-6898
Florida Bar No. 398225
Email Addresses:
debwernerlaw@gmail.com
deborah.larned.werner@gmail.com

5/1-5/8/26 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000571CPAXES

Division – Probate

IN RE: ESTATE OF
DAVID WALTER NIKLAUS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of David Walter Niklaus, deceased, whose date of death was March 27, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, New Port Richey, FL 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 May 1, 2026.

Personal Representative:
s/ Anne-Marie Niklaus
5402 Homeville Road
Oxford, PA 19363

Attorney for Personal Representative:
s/ Lawrence E. Fuentes
Attorney
Florida Bar Number: 161908
Fuentes & Kreischer, P.A.
1407 W. Busch Boulevard
Tampa, FL 33612
Telephone: (813) 933-6647
Fax: (813) 932-8588
E-Mail: lef@fklaw.net

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 00533CPAXWS

IN RE: ESTATE OF
MELISSIA F. CONWAY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MELISSIA F. CONWAY, deceased, whose date of death was March 1, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division. the address of which is P.O. Box 338, New Port Richey, Florida 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:
/s/ MALCOLM R. SMITH
P.O. Box 5489
Hudson, Florida 34674

Attorney for Personal Representative:
/s/ MALCOLM R. SMITH, ESQUIRE
Email: trustor1985@gmail.com
Florida Bar No. 0513202
SPN#61494
Law Office of Malcolm R. Smith, P.A.
P.O. Box 5489
Hudson, Florida 34674
Telephone: (727) 819-2256

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000356

IN RE: ESTATE OF
SERENA MANNINO,
aka SUERENE MANNINO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of SERENA MANNINO, also known as SUERENE MANNINO, deceased, whose date of death was January 21, 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 and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Signed on this 22nd day of April, 2026.

Personal Representative:
/s/ ELIZABETH MANNINO TULLY
29 S. Willow Street #2
Montclair, New Jersey 07042

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

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025-CA-000441 AAXWS

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,

vs.

SUSAN HAMIL and
CREDIT CORP SOLUTIONS, INC.,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure entered on January 29, 2026 in the above-captioned action, the following property situated in Pasco County, Florida, described as:

LOT 308, BEACON SQUARE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 90, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., on the **12th day of May, 2026 at 11:00a.m. (Eastern Time) at www.pasco.realforeclose.com** to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this Notice of Sale 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 this 17th day of February, 2026.

s/Michael C. Coyle
MICHAEL C. COYLE, ESQ.
Florida Bar No.: 1054501
Email: mcoyle@storeylawgroup.com
STOREY LAW GROUP, P.A.
221 NE Ivanhoe Blvd., Suite 300
Orlando, FL 32804
Telephone: 407-488-1225
Facsimile: 407-488-1177
Secondary Email:
sbaker@storeylawgroup.com
Attorneys for *PLAINTIFF*

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026-DR-398

BINALI DURSUN
Petitioner,

vs.

NIGAR FIKREVA
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (No Child or Financial Support)

TO: NIGAR FIKREVA
Last known address: 3664 Gardenwall Way, Zephyrhills, FL 33541

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 Eneid Bano Esq whose address is 278 Wilshire Blvd. Casselberry, Fl 32707 on or before May 18, 2026, and file the original with the Clerk of this Court at 8053 Live Oak Avenue Dade City, FL 33523 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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 April 9, 2026

/s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller

Deputy Clerk: Lauren Wheatley

4/17-5/8/26LG 4T

PINELLAS COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

CULTIVANDO WELLNESS MASSAGE

Owner: Kimberly Perez
301 Seacrest Drive, Apt 252
Largo, FL 33771

5/8/26LG 1T

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-010922-CO

Seminole Palms of Largo Homeowners' Association, Inc.,
a not for profit Florida corporation,
Plaintiff,

vs.

Matthew D. Hayes, Unknown Spouse of Matthew D. Hayes, Citibank N.A., and Unknown Tenants in Possession,
Defendants.

NOTICE OF ACTION

TO DEFENDANT: Matthew D. Hayes:

YOU ARE HEREBY NOTIFIED that an action to foreclose a lien for homeowner's assessments on the following property in Pinellas County, Florida:

Lot 3, Block 26, SEMINOLE PALMS AT LARGO, a subdivision according to the plat thereof recorded at Plat Book 126, Pages 84 through 89, in the Public Records of Pinellas County, Florida.

has been filed against you and you are required to serve a copy of your written defenses to the Complaint on: Aaron J. Silberman, Plaintiff's Attorney, whose address is Silberman Law, P.A., 1105 W. Swann Avenue, Tampa, Florida 33606, (813) 434-1266 and file the original with the Clerk of the Circuit Court within 30 days after the first publication of this notice. Otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

DATED May 4, 2026

Ken Burke
Clerk of Court

By: /s/ Colleen McNair
As Deputy Clerk

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-2774-FD

KRISTI JANE TURNER,
Petitioner,

and

JAROSLAV STREBL,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: JAROSLAV STREBL
Last known address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on KRISTI JANE TURNER, whose address is 1732 Lake Cypress Dr, Safety Harbor 34695, on or before 30 days from first publication, and file the original with the clerk of this Court at 315 Court St, Clearwater, FL 33756-5165 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 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 5/4/2026

Ken Burke, Clerk Circuit Court
315 Court St, Clearwater, FL 33756-5165

By: /s/ Colleen McNair
Deputy Clerk

5/8-5/29/26LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003400-ES

IN RE: ESTATE OF
JAMES ARTHUR LANCASTER,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of James Arthur Lancaster, deceased, whose date of death was May 24, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 8, 2026.

Personal Representative:
Mary Anne Lancaster
1806 Mariner Drive #316
Tarpon Springs, Florida 34689

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

5/8-5/15/26LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT

PINELLAS COUNTY

To: ADAM L. NEIKIRK

Case No.: CD202603499/G 3404674

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

5/8-5/29/26LG 4T

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 938018 from Mattamy Homes. Application received: 03/30/2026 Proposed activity: Residential. Project name: Pasadena Groves Phase 2. Project size: 3.03 +/- AC. Location: Section(s) 19 Township 31 South, Range 16 East, in Pinellas County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 2379 Broad Street, Brooksville, FL 34604-6899. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

5/8/26LG 1T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR

(Continued on next page)

PINELLAS COUNTY

PINELLAS COUNTY, FLORIDA
CASE NO.: 25-003003-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 BRODY A. SEIGER; et al.,
Defendants.

NOTICE OF ACTION

TO: ELIZABETH SEIGER AKA
ELIZABETH SEIGER-ERICKSON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BRODY A. SEIGER
1460 Greenview Ave.
Spring Hill, FL 34606
and
2347 Covington Ave.
Spring Hill, FL 34606

ELIZABETH SEIGER AKA ELIZABETH SEIGER-ERICKSON, AS AN HEIR TO THE ESTATE OF BRODY A. SEIGER
1460 Greenview Ave.
Spring Hill, FL 34606
and
2347 Covington Ave.
Spring Hill, FL 34606

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

And any unknown heirs, devisees, grantees, creditors and other unknown person or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

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

LOT 27, BLOCK 8, BLOSSOM LAKE VILLAGE SECTION IV, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 47, PAGE 60 AND 61, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defense, if any, to it on Michael C. Coyle, Storey Law Group, 221 NE Ivanhoe Blvd., Suite 300, Orlando, FL 32804 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 30th day of April, 2026.

Ken Burke, CPA
Clerk of The Circuit Court

By: /s/ Colleen McNair
Deputy Clerk

Storey Law Group

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-002768-ES

IN RE: ESTATE OF
MELISSA ELIZABETH LOVEN
a/k/a MELISSA LOVEN,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Melissa Elizabeth Loven a/k/a Melissa Loven, deceased, whose date of death was August 27, 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 May 8, 2026.

Personal Representative:
Donna Feger
4600 4th Avenue N.
St. Petersburg, Florida 33713

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

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-001222-ES

IN RE: ESTATE OF
JAMES BRYAN JOHNSON,
Deceased.

NOTICE TO CREDITORS

The Administration of the Estate of James Bryan Johnson, Deceased, whose date of death was September 16, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 May 8, 2026.

Personal Representative:
Karly Johnson
10288 110th Avenue
Largo, Florida 33773

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:
shelby@atcauselaw.com

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
File No. 26-001683-ES
Section 4

IN RE: ESTATE OF
JUDITH ANN RASMUSSEN,
Deceased.

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION

TO: GREGORY MCKINNEY
Last known address: 934 10th St. North, St. Petersburg, FL 33705

JOSEPHINE MCKINNEY
Last known address: 934 10th St. North, St. Petersburg, FL 33705

YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida, for the probate of Judith Ann Rasmussen, 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 June 5th, 2026, and file the original with the Clerk of this Court, at the Pinellas County Courthouse, 545 First Avenue North, Room 300, St. Petersburg, FL 33701, 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 May 1st, 2026.

Ken Burke
Clerk of the Circuit Court & Comptroller

By: s/ Illegible
As Deputy Clerk

5/8-5/29/26LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-002032-ES

IN RE: ESTATE OF
PAUL JEFFERY WHALEN, A/K/A
PAUL J. WHALEN, A/K/A PAUL WHALEN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Paul Jeffery Whalen, a/k/a Paul J. Whalen, a/k/a Paul Whalen, deceased, whose date of death was January 30, 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 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 5/8/2026.

Personal Representative:
Heather Anne Whalen
c/o Scot Ellis
4611 North Frace Avenue
Tacoma, WA 98407

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

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003245-ES

IN RE: ESTATE OF
ISABEL RODRIGUEZ YANEZ
also known as ISABEL RODRIGUEZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Isabel Rodriguez Yanez, also known as Isabel Rodriguez, deceased, whose date of death was February 8, 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 May 8, 2026.

Personal Representative:
/s/ Maria B. Fernandez
7360 Ulmerton Road #17C
Largo, FL 33771

Attorney for Personal Representative:
/s/ Elizabeth P. Allen
Florida Bar No. 794480
Email: eallen@gibblaw.com
Secondary Email: plamb@gibblaw.com
Gibbons | Neuman
3321 Henderson Boulevard
Tampa, FL 33609
(813) 877-9222

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY, FLORIDA
BRIGHTHOUSE LIFE INSURANCE COMPANY,
Plaintiff,
vs.
MORGEN MCDADE, et al.,
Defendants.
Case No: 24-000933-CI
NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure entered on April 21, 2026 in Case No. 24-000933-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida wherein BRIGHTHOUSE LIFE INSURANCE COMPANY, is the Plaintiff and MORGEN MCDADE; THE UNKNOWN SPOUSE OF MORGEN MCDADE; 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 10:00 a.m. at www.pinellas.realforeclosure.com on June 9, 2026 on the following described property set forth in said Final Judgment, to wit:
LOT 6 AND THE WEST 10 FEET OF LOT 7, BLOCK 5, MAP OF SEASIDE ASSEMBLY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31 AND 32, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
Commonly known as: 385 GEORGIA AVENUE, PALM HARBOR, FL 34681
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 April 27, 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
11080-1034862

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003899-ES

IN RE: ESTATE OF
BARBARA LOU MORAN,
Deceased.

NOTICE TO CREDITORS
(Summary Administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of BARBARA LOU MORAN, deceased, File Number 26-003899-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756; that the decedent's date of death was December 14, 2025; that the total value of the estate is $1,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

SYLVIA NOEL WHITE, TRUSTEE OF THE BARBARA LOU MORAN TRUST AGREEMENT U/T/D JUNE 30, 1999
1108 S. Highland Avenue
Clearwater, FL 33756

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is May 1, 2026.

Person Giving Notice:
SYLVIA NOEL WHITE
1108 S. Highland Avenue
Clearwater, Florida 33756

Attorney for Person Giving Notice:
S. Noel White
Florida Bar Number: 0823041
1108 S. Highland Avenue
Clearwater, Florida 33756
Telephone: (727) 735-0645
Fax: (727) 735-9375
E-Mail:
noel@clearwaterprobateattorney.com

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-002947-ES

IN RE: ESTATE OF
ERICH HENRY WACHSMUTH
a/k/a ERICH H. WACHSMUTH,
Deceased.

NOTICE TO CREDITORS

The Administration of the Estate of Erich Henry Wachsmuth a/k/a Erich H. Wachsmuth, Deceased, whose date of death was December 26, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is May 1, 2026.

Personal Representative:
Kelly Ann Zimmerman
5617 Buck Drive
Noblesville, Indiana 46062

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:
shelby@atcauselaw.com

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-2144-FD

DALLANA MORENO GIL,
Petitioner,

and

MARIA FERNANDA BOLIVAR,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: MARIA FERNANDA BOLIVAR
Last known address:
425 Maplewood Dr, Oldsmar, FL 34677

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 DALLANA MORENO GIL, whose address is 11401 Dr. M.L.K. Jr. St., Apt. 1014, St. Petersburg, FL 33716, on or before 28 days after first publication, and file the original with the clerk of this Court at 545 1st Ave N, St Petersburg, FL 33701 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: 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 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 4/22/2026

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith
Deputy Clerk

5/1-5/22/26LG 4T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 2025CA006916

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,

-vs-

MELISSA ANNE PITTMAN, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF KIMBERLY MAE LIGAMERI F/K/A KIMBERLY MAE WINTER, UNKNOWN TENANT 1, UNKNOWN TENANT 2,
Defendant(s)

NOTICE OF ACTION

TO: MELISSA ANNE PITTMAN
Last Known Address: 3702 River Road, John's Island, SC 29455

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF KIMBERLY MAE LIGAMERI F/K/A KIMBERLY MAE WINTER
Last Known Address: 3529 Belle Vista Drive E, St Pete Beach, FL 33706

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

LOT 26, BLOCK 4, BELLE VISTA SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE(S) 8 THROUGH 10, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

3529 Belle Vista Drive E, St Pete Beach, FL 33706

The action was instituted in the Circuit Court, Sixth Judicial Circuit in and for Pinellas County, Florida; Case No. 2025CA006916; and is styled Lakeview

(Continued on next page)

PINELLAS COUNTY

Loan Servicing, LLC vs. Salvatore Ligameri. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 30 days from the first date of publication and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED April 24, 2026

Ken Burke
Pinellas Clerk of the Circuit Court
315 Court Street, Clearwater, FL 33756

By: /s/ Stevie Ayars
As Deputy Clerk

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA
PROBATE DIVISION
Case No.: 26-002955-ES
Section: 003

IN RE: THE ESTATE OF
GARY HOWARD WALKER aka GARRISON HOWARD WALKER
Deceased.

NOTICE OF ACTION (PUBLICATION)

TO: BETH WALKER, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, OR OTHER PERSONS CLAIMING AN INTEREST IN THE ESTATE OF GARY HOWARD WALKER aka GARRISON HOWARD WALKER, DECEASED, and all parties having or claiming to have any right, title, or interest in the property herein described.

YOU ARE NOTIFIED that a proceeding has been commenced in this Court to administer the estate of GARY HOWARD WALKER aka GARRISON HOWARD WALKER, deceased, whose date of death is February 22, 2026.

YOU ARE REQUIRED to serve a copy of your written defenses, if any, to this action on **Valentina Wheeler, Esq.**, attorney for the Petitioner/Personal Representative, whose address is **801 W. Bay Drive, Suite 428B, Largo, FL 33770**, on or before May 29, 2026 and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the petition.

DATED this 24th day of April, 2026.

Ken Burke
Clerk of the Circuit Court & Comptroller

By: /s/ Dinalda Canizales
Deputy Clerk

Wheeler Law Firm, PLLC
801 W. Bay Dr., 428B, Largo, FL 33770

5/1-5/22/26LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003161-ES

IN RE: ESTATE OF
CARMELA K. BARRY ALSO KNOWN AS CARMELA K. MICELI
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Carmela K. Barry also known as Carmela K. Miceli, deceased, whose date of death was June 7, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 14250 49th Street North, Clearwater, FL 33762. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 STATUES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:
/s/ Gina R. Howe
1000 Rosetree Lane
Tarpon Springs, FL 34689

Attorney for Personal Representative:
/s/ Natalia Ouellette-Grice
Florida Bar No. 68905
LCO LAW LLC
2901 West Busch Boulevard, Suite 805
Tampa, FL 33618
Telephone: (813) 480-2106
Email Addresses: natalia@lcolawfl.com; alexander.maldonado@lcolawfl.com

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003186-ES

IN RE: ESTATE OF
KATHERINE MARION AKINS
Deceased.

NOTICE TO CREDITORS

The administration of the MALONE FAMILY TRUST, dated August 8, 1997, as amended and restated on August 31, 2018, a revocable trust established by KATHERINE MARION AKINS, whose date of death was February 8, 2026, is currently being administered by the undersigned Trustee.

The name and address of the Trustee and the Trustee's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent are hereby notified that the Decedent's trust estate may be liable for the payment of expenses of administration and enforceable claims of creditors to the extent provided in § 736.05053, Florida Statutes.

Creditors must present their claims in writing to the undersigned Trustee at the address set forth below.

All creditors of the Decedent and other persons having claims or demands against decedent 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 IN ACCORDANCE WITH FLORIDA STATUTE § 733.702.

ALL CLAIMS AGAINST THE DECEDENT ARE SUBJECT TO THE APPLICABLE STATUTES OF LIMITATION AND REPOSE, INCLUDING, BUT NOT LIMITED TO, FLORIDA STATUTE § 733.710.

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

The date of first publication of this notice is May 1, 2026.

Trustee:
Shawn P. Malone
460 Spruce Court
Alpharetta GA 30004

Attorney for Trustee:
Daniel de Paz
Florida Bar Number: 108866
12651 Walsingham Road, Suite B
Largo, Florida 33774
Telephone: (813) 367-9856
Fax: (813) 901-4856
E-Mail: daniel@depaz.law
Secondary E-Mail: e-service@depaz.law

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 24-002785-CI

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2021-1
Plaintiff,

vs.

CHRISTOPHER NURCZYK, et al,
Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order dated April 20, 2026 and entered in Case No. 24-002785-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2021-1 is the Plaintiff and ANGELA ATHERTON NURCZYK, CHRISTOPHER NURCZYK, INTEGRITY BAIL BONDS, INC., PINELLAS COUNTY CONSTRUCTION LICENSING BOARD, the Defendants. KEN BURKE, 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 AM on **May 19, 2026**, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 8, BLOCK 100, PASADENA ON-THE-GULF SECTION B , ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 60 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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 22nd day of April, 2026.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rlselaw.com

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

JS0120/104912

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT OF THE STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY
Case No.: 25-011514-ES

IN RE:
ESTATE OF JULIA J. WATSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JULIA J. WATSON, deceased, whose date of death was September 12, 2025, and whose social security number is XXX-XX-6243, 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 petitioner and the petitioner's attomey are set forth below.

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:
/s/ Haley Goshert
HALEY GOSHERT

Attorney for Personal Representative:
/s/ Samuel L. Wenzel, Jr.
Samuel L. Wenzel, Jr., Esq.
Florida Bar Number: 1022217
Osenton Law Group, P.A.
1044 East Brandon Blvd., Suite 3
Brandon, Florida 33511
(813) 776-1282
oro@osentonlaw.com
slw@osentonlaw.com
service@osentonlaw.com

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-7048-ES

IN RE: ESTATE OF
ROY WILLIAM HUGHES,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROY WILLIAM HUGHES, deceased, whose date of death was May 16, 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.

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216732.228, 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 date of first publication of this notice: May 1, 2026.

Personal Representative:
LINDA A. HESS
6700 150th Avenue, Lot 712
Clearwater, Florida 33764

Attorney for Personal Representative:
NORBERTO S. KATZ, ESQUIRE
Florida Bar No.: 399086
KATZ LAW
931 North Thistle Lane
Maitland, Florida 32751
Telephone: (407) 435-0252
E-Mail: norbertokatzlaw@gmail.com

5/1-5/8/26LG 2T

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 26-000399-CO

TARPON LAKE VILLAGES HOMEOWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,

vs.

JOSEPH BRAUNING, an unmarried man and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 26-000399-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein TARPON LAKE VILLAGES HOMEOWNER'S ASSOCIATION, INC. is Plaintiff, and JOSEPH BRAUNING, an unmarried man, is Defendant, the Clerk of the Pinellas County Court will sell to the highest bidder for cash on **May 28, 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 42, FAIRWAY FOREST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 73, PAGES 16 AND 17, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 3583 Fairway Forest Drive, Palm Harbor, FL 34685

Any persons with a disability requiring accommodations should call 727-464-4062; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding.

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

Dated April 23, 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

5/1-5/8/26LG 2T

STATE OF NORTH CAROLINA COUNTY OF CUMBERLAND IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
BEFORE THE CLERK
FILE NO: 26SP000379-250

RUSBALDO REYES,
Petitioner,

v.

JULIA OSMARA TORRES,
Respondent.

NOTICE OF SERVICE OF PROCESS BY PUBLICATION

TO: JULIA OSMARA TORRES

Take notice that a pleading seeking relief against you has been filed in the above-entitled Special Proceeding. The nature of the relief being sought is as follows: A Petition to Quiet Title and Cancel/Satisfy Encumbrances regarding the real property located at 413 Runnymede Drive, Fayetteville, NC 28314, to facilitate a refinance of said property and ensure clear title.

You are required to make defense to such pleading not later than June 3, 2026, and upon your failure to do so, the Petitioner seeking service against you will apply to the court for the relief sought.

This the 14th day of April, 2026.

Rusbaldo Reyes, Petitioner

413 Runnymede Drive
Fayetteville, NC 28314

4/24-5/8/26LG 3T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 25-DR-005858

Leon Pedicone,
Deborah Pedicone,
Petitioners

Vs.

Amber Alburtus,
David Sherwood,
Respondents.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Amber Alburtus, Respondent/Mother whose last known address is: 2416 Wishing Well Way, Tampa, FL 33619;

And

TO: David Sherwood, Respondent/Father whose last known address is: Bakersfield, CA.

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

Tomas J. Yi, Esquire
Fla. Bar No. 1033427
Vincentian Legal Services
5109 N. Nebraska Ave., Tampa, FL 33603
(727) 270-7555

and file the original with the Clerk of the above-styled Court at 315 Court Street, Clearwater, FL 33756 on or before 30 days from first publicatiion; otherwise judgment may be entered against you for the relief demanded in the Petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.

You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.912.)

Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

DATED April 21, 2026

Ken Burke, CPA, Clerk Circuit Court
315 Court Street, Clearwater, FL 33756

By: /s/ Illegible
Deputy Clerk

4/24-5/15/26LG 4T

NOTICE OF ACTION

Pinellas County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Nursing Assistance

Timeco Ruth, C.N.A.
1035 15th Avenue South, Apartment B
Saint Petersburg, Florida 33705

811 22nd Avenue South
Saint Petersburg, Florida 33705

CASE NO.: 2023-52295

LICENSE NO.: CNA286741

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Logan White, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9913.

If no contact has been made by you concerning the above by June 5, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

4/24-5/15/26LG 4T

NOTICE OF ACTION

Pinellas County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Registered Nursing

Lynn Renee Brannon, R.N.
271 Duncan Loop West Apt. 204
Dunedin, FL 34698

CASE NO.: 2024-19993

LICENSE NO.: RN9573066

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

If no contact has been made by you concerning the above by June 5, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

4/24-5/15/26LG 4T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-1618-FD
Division: 25

GABRIEL ALONSO OFARRILL,
Petitioner,

and

DANUBIA FLAVIA LOPEZ DE SOUZA,
Respondent.

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

TO: DANUBIA FLAVIA LOPEZ DE SOUZA
Last known address:
11840 NE 19th Dr, Miami, FL 33181

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 GABRIEL ALONSO OFARRILL, whose address is 2045 E Bay Dr Apt 707, Largo, FL 33771, on or before 28 days after first publication, and file the original with the clerk of this Court at 545 1st Ave N, Saint Petersburg, FL 33701 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: 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 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

(Continued on next page)

PINELLAS COUNTY

result in sanctions, including dismissal or striking of pleadings.

Dated 4/17/26

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith
Deputy Clerk

4/24-5/15/26LG 4T

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

Case No.: 26-001386-FD

JIMMY OCASIO ANDUJAR,
Petitioner,

and

ALEJANDRA MARGARITA GARCIA BLANCO,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: ALEJANDRA MARGARITA GARCIA BLANCO
Last known address:
116 NW 9th Terrace Apt 302
Hallandale Beach, FL 33009

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 JIMMY OCASIO ANDUJAR, whose address is 2990 Drew Street Apt 413, Clearwater, FL 33759, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court Street, Clearwater, FL 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 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 4/16/2026

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith
Deputy Clerk

4/24-5/15/26LG 4T

NOTICE OF ACTION

Pinellas County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Nursing Assistance

Edward L. McCallister Jr., C.N.A.
15777 Bolesta Road, Lot 242
Clearwater, FL 33760

CASE NO.: 2024-03625

LICENSE NO.: CNA 318142

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Monica Jackson-Marcotte, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9830.

If no contact has been made by you concerning the above by May 29, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

4/17-5/8/26LG 4T

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

Case No.: 25-003473-CI

CHARLES DEISE,
Plaintiff,

vs.

SARA MCGREGOR
Defendants.

NOTICE OF ACTION

To: SARA MCGREGOR
2402 W. Morrison Avenue, Unit 6
Tampa, FL 33629

YOU ARE NOTIFIED that a partition action has been filed on the following property in Pinellas County, Florida:

Unit 3203, Building Tower, of SIGNATURE PLACE, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 16285, Page 147, together with an undivided interest in the common elements appurtenant thereto, in the Public Records of Pinellas County, Florida.

Parcel Identification Number: 19-31-17-81887-001-3203

Address: 175 1st Street S., Unit 3203, St. Petersburg, FL 33701

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on MARK C. ELLIOTT, ESQ., Plaintiff's Attorney, whose address is BARRY L. MILLER, P.A., 11 N. Summerlin Avenue, Suite 100, Orlando, FL 32801, within 30 days from first publication, pursuant to Section 49.09 Fla. Stat. (2023), and file the original with the Clerk of this Court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated April 10, 2026

Ken Burke, Clerk of the Circuit Court
315 Court Street, FL 33756-5165

By: s/ Stevie Ayars
Deputy Clerk

Barry L. Miller, P.A.

4/17-5/8/26LG 4T

POLK COUNTY

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

Case No. 2025CA004401A000BA

JEAN CARLOS RODRIGUEZ FUENTES,
Plaintiff,

vs.

ANDREW J. BLUNDELL,
Defendant.

NOTICE OF ACTION

TO: ANDREW J. BLUNDELL
UNKNOWN ADDRESS

YOU ARE NOTIFIED that an action for breach of contract and for declaratory relief has been filed with reference to the following property in Polk County, Florida:

Lot 50, Block B, OAKRIDGE ESTATES PHASE 6, UNIT 6 according to the plat thereof, recorded in Plat Book 78, Page 5, of the Public Records of Polk County, Florida.

TOGETHER WITH that certain 1985 OLYMPIC FIBERGLASS IND. Mobile Home, I.D. No. D221121, Title No. 0043236604

Commonly known as: 363 Dawes Road, Frostproof, Florida 33843

Parcel Identification Number: 033227-932512-020500

Tax ID: 27-32-03-932512-020500

A lawsuit has been filed against you, and you are required to serve a copy of your written defenses, if any, on or before June 12th, 2026 on Florida Rural Legal Services, Inc., Counsel for Plaintiff, whose address is 1321 East Memorial Boulevard, Lakeland, FL 33801, 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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator (863) 534-4690, within two (2) working days of your receipt of this Notice. If you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Services (800) 955-8770.

WITNESS my hand and seal of this Court on this 5th day of May, 2026.

Stacy M. Butterfield
Clerk of the Circuit Court

By: /s/ C.S.
As Deputy Clerk

5/8-5/15/26LG 2T

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

PROBATE DIVISION

Case No. 26-CP-000989

IN RE: ESTATE OF
GORDON STEPHAN DODGE
a/k/a GORDON STEVENS DODGE,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Gordon Stephan Dodge a/k/a Gordon Stevens Dodge, deceased, whose date of death was November 9, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All creditors of the decedent and other persons having claims or demands against 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 first date of publication is May 8, 2026.

Personal Representative:
Susan Miller
1945 Tower Lakes Boulevard
Lake Wales, Florida 33859

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

5/8-5/15/26LG 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:

CWI INDUSTRIAL SERVICES

Owner: Cornelius Welding, Inc.
221 N. Scenic Hwy
Frostproof, FL 33843

5/8/26LG 1T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-001746

HIGH POINT NORTH HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

MARIE M. JEAN,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on April 28, 2026, by the County Court of Polk County, Florida, for the following property described as:

LOT 89, HIGH POINTE NORTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 130, PAGE 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

will be sold at public auction by the Polk County Clerk of Court, to take place electronically online at www.polk.realforeclose.com, on **July 27, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031(10) 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.

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service".

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

5/8-5/15/26LG 2T

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

CASE NO.: 2026-CA-001346

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,

vs.

CHRISTA CAPRI HAMLET; RYAN JOSEPH HAMLET; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ESTATES AT VISTA DEL LAGO HOMEOWNERS ASSOCIATION, INC.; VICENTE CABRERA; GOODLEAP, LLC; and CAPITAL ONE, N.A.,
Defendants.

NOTICE OF ACTION

TO: VICENTE CABRERA
245 Hillcrest Dr., Dundee, FL 33838

VICENTE CABRERA
305 Snively Ave., Eloise, FL 33880

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

And any unknown heirs, devisees, grantees, creditors and other unknown person or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

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

Lot 31, Vista Del Lago - Phase III, A Partial Replat, according to the plat thereof, as recorded in Plat Book 184, Page 46, of the Public Records of Polk 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, 6/14/2026, otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on the 30th day of April, 2026.

Stacy M. Butterfield, CPA
Clerk of the Circuit Court

By: /s/ Illegible
Deputy Clerk

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026CP001300A000BA

IN RE: ESTATE OF
HELEN FRANCIS FINCH
Deceased.

NOTICE TO CREDITORS

The administration of the estate of HELEN FRANCIS FINCH, deceased, whose date of death was November 22, 2025; File Number 2026CP001300A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, FL 33831. 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 May 8, 2026.

Personal Representative:
TINA MELISSA TURVIN
4303 Robert Way
Bartow, FL 33830

Personal Representative's Attorneys:
/s/ Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com

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

Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com

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

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT,
IN AND FOR POLK COUNTY, FLORIDA
The Huntington National Bank
Plaintiff,
vs.
Daniel R. Godbout, Jr., et al.
Defendants. Case No.: 2025CA005456A000BA
Division: Civil

_____/

PUBLISH 2 CONSECUTIVE WEEKS
NOTICE OF ACTION AGAINST DEFENDANT J & P PROPERTY MANAGEMENT INC., UNKNOWN TENANT 1, UNKNOWN SPOUSE 1, OF DANIEL R. GODBOUT, JR. AND UNKNOWN TENANT 2
To:
J & P PROPERTY MANAGEMENT INC.
521 RENA DRIVE
DAVENPORT, FL 33897
UNITED STATES OF AMERICA
UNKNOWN TENANT 1
521 RENA DRIVE
DAVENPORT, FL 33897
UNITED STATES OF AMERICA
UNKNOWN SPOUSE 1, OF DANIEL R. GODBOUT, JR.
521 RENA DRIVE
DAVENPORT, FL 33897
UNITED STATES OF AMERICA
UNKNOWN TENANT 2
521 RENA DRIVE
DAVENPORT, FL 33897
UNITED STATES OF AMERICA
and all parties claiming interest by, through, under or against Defendant(s) J & P PROPERTY MANAGEMENT INC., UNKNOWN TENANT 1, UNKNOWN SPOUSE 1, OF DANIEL R. GODBOUT, JR. AND UNKNOWN TENANT 2, and all parties having or claiming to have any right, title or interest in the property herein described;
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:
The following described land, situate, lying and being in Polk County, Florida, to-wit:
Lot 51, Santa Cruz Phase Two, according to the plat thereof, recorded in Plat Book 115, Page 39, of the Public Records of Polk County, Florida.
has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on CRAIG P. ROGERS, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
WITNESS my hand and seal of this Court on the 5th day of March, 2026.
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
By: /s/
Deputy Clerk
NOTICE TO PERSONS WITH DISABILITIES
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Office of the Court Administrator, Phone: (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), 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 voiceimpaired, call 711.
11080-1034688

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA-004203-A000-BA
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
UNKNOWN TRUSTEE OF THE RAFAEL ANGEL NIEVES, JR. REVOCABLE LIVING TRUST DATED AUGUST 2, 2024, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Judybel M. Rodriguez
Last Known Address: 1027 Village PL, Davenport, FL 33896
Current Residence: UNKNOWN
TO: Unknown beneficiaries of the Rafael Angel Nieves, Jr. Revocable Living Trust dated August 2, 2024
Last Known Address: 856 Longboat Drive, Davenport, FL 33896
Current Residence: UNKNOWN
TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Rafael Angel Nieves Jr A/K/A Rafael A. Nieves
Last Known Address: 856 Longboat Drive, Davenport, FL 33896
Current Residence: UNKNOWN
TO: Unknown trustee of the Rafael Angel Nieves, Jr. Revocable Living Trust dated August 2, 2024
Last Known Address: 856 Longboat Drive, Davenport, FL 33896
Current Residence: UNKNOWN
TO: Rafael Angel Nieves Sr
Last Known Address: 6737 Eagle Feather Dr Riverview, FL 33578
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 85 of Festival Phase 5, according to the Plat thereof as recorded in Plat Book 187, Page(s) 49 through 56, of the Public Records of Polk County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before May 31, 2026 within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
WITNESS my hand and the seal of this Court this 17 day of April, 2026.
STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT
As Clerk of Court
By: Asuncion Nievcs
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675
11080-1034170

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, FLORIDA
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST,
Plaintiff,
vs.
ISRAEL ALVARADO PAGAN; et al.,
Defendants. Case No: 2023-CA-006135
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 04/09/2026, and entered in Case No. 2023-CA-006135 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST, is the Plaintiff and ISRAEL ALVARADO PAGAN; UNKNOWN SPOUSE OF ISRAEL ALVARADO PAGAN; MYRNA IDALIS RIVERA PADILLA; UNKNOWN SPOUSE OF MYRNA IDALIS RIVERA PADILLA; IRIS MARGARITA PAGAN TORRES; LOANPAL, LLC; SECRETARY OF HOUSING AND URBAN DEVELOPMENT and POINCIANA VILLAGE EIGHT ASSOCIATION, INC., is/are Defendant(s), Stacy M. Butterfield, CPA, will sell to the highest and best bidder for cash at 10:00 a.m. at www.polk.realforeclose.com on June 9, 2026 the following described property set forth in said Final Judgment, to wit:
Lot 17, Block 822, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, according to the Map or Plat thereof as recorded in Plat Book 53, Pages 29 through 43, of the Public Records of Polk County, Florida.
Commonly known as: 232 Begonia Lane, 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 Mortgagor, the Mortgagee or the Mortgagee's attorney.
DATED April 22, 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

(Continued on next page)

POLK COUNTY

copy of the foregoing was furnished by U.S. Mail and email, as required, this 22nd day of April 2026 to:
ISRAEL ALVARADO PAGAN
232 Begonia Lane
Poinciana, FL 34759
UNKNOWN SPOUSE OF ISRAEL ALVARADO PAGAN
232 Begonia Lane
Poinciana, FL 34759
MYRNA IDALIS RIVERA PADILLA
232 Begonia Lane
Poinciana, FL 34759
UNKNOWN SPOUSE OF MYRNA IDALIS RIVERA PADILLA
232 Begonia Lane
Poinciana, FL 34759
IRIS MARGARITA PAGAN TORRES
645 Grace Street
Gastonia. NC 28052
IRIS MARGARITA PAGAN TORRES
232 Begonia Lane
Kissimmee, FL 34759
LOANPAL, LLC
By serving: CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 32301-2525
Charles L. Eldredge, Jr., Esq.
Larsen Slaten, PLLC.
4700 Millenia Blvd., Ste. 500
Orlando, FL 32839-3300
pleadings@larsenslaten.com
ATTORNEY FOR POINCIANA VILLAGE EIGHT ASSOCIATION, INC.
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
US Attorney's Office MD of Florida
400 North Tampa Street, Ste. 3200
Tampa, FL 33602
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
11080-1034275

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA000285A000BA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRPL TRUST 2019-1
PLAINTIFF,
VS.
DAVID HENRY DRAINVILLE, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: David Henry Drainville
Last Known Address: 4822 Mac Donald St., Lake Wales, FL 33859
Current Residence: UNKNOWN
TO: Unknown Spouse of David Henry Drainville
Last Known Address: 4822 Mac Donald St., Lake Wales, FL 33859
Current Residence: UNKNOWN
TO: Unknown tenant in possession of the subject property
Last Known Address: 4822 Mac Donald St., Lake Wales, FL 33859
Current Residence: UNKNOWN
TO: David Henry Drainville, as Personal Representative of the Estate of Mary M. Drainville A/K/A Mary Mercedes Drainville A/K/A Mary Drainville
Last Known Address: 4822 MacDonald St., Lake Wales, FL 33859
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
The North 86.5 feet of Lot 16 and the South 13.5 feet of Lot 15, Block J, Crooked Lake Park, Tract Number 5, Polk County, Florida, according to the plat thereof recorded in Plat Book 42, Page 42, public records of Polk County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before May 31, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
WITNESS my hand and the seal of this Court this 21 day of April, 2026.
STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT
As Clerk of Court
By: /s/ Asuncion Nievcs
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675
11080-1034279

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2025-C011381A000BA

Stonewood Crossing Homeowners Association, Inc.,
Plaintiff,
vs.
Gabriel Anglade; et al.
Defendant(s).

NOTICE OF ACTION

TO: Gabriel Anglade, Orine Laplante, and All Unknown Tenants/Owners
104 Milestone Drive
Haines City, FL 33844

YOU ARE NOTIFIED that an action to enforce and foreclose upon a notice and claim of lien on the following property has been filed in Polk County, Florida:

LOT 7, STONEWOOD CROSSINGS-PHASE 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 135, PAGES 39 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A lawsuit has been filed against you, and you are required to serve a copy of your written defenses, if any, on JOSHUA MOWERY, ESQUIRE, Plaintiff's Attorney, whose address is DHN ATTORNEYS, 448 South Alafaya Trail, Unit 8, Orlando, FL 32828, within thirty (30) days after the first publication of this notice, to be published in La Gaceta, 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 Lien Foreclosure Complaint. Default Date: 06/04/2026.

Dated this 28th day of April, 2026

Stacy M. Butterfield
Clerk of Courts
By: s/ Dianna Mahaney
As Deputy Clerk

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT FOR THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 26-CP-000875

IN RE: THE ESTATE OF
CATHERINE MARJORIE DOWDELL
AKA MARJORIE DOWDELL
AKA MARJORIE DURDELL,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARJORIE DOWDELL, deceased, CASE NO: 26-CP-000875 whose date of death was October 17, 2025, is pending in the 10th Judicial Circuit in and for Polk County, Florida Probate Division, the address of which is Polk County Courthouse, 255 North Broadway Ave., Bartow, FL 33830-3912. 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

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

The date of first publication of this Notice is May 1, 2026.

Personal Representative:
Gabriel Flete
1408 E Muriel Street
Orlando, FL 32806

Attorney for Personal Representative:
KEVIN DRUMMOND, ESQ.
(FBN 1002238)
Blue Line Law Firm, PLLC
1645 Palm Beach Lakes Blvd., Suite 1200
West Palm Beach, FL 33401
Telephone: 888-611-9511
Facsimile: 561-892-3330
Email: intake@tbllf.com
E-Service: eservice@tbllf.com

5/1-5/8/26LG 2T

NOTICE OF SUSPENSION
POLK COUNTY

To: UNIQUE L. ISAAC
Case No.: CD202602449/D 3512368

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

5/1-5/22/26LG 4T

IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2026CP000824A000BA
DIVISION: PROBATE
SECTION: 14

IN RE: ESTATE OF:
ANNE R. MCCORMACK,
Deceased.

NOTICE TO CREDITORS

The administration of ANNE R. MCCORMACK, ("Decedent") deceased, whose date of death was November 10, 2025, and whose Social Security Number is XXX-XX-8750, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court 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 SO FILED WILL BE FOREVER BARRED.

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

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 Statute 732.216–732.228, applies, or may apply unless a written demand is made by a creditor as specified under Section 732.2211.

The date of first publication of this notice is May 1, 2026.

Petitioner:
GARY NATARO
449 Adriel Ave.
Winter Haven, FL 33880

Attorney for Petitioner:
/s/ Alfred V. Nicoletti
ALFRED V. NICOLETTI, ESQ.
Florida Bar No.: 125446
LAW OFFICES OF AL NICOLETTI
7512 Dr. Phillips Blvd., Suite 50-647
Orlando, FL 32819

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
File No. 2026-CP-169
Division Probate

IN RE: ESTATE OF
CHARLES ANTHONY CHEESEMAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Charles Anthony Cheeseman, deceased, whose date of death was June 16, 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 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 May 1, 2026.

Personal Representative:
Kimberly Diane Bassett
251 Viola Drive
Auburndale, Florida 33823

Attorney for Personal Representative:
/s/ 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

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001285

IN RE: ESTATE OF
CHARLOTTE JANE PROPER
a/k/a Jane F. Proper,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Charlotte Jane Proper, deceased, whose date of death was June 27, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court 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 May 1, 2026.

Personal Representative:
/s/ Christopher Shawn Proper
2280 Hidden Acre Lane
Paso Robles, CA 93446

Attorneys for Personal Representative:
/s/ Marley Dodd
Marley Dodd, Esq.
Fla. Bar No.: 1058457
Brice Zoecklein, Esq.
Fla. Bar No.: 0085615
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, FL 33511
marley@zoeckleinlawpa.com
brice@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

5/1-5/8/26LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT
POLK COUNTY

To: MINOURHA REJOUIS
Case No.: CD202512607/D 3532284/3500518

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

4/24-5/15/26LG 4T

NOTICE OF ACTION
Polk County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Nursing Assistance

Edward L. McCallister Jr., C.N.A.
2500 21st Street NW, Apartment 72
Winter Haven, FL 32881

CASE NO.: 2024-03625

LICENSE NO.: CNA 318142

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Monica Jackson-Marcotte, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9830.

If no contact has been made by you concerning the above by May 29, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

4/17-5/8/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT
POLK COUNTY

To: NICKERS P. JONES
Case No.: CD202600184/G 3503768

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

4/17-5/8/26LG 4T

SARASOTA COUNTY

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 006333 NC
Division Probate

IN RE: ESTATE OF
HOMAYOUN MOBASSER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Homayoun Mobasser, deceased, whose date of death was August 25, 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.

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 May 8, 2026.

Personal Representative:
Arian Mobasser
2125 W. 22nd Ave.
Eugene, OR 97405

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

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY FLORIDA
PROBATE DIVISION
File Number: 2026 CP 001492 SC

IN RE: ESTATE OF
PATRICIA M. SMITH HAWK,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PATRICIA M. SMITH HAWK, deceased, whose date of death was February 17, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse (if applicable) 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 May 8, 2026.

Personal Representative:
Joe W. Austin a/k/a Joseph W. Austin
409 Gulf Drive
Venice, Florida 34285

Attorney for Personal Representative:
Anthony W. Palma, Esquire
Florida Bar No. 0351865
Email Addresses:
anthony.palma@nelsonmullins.com
helen.ford@nelsonmullins.com
Nelson Mullins Riley & Scarborough LLP
390 North Orange Avenue, Suite 1400
Orlando, Florida 32801
(407) 669-4209

5/8-5/15/26LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA.
CASE No. 2024 CA 001004 NC
PHH MORTGAGE CORPORATION,
PLAINTIFF,
VS.
JUANITA M. SHALLOW A/K/A JUANITA M. LOVE, ET AL.
DEFENDANT(S).

_____/

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 23, 2026 in the above action, the Sarasota County Clerk of Court will sell to the highest bidder for cash at Sarasota, Florida, on May 20, 2026, at 09:00 AM, at www.sarasota.realforeclose.com for the following described property:
LOT 21, BLOCK 250, SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 30, 30A THRU 30G, OF THE PUBLIC RECORDS OF

(Continued on next page)

SARASOTA COUNTY

SARASOTA COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Sarasota County, Sarasota County Jury Office at 941-861-7801 , PO Box 3079, Sarasota, FL 34230 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1034735

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 001834 NC
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
LUKE D. FORD, 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 8th day of April, 2026, and entered in Case No. 2025 CA 001834 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LUKE D. FORD and MERZA J. FORD; are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electrically at www.sarasota.realforeclose.com at 9:00 A.M. on the 19th day of May, 2026, the following described property as set forth in said Final Judgment, to wit:
The Northeasterly 1/2 of Lots 3 and 4, Block 10 of Venice Groves replat, according to the plat thereof as recorded in Plat Book 7, Page 77, of the Public Records of Sarasota County, Florida. Together with an easement for ingress and egress over and across the Southeasterly 20 feet of the Southwesterly 1/2 of Lot 4, Block 10 of said Venice Groves replat, Plat Book 7, Page(s) 77, of said records.
Property address: 2249 Woodmere Rd. Venice, FL 34293
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861- 8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.
Dated this 22nd day of April, 2026.
By: /s/ Liana R. Hall
Liana R. Hall
Bar No. 73813
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
11080-1034251

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 003877 NC
LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF,
VS.
SAMOUEN PANN 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 13th day of April, 2026, and entered in Case No. 2025 CA 003877 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and SAMOUEN PANN, THARY RETH, AND FX2 TWG HI FINANCE CO I, LLC are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 A.M. on the 12th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 4, BLOCK 4, EAST GATE, UNIT #1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9 PAGE(S) 43, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL

SARASOTA COUNTY

TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861- 8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.
Dated this 22nd day of April, 2026.
By: _/S/ LIANA R. HALL_____
Liana R. Hall
Bar No. 73813
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
11080-1034254

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO 2026 CA 000347 NC

TAX INVEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
Plaintiffs,
vs.
HEATHER OLSON, A.K.A. H. OLSON, AS TRUSTEE OF THE SEMIAHMOO TRUST, DATED JULY 17, 2021, UNKNOWN TENANT IN POSSESSION 1, UNKNOWN TENANT IN POSSESSION 2.
Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to an Order of Final Judgment in Case 2026 CA 000347 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein TAX INVEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY are Plaintiffs, and HEATHER OLSON, A.K.A. H. OLSON, AS TRUSTEE OF THE SEMIAHMOO TRUST, DATED JULY 17, 2021, UNKNOWN TENANT IN POSSESSION 1, UNKNOWN TENANT IN POSSESSION 2 are Defendants, Clerk of Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com, on **June 16, 2026 at 9:00 AM**, the following described property:

THE SOUTH 1/2 OF LOT 204 AND ALL OF LOT 206, NOKOMIS MANOR NATURES PARK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 69, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-7400, at least seven (7) days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED this 28th of April, 2026

By: s/ Patrick Ruster
Florida Bar No 123917

Ruster Law Group, PLLC
1990 Main St, Ste 802
Sarasota, FL 34236
Phone: (941) 313-7208
Fax: (941) 234-9112

5/1-5/8/26 2T

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO 2026 CA 000729 NC

MARA VISTA INVEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
Plaintiffs,
vs.
HEATHER OLSON, A.K.A. HEATHER T. OLSON, AS TRUSTEE OF THE GRATITUDE TRUST, UNKNOWN OCCUPANT IN POSSESSION 1, UNKNOWN OCCUPANT IN POSSESSION 2.
Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to an Order of Final Judgment in Case 2026 CA 000729 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein MARA VISTA INVEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY are Plaintiffs, and HEATHER OLSON, A.K.A. HEATHER T. OLSON, AS TRUSTEE OF THE GRATITUDE TRUST, UNKNOWN OCCUPANT IN POSSESSION 1, UNKNOWN OCCUPANT IN POSSESSION 2, are Defendants, Clerk of Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com, on **June 16, 2026 at 9:00 AM**, the following described property:

THE EAST 42 FEET OF LOT 13 AND THE WEST 24 FEET OF LOT 14, BLOCK A, HARBOR OAKS SUBDIVISION, UNIT 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 27, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)

SARASOTA COUNTY

861-7400, at least seven (7) days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED this 28th of April, 2026

By: s/ Patrick Ruster
Florida Bar No 123917

Ruster Law Group, PLLC
1990 Main St, Ste 802
Sarasota, FL 34236
Phone: (941) 313-7208
Fax: (941) 234-9112

5/1-5/8/26 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 001315 SC

IN RE: ESTATE OF
EVELYN R. RANGEL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of EVELYN R. RANGEL, deceased, whose date of death was July 31, 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 May 1, 2026.

Personal Representative:
JAMIE MARIE AUGUSTINE
314 Ferndale Dr.
Binghamton, NY 13905

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

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 1876 NC

IN RE: ESTATE OF
SHELDON G. WALD,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of SHELDON G. WALD, Case No. 2026 CP 1876 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, 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 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 THREE 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 the first publication of this Notice is May 1, 2026.

Personal Representative:
M. David Shapiro
464 Golden Gate Point, Unit 503
Sarasota, FL 34236

Attorney for Personal Representative:
Taso M. Milonas, Esquire
Florida Bar No. 469858
TASO M. MILONAS, P.A.
1348 Fruitville Road, Suite 202
Sarasota, FL 34236
Telephone: (941) 954-5410
Facsimile: (941) 954-5490
Primary E-mail:
tmilonas@wealthlawgroup.com
Secondary E-mail:
jlockwood@wealthlawgroup.com and
service@wealthlawgroup.com

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 001047 NC

IN RE: ESTATE OF
LOWELL OMAR THOMAS
a/k/a LOWELL O. THOMAS,
Deceased.

SARASOTA COUNTY

NOTICE TO CREDITORS

The administration of the Estate of Lowell Omar Thomas a/k/a Lowell O. Thomas, deceased, whose date of death was January 9, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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 May 1, 2026.

Personal Representative:
Kathryn C. Thomas
5160 US Highway 62
Maysville, Kentucky 41056

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

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 001579 NC

IN RE: ESTATE OF
JOHN R. PRICE (AKA
JOHN ROBERT PRICE)
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOHN R. PRICE (AKA JOHN ROBERT PRICE), deceased, whose date of death was August 19, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:
NANCY M. PRICE
(AKA NANCY A. PRICE)
1814 Caribbean Dr.
Sarasota, FL 34231

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

5/1-5/8/26LG 2T

NOTICE OF ACTION
Sarasota County

BEFORE THE BOARD OF MASSAGE THERAPY

IN RE: The license to practice as a Massage Establishment

Hongda USA LLC
5119 N. Tamiami Trail Suite #1
Sarasota, FL 34234

CASE NO.: 2024-03196
LICENSE NO.: MM43627

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Carla Cody, Prosecutions Unit, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9889.

If no contact has been made by you concerning the above by May 29, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Massage Therapy in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

4/17-5/8/26LG 4T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
Case No.: 2025 DR 006608 NC
Division: Domestic Relations / Family

Blanca Marilen Moncada De Agosto,
Petitioner,
and
Juan Roberto Agosto Gonzalez,
Respondent

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

TO: Juan Roberto Agosto Gonzalez
Last Known Address: NA

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 Blanca Marilen Moncada de Agosto, whose address is 2938 Hawthorne St, Sarasota FL 34239 on or before 5/15/2026, and file the original with the clerk of this Court at 2000 Main Street, Sarasota, FL 34237 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: Family Home purchased by Petitioner while married to Respondent

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

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

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

Dated 4/9/2026
Karen E. Rushing
Clerk of Circuit Court Sarasota County
By: s/ illegible
Deputy Clerk

4/17-5/8/26LG 4T

PUBLIC ANNOUNCEMENT

PROJECTS REQUIRING

0559FAC-RFP-MOC Asphalt Paving Svc, New Install, Repair and Maintenance

The SCHOOL BOARD OF HILLSBOROUGH COUNTY, Florida, announces that contractor services will be required for the following projects:

Project Number	Site	Anticipated Scope of Work	Contractor Services		
			Estimated Start	Complete	Budget
0559FAC-RFP-MOC	District AREA 1 – West	Contractor services to provide asphalt-paving installation, repairs, renovations, upgrades and maintenance.	08/05/2026	08/04/2027 with four, (1) year renewal option	$5,500,000.00 Mil
	District AREA 2 – Central				
	District AREA 3 – East				

Applicants interested in providing the required services shall respond by submitting a proposal to the above reference Request for Proposal (RFP). It is intended that the Selection Committee select a primary to service the District. Only one (1) submission of qualification information is required to be eligible for projects. Further submission information is contained in the Project Information Packet.

The Project Information Packet, additional project information, the weight associated with each qualification and evaluation criteria will be available on or before **Wednesday, April 29, 2026**, and can be obtained via the Internet through the District's e-Procurement, VendorLink System at:

https://www.myvendorlink.com/common/default.aspx

All materials must be submitted by **3:00 PM** on **Friday, May 29, 2026**, by uploading into the VendorLink System.

Interested parties are strongly discouraged from contacting the schools or sites where projects are located. Project clarifications will be addressed at a Q&A Session scheduled for **9:00 AM** on **Wednesday, May 6, 2026**, via Microsoft Teams Meeting. Further details will be provided in the Project information Packet.

All questions concerning this solicitation, after the Q&A informational Meeting, will only be accepted through the VendorLink System to ensure all interested parties receive the same information.

THE SCHOOL BOARD OF HILLSBOROUGH COUNTY, FLORIDA

VAN AYRES
SUPERINTENDENT OF SCHOOLS

5/8/26LG 1T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-000631
DIVISION: B
Florida Bar #898791

IN RE: ESTATE OF
MARVIN C. MARTIN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARVIN C. MARTIN, deceased, Case Number 26-CP-000631, 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,unlessa written demand is made by a creditor as specified under Section 132.2211, Florida Statutes.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required 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 DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 8, 2026.

Personal Representative:
BARBARA M. BONACCORSO
1228 Woodhull Road
Webster, NY 14580

Attorney for Personal Representative:
Dawn M. Chapman, Esq.
LEGACY LAW OF FLORIDA, P.A.
205 N. Parsons Avenue
Brandon, FL 33510
813/643-1885
E-Mail: info@legacylawoffl.com
Secondary E-Mail:
dawn@legacylawoffl.com

5/8-5/15/26LG 2T

NOTICE OF PUBLIC HEARING

Notifying the public of and requesting comment on the HART portion of the Tampa / St. Petersburg Urbanized Area (UZA) FTA Formula Funds

Fiscal Year 2026 Proposed Program of Projects

In compliance with requirements and guidelines outlined in Federal Transit Administration (FTA) Circulars 9030.1E and 4702.1B, and the Hillsborough Transit Authority (HART) Title VI Plan, comments are requested on the HART portion of the Tampa / St. Petersburg Urbanized Area (UZA) FTA 5307 Formula Funds Program of Projects (POP).

The formal public comment period begins May 14, 2026 and concludes on May 28, 2026. The project list can be accessed at GoHART.org or by calling Customer Service at (813) 254-4278. Comments are welcomed and will be entered into the record if received by 7 p.m. on May 28, 2026. Anyone who wishes to provide a comment will be able to do so by completing the Comments/Suggestions form on the HART website at GoHART.org. Comments can be given verbally by calling Customer Service at (813) 254-4278. You may also send comments via mail to HART, attention to Community Engagement, 1201 E. 7th Avenue, Tampa, FL 33605. In addition, there will be two public hearings on:

Thursday, May 28, 2026
HART Administrative Office
1201 E. 7th Avenue, 3rd Floor, Tampa, FL 33605
12:30 p.m. - 2 p.m. & 5:30 p.m. - 7 p.m.

HART
HILLSBOROUGH TRANSIT AUTHORITY

City of Tampa – RFQ 26-D-00036; Franklin Street Action Plan; Pre-Submission Conference 3 PM, May 18, 2026; Deadline 2 PM, June 4, 2026. Download RFQ at https://www.tampa.gov/contract-administration/programs/architectural-engineering-construction-and-related-rfqs.

5/8/26LG 1T

NOTICE OF REQUEST FOR PROPOSALS
Hillsborough College
is accepting proposals for the following:
RFP # 2931-26
Owners Representative and Project Manager for Construction Services
Due Date: May 18, 2026, before 10:00 a.m. ET
For More information, please visit:
https://www.hcfl.edu/resources/vendors
and click on "Competitive Solicitations"

5/8/26LG 1T

NOTICE OF INTENT TO PARTIALLY VACATE PLAT

Notice is hereby given that Laska LLC requests the Honorable City Council of Tampa Florida to adopt a resolution partially vacating the Plat of 203 S. Moody Ave., Tampa, as recorded in Plat Book 4 Page 85 of the public records of Hillsborough County, Florida, for the purpose of a replat of Lot 17, Block 2 of Oscawana Subdivision, and additional lands per the legal description attached hereto, as required by the current Building Codes, Florida Statutes and City of Tampa Subdivision Code, and said replat to be hereinafter known as David Curtis Townhomes.

CONTAINING 6,630 +/- SQUARE FEET OR 0.15 +/- ACRES.

For additional information regarding this notice contact the Subdivision and DRI Coordinator, City of Tampa, 2555 East Hanna Road, Tampa Florida 33610. Phone (813) 274-3100.

5/8-5/15/26LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26-CC-010921
Div.: I

BEARSS LANDING HOMEOWNERS' ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

v.

PAUL RIBNICKER; MEGAN RIBNICKER SUCCESSOR TRUSTEE OF THE PAUL J. RIBNICKER REVOCABLE TRUST DATED FEBRUARY 6, 2023; UNKNOWN SPOUSE OF PAUL RIBNICKER; UNKNOWN TENANT IN POSSESSION 1; and UNKNOWN TENANT IN POSSESSION 2,
Defendants.

NOTICE OF ACTION

TO: PAUL RIBNICKER

YOU ARE NOTIFIED that an action to foreclose a lien on the following property in Hillsborough County, Florida and for damages:

Lot 5, Block 20, of BEARSS LANDING PHASE 2, according to the Plat thereof as recorded in Plat Book 136, Page(s) 79-82, of the Public Records of Hillsborough County, Florida,

Property Address: 1124 Arbour Verde Ct, Tampa, FL 33613-1143.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Plaintiff's Attorneys, Barbara Prasse-Anderson, Esq. and Jessica Muller, Esq., whose address is Prasse-Anderson Law, 15310 Amberly Drive, Suite 250, Tampa, Florida 33647, by 5/20/26 or 30 days after the first publication of this notice, and to file the original with the Clerk of the 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.

WITNESS my hand and seal of this Court on 4/14/26.

Victor Crist, Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
By: s/ Jennifer Taylor
As Deputy Clerk

4/24-5/15/26LG 4T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26-CC-010921
Div.: I

BEARSS LANDING HOMEOWNERS' ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

v.

PAUL RIBNICKER; MEGAN RIBNICKER SUCCESSOR TRUSTEE OF THE PAUL J. RIBNICKER REVOCABLE TRUST DATED FEBRUARY 6, 2023; UNKNOWN SPOUSE OF PAUL RIBNICKER; UNKNOWN TENANT IN POSSESSION 1; and UNKNOWN TENANT IN POSSESSION 2,
Defendants.

NOTICE OF ACTION

TO: MEGAN RIBNICKER SUCCESSOR TRUSTEE OF THE PAUL J. RIBNICKER REVOCABLE TRUST DATED FEBRUARY 6, 2023

YOU ARE NOTIFIED that an action to foreclose a lien on the following property in Hillsborough County, Florida and for damages:

Lot 5, Block 20, of BEARSS LANDING PHASE 2, according to the Plat thereof as recorded in Plat Book 136, Page(s) 79-82, of the Public Records of Hillsborough County, Florida,

Property Address: 1124 Arbour Verde Ct, Tampa, FL 33613-1143.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Plaintiff's Attorneys, Barbara Prasse-Anderson, Esq. and Jessica Muller, Esq., whose address is Prasse-Anderson Law, 15310 Amberly Drive, Suite 250, Tampa, Florida 33647, by 5/20/26 or 30 days after the first publication of this notice, and to file the original with the Clerk of the 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.

WITNESS my hand and seal of this Court on 4/14/2026.

Victor Crist, Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
By: s/ Jennifer Taylor
As Deputy Clerk

4/24-5/15/26LG 4T

Advertisement

INVITATION FOR BID

Historic Preservation of the Johnson Brothers' Houses

Solicitation No. FY26-IFB-01

April 22, 2026

The Housing Authority of the City of Tampa (THA), is seeking bids from qualified firms for the Historic Preservation of the Johnson Brothers' Houses. The Authority intends to award a single contract to the most responsive individual or firm whose experience and fee is most advantageous to the Authority. The form of contract will be a one-year base contract with the option of extending for an additional year to year period not to exceed five (5) years.

Complete submission details for proposals can be found in the official Invitation for Bid (IFB) package. The IFB package can be found online at **www.TampaHA.org** (Go to www.tampaha.org Click → Procurement from the on menu, then Click → Bid Opportunities, and follow the prompts), by calling the THA Contracting Office at 813-341-9101 ext. 3480, or visiting THA located at 5301 West Cypress Street, Tampa Florida 33607. **All perspective firms must obtain an official copy of the IFB from THA in order to be considered.**

The deadline for submitting proposals is Wednesday, May 27, 2026, 2:00 PM (EST).

THE HOUSING AUTHORITY OF THE CITY OF TAMPA IS AN EQUAL OPPORTUNITY EMPLOYER.

BY ORDER OF JEROME D. RYANS, PRESIDENT/CEO.

5/1-5/8/26LG 2T