CITRUS COUNTY

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1009
Division A

IN RE: ESTATE OF
JANICE ELAINE SCHWALBE
A/K/A JANICE E. SCHWALBE
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 Janice Elaine Schwalbe a/k/a Janice E. Schwalbe, deceased, File Number 25-CP-1009, by the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N Apopka Avenue, Inverness, FL 34450; that the decedent's date of death was September 14, 2025; that the total value of the estate is $32,332 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Katherine E. Schwalbe, Trustee, of the Larry A. Schwalbe and Janice E. Schwalbe Revocable Trust Agreement dated August 10, 2006	11 Grandifloras Court Homosassa, FL 34446

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 February 6, 2026.

Person Giving Notice:
Katherine E. Schwalbe
11 Grandifloras Court
Homosassa, Florida 34446

Attorney for Person Giving Notice:
/s/ Lorien Smith Johnson
Lorien Smith Johnson
Attorney for Petitioner
Florida Bar Number: 26662
LORIEN S. JOHNSON, PLLC
1520 W. Cleveland Street
Tampa, FL 33606
Telephone: (813) 758-3492
E-Mail: LSJohnson@LorienSJohnson.com
Secondary E-Mail: Admin@LorienSJohnson.com

1/6-2/13/26LG 2T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000007-A

IN RE: ESTATE OF
JON RALPH ROBINSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jon Ralph Robinson, deceased, whose date of death was November 26, 2025, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Ave., Inverness, Florida, 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 January 30, 2026.

Personal Representative:
Taylor Jon Robinson
4720 Newberry Drive
Cumming, Georgia 30040

Attorney for Personal Representative:
/s/ Lilleth F. Bailey
Lilleth F. Bailey, Esq.
Attorney
Florida Bar Number: 109640
THE ESTATE PLAN
2625 Ponce De Leon Blvd, Suite 280
Coral Gables, Florida 33134
Telephone: (305) 665-8888
Fax: (305) 665-3939
E-Mail: lbailey@tepfl.com
Secondary E-Mail: thefirm@tepfl.com

1/30-2/6/26LG 2T

HERNANDO COUNTY

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000075
Division Probate

IN RE: ESTATE OF
CARLOS D. MANRIQUE
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 Carlos D. Manrique, deceased, File Number 26-CP-000075, 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 6, 2025; that the total value of the estate is $900 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Manrique Family Trust of 2014
2566 Monaco Terrace
Palm Beach Gardens, Florida 33410

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 February 6, 2026.

Personal Representative:
John C. Manrique
2566 Monaco Terrace
Palm Beach Gardens, Florida 33410

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

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

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000144
Division Probate

IN RE: ESTATE OF
BARBARA MARY STEGER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Barbara Mary Steger, deceased, whose date of death was January 5, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Room 130, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Alex Glanzmann
Reschenzstrasse 49
Laufen, Switzerland 4242

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

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

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26000070CPAXMX
Division A

IN RE: ESTATE OF
MICHAEL JOHN COCHENOUR, A/K/A
MICHAEL J. COCHENOUR
Deceased.

NOTICE TO CREDITORS

HERNANDO COUNTY

The administration of the estate of MICHAEL JOHN COCHENOUR, A/K/A MICHAEL J. COCHENOUR, deceased, whose date of death was April 18, 2025; File Number 26000070CPAXMX, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forlh below.

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

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

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

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

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

Personal Representative:
DEBRA C. COCHENOUR
8024 Moriah Avenue
Brooksville, FL .4613

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
(813) 254-4744 Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

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

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24000556CAAXMX
M&T BANK
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RENEE N. STEGEMAN A/K/A RENEE STEGEMAN A/K/A RENE NICOLE STEGEMAN AND RENEE N. STEGEMAN A/K/A RENEE STEGEMAN, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Renee N. Stegeman A/K/A Renee Stegeman A/K/A Rene Nicole Stegeman
Last Known Address:13145 Oak Forest Avenue, Brooksville, FL 34601
Current Residence: UNKNOWN
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate David Stegeman A/K/A David Emet Stegeman
Last Known Address:600 NE 165th Terrace, Silver Springs, FL 34488
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
A PORTION OF LOT #234, FOREST HILLS, UNRECORDED, AS DESCRIBED IN OR BOOK 1094, PAGE 1367, PUBLIC RECORDS
OF HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE
20 EAST, HERNANDO COUNTY, FLORIDA, GO THENCE SOUTH 00°30`56" WEST, A DISTANCE OF 569.92 FEET, THENCE
SOUTH 00°31`42" WEST, A DISTANCE OF 1339.84 FEET, THENCE SOUTH 00°03`34" EAST, A DISTANCE OF 669.89 FEET,
THENCE SOUTH 89°39`29" EAST, A DISTANCE OF 329.35 FEET TO THE POINT OF BEGINNING, CONTINUE
THENCE SOUTH 89°39`29" EAST, A DISTANCE OF 329.35 FEET,
THENCE SOUTH 00°29`15" WEST, A DISTANCE OF 245.00 FEET,
THENCE NORTH 89°39`29" WEST, A DISTANCE OF 187.86 FEET,
THENCE SOUTH 00°30`26" WEST, A DISTANCE OF 200.00 FEET,
THENCE NORTH 89°39`29" WEST, A DISTANCE OF 141.57 FEET,
THENCE NORTH 00°30`26" EAST, A DISTANCE OF 445.00 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THE EASTERLY 25.00 FEET THEREOF TO BE USED FOR ROAD RIGHT OF WAY PURPOSES
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before March 06, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are

HERNANDO COUNTY

entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Peggy Welch at (352) 754-4402.
WITNESS my hand and the seal of this Court this 23 day of January, 2026.
DOUG CHORVAT, JR.
As Clerk of Court
By: /s/ Sonya Sanders
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1029226

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25000497CAAXMX

RIVIERA REAL ESTATE INVESTMENTS INC.
Plaintiff,
vs.
JAMES R. SPRACKLEN; LAURA E. SPRACKLEN; ARLIE ELLEN GOLONKA; UNKNOWN SPOUSE OF ARLIE ELLEN GOLONKA; UNKNOWN TENANT #1 and UNKNOWN TENANT #2,
Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 13, 2026, in Civil Case No. 25000497CAAXMX of the Circuit Court of the FIFTH JUDICIAL CIRCUIT in and for Hernando County, Brooksville, Florida, wherein RIVIERA REAL ESTATE INVESTMENT INC., is Plaintiff and JAMES R. SPRACKLEN, et al., are Defendants, the Clerk of Court, Doug Chorvat Jr., CGCIO, CPM, will sell to the highest and best bidder for cash Hernando County Courthouse, 20 North Main Street, Room 245, Brooksville, FL 34601 in accordance with Chapter 45, Florida Statutes on the 17th day of March, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Lot 19, Block 1586, of Spring Hill, Unit 23, according to the plat thereof, as recorded in Plat Book 10, Page 44, of the Public Records of Hernando County, Florida.

Property Address: 5173 Lydia Ct., Spring Hill, FL 34608. (the "Property").

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

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 ADA Coordinator for Hernando County, Peggy Welch, at (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, can 711.

Dated this 27th day of January, 2022.

Doug Chorvat Jr.
CLERK OF THE CIRCUIT COURT
By: Elizabeth Markidis
Deputy Clerk

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
Case No: 2026-CP-000060

IN RE: ESTATE OF
THOMAS H. ROSENBERG A/K/A
THOMAS HOWARD ROSENBERG
A/K/A
THOMAS ROSENBERG,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Thomas H. Rosenberg a/k/a Thomas Howard Rosenberg a/k/a Thomas Rosenberg, deceased, whose date of death was September 23, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 30, 2026.

Personal Representative:
Rosemary Coletta
55 Bay Breeze Dr.
Toms River, NJ 08753

HERNANDO COUNTY

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

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25001483CPAXMX

IN RE: ESTATE OF
LINDA SUE KORELL
a/k/a LINDA S. KORELL
a/k/a LINDA KORELL,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Linda Sue Korell a/k/a Linda S. Korell a/k/a Linda Korell, deceased, whose date of death was March 12, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Room 130, Brooksville, Florida 34601. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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 PERI-

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

The date of first publication of this Notice is January 30, 2026.

Personal Representative:
Kevin Korell
416A Chatham Court
Lakewood, New Jersey 08701

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

1/30-2/6/26LG 2T

HILLSBOROUGH COUNTY

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002599
Division A

IN RE: ESTATE OF
LEVON ALBERT WENTZ
Deceased.

NOTICE TO CREDITORS

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

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

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

The personal representative has no duty to discover whether 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

(Continued on next page)

HILLSBOROUGH COUNTY

filed with the clerk.

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

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

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

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

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

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 25-DR-014938
DIVISION: A

Junella R. Tim,
Petitioner,

Vs.
Chevelle D. Anderson,
Laquetta L. Conroy (Deceased),
Respondents.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Chevelle D. Anderson, Respondent/Father
whose last known address is:
705 E Humphrey St.
Tampa, FL 33604-1620

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

Laura Ankenbruck, Esquire
Fla. Bar No. 0966400
Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400
Tampa, Florida 33605
(813) 232-1222, ext. 138

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 03/10/2026; otherwise judgment may be entered against you for the relief demanded in the Petition.

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

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

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

WITNESS my hand and the seal of said Court on February 2, 2026.

Victor D. Crist
Clerk of the Circuit Court

By: s/ Jennifer Taylor
Deputy Clerk

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 25-DR-015080
DIVISION: C

Sharita E. Lovette,
Petitioner,

Vs.
Tonae N. Crawford,
Christopher T. Johnson,
Jarwon Thompson,
Respondents.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Christopher T. Johnson, Respondent/Father
whose last known address is:
3744 Chios Island Road
Seffner, FL 33584

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

Laura Ankenbruck, Esquire
Fla. Bar No. 0966400
Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400
Tampa, Florida 33605
(813) 232-1222, ext. 138

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 03/10/2026; otherwise judgment may be entered against you for the relief demanded in the Petition.

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

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

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

WITNESS my hand and the seal of said Court on February 2, 2026.

Victor D. Crist
Clerk of the Circuit Court

By: s/ Jennifer Taylor
Deputy Clerk

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-030745

HAWKSTONE COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

CHRISTINE KANOELEHU HILLIER, A SINGLE PERSON
Defendant.

NOTICE OF ACTION

TO: Christine Kanoelehu Hillier
12737 Canter Call Rd
Lithia, FL 33547

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

Lot 4, Block 23, HINTON HAWKSTONE PHASE 1A2, according to the Plat thereof as recorded in Plat Book 142, Pages 257 through 281, inclusive, Public Records of Hillsborough County, Florida.

Commonly known as 12737 Canter Call Rd, Lithia, FL 33547, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon as Frazier & Bowles, Attorneys at Law, Plaintiffs attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, March 6, 2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiffs attorney or immediately thereafter, otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated January 29, 2026

Victor Crist
Clerk of Court and Comptroller
Hillsborough County, Florida
By: s/ Patricia Corbin
Deputy Clerk

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-021254

CAMBRIDGE E CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

TIMOTHY JAMES VOLK,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause onJanuary 30,2026, bythe County Court of Hiilsborough County, Florida, for thefollowing property described as:

Condominium Parcel No. 17 of Cambridge E Revised Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 3192, at Page 1689,of the Public Records of Hiilsborough County, Florida, and all amendment(s) thereto, if any, and according to Condominium Plat Book 2, Page 17, Public Records of Hiilsborough 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 **March 20, 2026** at **10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001795

IN RE: ESTATE OF
RICO JAMAL SIMMONS JR.
Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: RICO JAMAL SIMMONS, SR.

YOU ARE NOTIFIED that a Petition for Approval of Confidential Settlement and Allocationas to Settlement with Galencare, Inc. d/b/a HCA Florida Brandon Hospital has been filed in thiscourt. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney,whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before March 12, 2026, and to file the original of the written defenses with the clerk of this court either before service orimmediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on 02/2/2026.

Victor Crist
As Clerk of the Court

By: Ryan Marsh
As Deputy Clerk

First Publication on: February 6, 2026.

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-002811
Division B

IN RE: ESTATE OF
JAMES HOFFMAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of James Hoffman, deceased, whose date of death was April 15, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Kathleen Ann Eldridge
1210 Mitchell Street
Brandon, Florida 33511

Attorney for Personal Representatives:
/s/ Aaron W. Saoud, Esq.
Aaron W. Saoud, Esquire
Florida Bar No. 96124
AWS Law Firm
2202 N. Westshore Boulevard, Suite 200
Tampa, Florida 33607
Telephone: (813) 922-5293
Primary email: attorney@awslaw.org
Secondary email: service@awslaw.org

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000259

IN RE: ESTATE OF
MAXIMILIANO LORA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Maximiliano Lora, deceased, whose date of death was December 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO BOX 3360, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
/s/ Lisette Sanfilipo
2449 Park Crescent Drive
Land O Lakes, Florida 34639

(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 **2/11/2026** at **9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-25-0001701
NAME OF VIOLATOR: GEORGE A GAGALIS
LOCATION OF VIOLATION: 1805 W HILLS AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: HYDE PARK WEST LOT 18 BLOCK 23
FOLIO: 185782.0000

CASE NO: COD-25-0002326
NAME OF VIOLATOR: GREGORY C AND K ANNE YADLEY
LOCATION OF VIOLATION: 2907 RUBIDEAUX ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: RUBIDEAUX LANDING LOT 4 AND LOT 5 LESS WLY 10 FT
FOLIO: 126512.0108

CASE NO: COD-25-0003653
NAME OF VIOLATOR: MIJA KIM CHOI LIFE ESTATE
LOCATION OF VIOLATION: 3115 W PEARL AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-56 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: MAC DILL HEIGHTS LOT 19 BLOCK 1
FOLIO: 134108.0000

CASE NO: COD-25-0003824
NAME OF VIOLATOR: EQUESTRIAN PARC AT
LOCATION OF VIOLATION: 18201 HIGHWOODS PRESERVE PKWY, TAMPA, FL
CODE SECTIONS: 19-5(a) 19-231(10) 19-231(15)c 19-231(17)
LEGAL DESCRIPTION: EQUESTRIAN PARC AT HIGHWOODS PRESERVE CONDOMINIUM COMMON AREA FOR GARAGES SEE 033583.2670
FOLIO: 33583.2672
EQUESTRIAN PARC AT HIGHWOODS PRESERVE CONDOMINIUM GARAGE UNITS 1 THRU 80 LESS THE FOLLOWING UNITS...
FOLIO: 033583.2670

CASE NO: COD-25-0003825
NAME OF VIOLATOR: BARBARA BAKER
LOCATION OF VIOLATION: 3511 E 22ND AVE, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(15)b
LEGAL DESCRIPTION: ZEPHYR GROVE LOT 1 AND LOT 12 BLOCK 3 LESS R/W
FOLIO: 174647.0000

CASE NO: COD-25-0003950
NAME OF VIOLATOR: 4412 W PEARL AVE LLC
LOCATION OF VIOLATION: 4412 W PEARL AVE, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(13) 19-231(17)
LEGAL DESCRIPTION: GANBRIDGE CITY PLAT NO 2 LOT 7 AND N 1/2 CLOSED ALLEY ABUTTING ON S
FOLIO: 132416.0000

CASE NO: COD-25-0004179
NAME OF VIOLATOR: VINCENT THOMSEN
LOCATION OF VIOLATION: 6710 INTERBAY BLVD, TAMPA, FL
CODE SECTIONS: 19-231(15)a 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: PARNELL'S SUB UNIT NO 2 LOTS 5 AND 6 AND W 1/2 OF LOT 7
FOLIO: 137721.0000

CASE NO: COD-25-0004423
NAME OF VIOLATOR: RALPH BLASCO
LOCATION OF VIOLATION: 10003 TAKOMAH TRL, TAMPA, FL
CODE SECTIONS: 19-50 19-231(15)c
LEGAL DESCRIPTION: SEC 16 28 19 TRACT BEG 110.23 FT NORTH AND 717.80 FT WEST OF SE COR OF SEC 16 RUN WEST 24.25 FT N 67 DEG 36 MIN W 94.70 FT S 22 DEG 24 MIN W 121.70 FT EAST 160.30 FT AND N 01 DEG 49 MIN W 75.23 FT TO POB
FOLIO: 140130.0000

CASE NO: COD-25-0004491
NAME OF VIOLATOR: SARAH G REED AND GLENN
LOCATION OF VIOLATION: 1412 E SENECA AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)c
LEGAL DESCRIPTION: NEBRASKA AVENUE HEIGHTS LOTS 23 24 25 BLOCK 27
FOLIO: 143948.0000

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

CASE NO: COD-25-0004240
NAME OF VIOLATOR: CHERYL MINGO BEXLEY
LOCATION OF VIOLATION: 815 W MINNEHAHA ST, TAMPA, FL
CODE SECTIONS: 27-287.25.(e).(3
LEGAL DESCRIPTION: RIVERSIDE FIRST ADDITION TO WEST LOT 11 BLOCK 7
FOLIO: 104951.0000

CASE NO: COD-25-0004276
NAME OF VIOLATOR: ANGELICA MARIA PALAU
LOCATION OF VIOLATION: 1404 E SEWAHA ST, TAMPA, FL
CODE SECTIONS: 27-326 27-290.1 (e)(2)
LEGAL DESCRIPTION: FAIRVIEW TERRACE LOT 9 BLOCK 10
FOLIO: 147165.0200

CASE NO: COD-25-0004277
NAME OF VIOLATOR: SAMUEL THOMAS TORRES
LOCATION OF VIOLATION: 1402 E SEWAHA ST, TAMPA, FL
CODE SECTIONS: 19-47 19-49 27-290.1
LEGAL DESCRIPTION: FAIRVIEW TERRACE LOT 8 BLOCK 10
FOLIO: 147165.0100

CASE NO: COD-25-0004370
NAME OF VIOLATOR: GEOVANNE CASTRO
LOCATION OF VIOLATION: 9306 N 18TH ST, TAMPA, FL
CODE SECTIONS: 27-284.2.5.(c)
LEGAL DESCRIPTION: TAMPA OVERLOOK LOT 7 BLOCK 10
FOLIO: 144335.0000

CASE NO: COD-25-0004476
NAME OF VIOLATOR: LAWRENCE CHANEY ESTATE OF
LOCATION OF VIOLATION: 5306 E 18TH AVE, TAMPA, FL
CODE SECTIONS: 19-56 27-283.11(b) 27-326
LEGAL DESCRIPTION: BEASLEYS ADDITION TO UCETA LOT 10 BLOCK 3
FOLIO: 159470.0000

CASE NO: COD-25-0004645
NAME OF VIOLATOR: JOHN THOMAS SALEM
LOCATION OF VIOLATION: 8214 N 14TH ST, TAMPA, FL
CODE SECTIONS: 27-287.25.(e).(3)
LEGAL DESCRIPTION:
FOLIO: 146622.0000

CASE NO: COD-25-0004670
NAME OF VIOLATOR: CHERYL MINGO BEXLEY
LOCATION OF VIOLATION: 815 W MINNEHAHA ST, TAMPA, FL
CODE SECTIONS: 27-287.25.(e).(3)
LEGAL DESCRIPTION:
FOLIO: 104951.0000

CASE NO: COD-25-0004632
NAME OF VIOLATOR: KATHERINE MAKELL HODGE
LOCATION OF VIOLATION: 109 S WOODLYNRIE AVE, TAMPA, FL
CODE SECTIONS: 27-287.25.(e).(3).
LEGAL DESCRIPTION: SOUTHERN PINES LOT 7 BLOCK 2
FOLIO: 116256.0000

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

1/16-2/6/26LG 4T

HILLSBOROUGH COUNTY

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000299
Division B

IN RE: ESTATE OF
PEARL ELLEN DAVIES
a/k/a PEARL E. DAVIES
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PEARL ELLEN DAVIES a/k/a PEARL E. DAVIES, deceased, whose date of death was December 17,2025 is pending in the Circuit Court for Hillsborough, Florida, Probate Division, the address of which is Clerk of Court Probate Division, P.O. Box 1110, Tampa, FL 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 decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

Personal Representative:
/s/ Trevor Davies
TREVOR DAVIES

Attorney for Personal Representative:
/s/ Harley Herman
HARLEY HERMAN
Florida Bar Number 252311
hh@hermanandhermanesq.com
PO Box 3455

HILLSBOROUGH COUNTY

Plant City, FL 33563
Telephone: 813 704-6892
Fax: 813 200-3665

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

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-000276
DIVISION B
Florida Bar #898791

IN RE: ESTATE OF
CLARA CECILIA MORENO,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CLARA CECILIA MORENO, deceased, Case Number 26-CP-000276, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P. O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:
ANDRES A. ROMERO
1541 Chevy Chase Drive
Sun City Center, FL 33573

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

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

IN THE COUNTY COURT IN AND FOR

HILLSBOROUGH COUNTY

HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-032673

CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
CHRISTOPHER HICKS AND STAYCEE HICKS, HUSBAND AND WIFE,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-032673, that resulted from the Final Hearing on or about January 29, 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-032673 on about January 29, 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 9, Block 2, Cory Lakes Isles-Phase 3, Unit 1, according to the map or plat thereof, as recorded in Plat Book 92, Page 13, of the public records of Hillsborough County, Florida.

and commonly known as: 17918 Bahama Isle Drive, Tampa, FL 33647; 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 March 13, 2026 at 10:00AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

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

Dated this February 02, 2026

Nathan A. Frazier, Esq., for the firm
J. Clarke Brannon, Esq., for the firm
Attorney for Plaintiff

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

45427.55

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-CA-000497
Division: A

ALVIN BERKHALL, MARCIA HALL, and CRYSTAL KAYOUNGA
Plaintiffs
v.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER
PARTIES CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAROLYN NIX, et. Al.;
Defendants.

AMENDED NOTICE OF ACTION

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATES OF CAROLYN NIX
Address Unknown

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATES OF BETTY JEAN NEWBERRY
Address Unknown

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATES OF CLINTON WHITE, JR.
Address Unknown

YOU ARE NOTIFIED that an action has been filed against you in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, for a Partition of the below property:

The west 33 and 1/2 feet of lot 4 in Block 2 of the Revised Map of Macfarlane's Additions to West Tampa, as per map or plat thereof recorded in Plat Book 3, Page 30, Public Records of Hillsborough County, Florida.

Parcel ID No:
A-14-29-18-4PQ-000002-00004.0

Property Address: 2316 W Spruce Street, Tampa, Florida 33607

You are required to serve a copy of your written defenses to it, if any to:

Justin T. Moonray, Esq.
Attorney for Plaintiffs
Florida Bar Number: 118348
MOONRAY LAW, PLLC
1032 E Brandon Blvd #9933
Brandon, FL 33511
(561) 424-6213
justin@moonraylaw.com

on or before February 27, 2026, and file the original with the Clerk of this Court, at the Hillsborough County Courthouse, 800 Twiggs Street, Room 525 - Edgecomb Courthouse Tampa, Florida 33602 Courtroom #506, either before service on Plaintiffs' attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Complaint or Petition.

WITNESS my hand and Seal of this Court on January 22, 2026.

Victor Crist
Clerk of the Court
By: /s/ Jennifer Taylor
As Deputy Clerk

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-044656 – DIVISION I

PLACE ONE CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,
vs.
BRANDON LARA,
Defendant.

NOTICE OF SALE

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

Unit 82-A, Place One, a Condominium, as per the Declaration of Condominium thereof, recorded in Official Records Book 3809, Page 886, and according to the map or plat thereof, recorded in Condominium Plat Book 3, Page(s) 45, together with any amendments thereto, Public Records of Hillsborough County, Florida, together with an undivided interest in the common elements appurtenant thereto.

PROPERTY ADDRESS: 7505 Presley Place Unit B, Tampa, FL 33617.

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

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

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

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

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

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 25-CC-038844

PANTHER TRACE HOMEOWNERS' ASSOCIATION, INC.,

(Continued on next page)

NOTICE OF PUBLIC HEARING

ON **February 19, 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. HL25-18468 (HPC-25-29)

An Ordinance of the City of Tampa, Florida, designating Nieto-Fuente Buckeye located at 2708 North 18th Street, Tampa, Florida, as more particularly described in Section 3 hereof, as a Local Historic Landmark; providing for repeal of all ordinances in conflict; providing for severability; providing an effective date.

File No. TA/CPA25-06

An ordinance amending the Tampa Comprehensive Plan, updating the recreation and open space, capital improvements, solid waste, intergovernmental coordination and definitions sections; providing for repeal of all ordinances in conflict; providing for severability; providing an effective date.

File No. TA/CPA25-10

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

File No. TA/CPA25-11

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

File No. AB2-25-16

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 beer and wine at or from that certain lot, plot or tract of land located at 1726 West Cypress Street and 901 North Fremont Avenue, Tampa, Florida, as more particularly described in Section 2; providing that all ordinances or parts of ordinances in conflict are repealed; providing an effective date.

File No. AB2-26-02

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 beer and wine at or from that certain lot, plot or tract of land located at 4205 and 4230 South MacDill Avenue, Tampa, Florida, as more particularly described in Section 2; providing that all ordinances or parts of ordinances in conflict are repealed; providing an effective date.

File No. AB2-25-21

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 218 and 220 East Davis Boulevard, Tampa, Florida, as more particularly described in Section 3; providing that all ordinances or parts of ordinances in conflict are repealed; repealing ordinance No. 2009-76; providing an effective date.

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

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

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, MMC
CITY CLERK

2/6/25LG 1T

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., **February 23, 2026**, at the Board Room, 2nd floor of the County Center, 601 E. Kennedy Blvd., Tampa, 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-PD 26-0206, filed on 11/12/2025 by Karla Llanos, of 1312 Atlantic Dr, Ruskin, FL 33570, ph (239) 834-0518. Requesting a Rezone to Planned Development. The property is presently zoned BPO and is located at 5707 W Sligh Ave.

Petition RZ-PD 26-0213, filed on 11/13/2025 by Almosta Farm Athletics LLC, represented by Isabelle Albert / Halff & Assoc., of 1000 N Ashley Dr, #900, Tampa, FL 33602, ph (813) 331-0976. Requesting a Rezone to Planned Development. The property is presently zoned AR and is located at 18834 Boyette Rd.

Petition RZ-PD 26-0214, filed on 11/13/2025 by Hill Ward Henderson, represented by Kami Corbett / 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 PD 01-1180 & RSC-2 MH and is located at NW corner of N US Hwy 301 & Sabal Industrial Blvd.

Petition RZ-PD 26-0217, filed on 11/14/2025 by 75BB, LLC, represented by Kami Corbett / 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 AR & AS-1 and is located at Mary Lou Dr, 800' W of Mary Lou Dr & Simmons Loop intersection, N side of the street.

Petition RZ-PD 26-0220, filed on 11/13/2025 by Jacob T. Cremer / Barbas Cremer, of 2002 W Cleveland St, Ste 203, Tampa, FL 33606, ph (813) 419-3914. Requesting a Rezone to Planned Development. The property is presently zoned PD 22-0692, PD 97-0251, AS-1, & AR and is located at Tanner Rd, 500' E of Tanner Rd & Sylvia Pl intersection, both sides of the street.

Petition RZ-STD 26-0297, filed on 12/03/2025 by Raul Riano, represented by Aileen Rosario, of 2504 1/2 W Crest Ave, Tampa, FL 33614, ph (813) 520-2104. Requesting a Rezone to RMC-20. The property is presently zoned RSC-9 and is located at SE corner of W Sligh Ave & N Himes Ave.

Petition RZ-STD 26-0310, filed on 12/04/2025 by David Wright / TSP Companies, Inc., of 8956 Westerland Dr, Land O'Lakes, FL 34637, ph (813) 230-7473. Requesting a Rezone to CN-R. The property is presently zoned RSC-6 and is located at NE corner of E Martin Luther King Blvd & Watson Rd.

Petition RZ-STD 26-0359, filed on 12/17/2025 by Matthew Spero, of 311 W Palm Ave, Tampa, FL 33619, ph (813) 819-2005. Requesting a Rezone to RMC-12. The property is presently zoned RDC-12 and is located at 3614 Orient Rd.

MAJOR MODIFICATION REQUESTS

Petition 26-0215, filed on 11/14/2025 by Florida Conference Association of Seventh-Day Adventists, represented by Isabelle Albert / Halff Associates, Inc., of 1000 N Ashley Dr, Ste 900, Tampa, FL 33602, ph (813) 331-0976. Requesting a Major Modification to Planned Development. The property is presently zoned PD 18-0296 and is located at 5585 E County Line Rd.

Petition 26-0216, filed on 11/13/2025 by Jacob T. Cremer / Barbas Cremer, 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 13-0177 and is located at N of W Waters Ave & Northbridge Blvd.

2/6/26LG 1T

HILLSBOROUGH COUNTY

a Florida not-for-profit corporation,
Plaintiff,

vs.

ROBERTO TEJADA and MIRIAN JUAN AGUERO, 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. 25-CC-038844, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein PANTHER TRACE HOMEOWNERS' ASSOCIATION, INC. is Plaintiff, and ROBERTO TEJADA and MIRIAN JUAN AGUERO, husband and wife and UNKNOWN TENANT n/k/a VANESSA GRENALLOW, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on March 27, 2026, in an online sale at www.hillsborough.realforeclose.com, beginning

HILLSBOROUGH COUNTY

at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

Lot 1, Block 24, Panther Trace Phase 1B/1C, according to the map or plat thereof, as recorded in Plat Book 96, Page(s) 23, of the Public Records of Hillsborough County, Florida.

Property Address: 12417 Adventure Drive, Riverview, FL 33579

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

Dated: February 2, 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

CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS
PUBLICATION NOTICE

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **2/18/2026** at **1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-25-0003400
NAME OF VIOLATOR: PATRICIA G EVANS
LOCATION OF VIOLATION: 5014 N 30TH ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: BELLMONT HEIGHTS LOT 9 AND S 47 FT OF LOT 8 BLOCK 11
FOLIO: 155381.0000

CASE NO: COD-25-0003843
NAME OF VIOLATOR: ADRIANA CUELLAR
LOCATION OF VIOLATION: 5606 N CHURCH AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: S 65 FT OF N 398 FT OF E 156 FT OF W 599.2 FT OF SW 1/4 OF SE 1/4
FOLIO: 102909.0000

CASE NO: COD-25-0004109
NAME OF VIOLATOR: WILLIAM L WHITEHEAD JR
LOCATION OF VIOLATION: 4211 W LAUREL ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: FOREST HEIGHTS E 3.9 FT OF S 1/2 OF LOT 12 AND W 46.1 FT OF S 1/2 OF LOT 13
FOLIO: 111578.0000

CASE NO: COD-25-0004118
NAME OF VIOLATOR: DOINEX CONSTRUCTION LLC REG
LOCATION OF VIOLATION: 4607 N 20TH ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: BALO SUBDIVISION LOT 7 AND A STRIP OF LAND APPROX 2 1/2 FT WIDE IMMEDIATELY E OF SAID LOT 7
FOLIO: 157848.0000

CASE NO: COD-25-0004146
NAME OF VIOLATOR: ROBERT NIEVES PENA
LOCATION OF VIOLATION: 808 W WHATLEY PL, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: PURITY SPRINGS HEIGHTS NO 4 LOT 6 BLOCK 1
FOLIO: 100922.0000

CASE NO: COD-25-0004154
NAME OF VIOLATOR: THU NGOC TRAN
LOCATION OF VIOLATION: 4728 W OKLAHOMA AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: GANDY GARDENS 1 W 4 FT OF LOT 14 AND LOT 15 AND E 5.5 FT OF LOT 16 BLOCK 4
FOLIO: 131339.0000

CASE NO: COD-25-0004175
NAME OF VIOLATOR: BARRY COHEN
LOCATION OF VIOLATION: 6915 N BREVARD AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: HILLSBOROUGH RIVER ESTATES LOT 6 SUB TO CITY OF TAMPA EASEMENT
FOLIO: 100670.0000

CASE NO: COD-25-0004193
NAME OF VIOLATOR: H A M AND MUNSTER
LOCATION OF VIOLATION: 6504 BAYSHORE BLVD, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: A TRACT OF LAND IN GOV LOT 3 COM AT SW COR OF GOV LOT 3 THN N ALG W BDRY OF GOV LOT 3 536 FT THN E 1658.4 FT TO A PT ON ELY R/W LINE OF BAYSHORE BLVD THN ALG ARC OF A CURVE CONCAVE TO SE W/ RADIUS OF 5352.45 FT CHD BRG S 18 DEG 38 MIN 10 SEC W 60 FT TO POB THN S 88 DEG 24 MIN 40 SEC E 155.07 FT THN S 05 DEG 50 MIN 38 SEC W 30.39 FT THN S 18 DEG 34 MIN 10 SEC W 69.96 FT THN S 81 DEG 34 MIN 11 SEC W 42.53 FT THN N 81 DEG 28 MIN 52 SEC W 43.82 FT THN N 63 DEG 53 MIN 05 SEC W 43.23 FT THN N 58 DEG 33 MIN 50 SEC W 31.14 FT TO A PT ON A CURVE THN ALG CURVE TO RIGHT CONCAVE TO SE W/RADIUS OF 5352.45 FT CHD BRG N 17 DEG 56 MIN 47 SEC E 68.67 FT TO POB
FOLIO: 135971.0100

CASE NO: COD-25-0004220
NAME OF VIOLATOR: MATOS FAMILY TRUST INC
LOCATION OF VIOLATION: 2741 W COLUMBUS DR, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: DREW'S JOHN H SUB BLKS 1 TO 10 AND 14 TO 33 LOTS 13 14 AND 15 LESS S 4 FT FOR COLUMBUS DR R/W BLOCK 6
FOLIO: 176220.0000

CASE NO: COD-25-0004253
NAME OF VIOLATOR: SCHULTZ ERIK G SCHULTZ
LOCATION OF VIOLATION: 603 W EMMA ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: ALICE HEIGHTS REVISED MAP W 52 FT OF E 103.65 FT OF N 130 FT OF LOT 1
FOLIO: 165884.0000

CASE NO: COD-25-0004294
NAME OF VIOLATOR: YBOR VENTURES LLC REG
LOCATION OF VIOLATION: 1215 E 6TH AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: LESLEY'S SUBDIVISION LOTS 1, 2, 3 AND E 1/2 OF LOT 4 BLOCK 18 TOG WITH N 1/2 OF ALLEY ABUTTING ON S LESS RR R/W
FOLIO: 198682.0005

CASE NO: COD-25-0004305
NAME OF VIOLATOR: CONSULTANTS OF NEW
LOCATION OF VIOLATION: 809 W WATERS AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: CASA LOMA SUBDIVISION LOTS 25 TO 27 INCL AND LOT 28 LESS R/W FOR SR S 587 BLOCK 4
FOLIO: 100282.0000

CASE NO: COD-25-0004309
NAME OF VIOLATOR: AP SOUTH HOWARD LLC
LOCATION OF VIOLATION: 1304 S DE SOTO AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: LUNA PARK REVISED MAP LOT 4 AND S 13.2 FT OF LOT 5 BLOCK 4
FOLIO: 186301.0000

CASE NO: COD-25-0004461
NAME OF VIOLATOR: YOUR KEY OZ HOLDINGS LLC
LOCATION OF VIOLATION: 9907 N 18TH ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: TAMPA OVERLOOK LOTS 1 AND 2 BLOCK 44 LESS THE SOUTH 50 FEET
FOLIO: 144571.0000

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

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

HILLSBOROUGH COUNTY

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

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 25-CC-038366

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

vs.

RUSSELL STOVER, a single man,
UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to to a Final Judgment of Foreclosure entered in Case No. 25-CC-038366, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and RUSSELL STOVER, a single man, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on March 27, 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 1, Village XIII-Unit I of Carrollwood Village Phase III, according to the map or plat thereof as recorded in Plat Book 52, Page 53, Public Records of Hillsborough County, Florida.

Property Address: 14104 Fennsbury Drive, Tampa, FL 33624

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

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

Dated: February 2, 2026

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com

TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

2/6-2/13/26LG 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:

CURATED CAPERS INFLATABLES

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

2/6/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION

File No. 26-CP-000244
Division A

IN RE: ESTATE OF
IMOJEAN MCLEAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of IMOJEAN MCLEAN, deceased, whose date of death was June 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

HILLSBOROUGH COUNTY

Personal Representative:
/s/ Connie Lynn Johnson
CONNIE LYNN JOHNSON
1117 Belladonna Drive
Brandon, FL 33510

Attorney for Personal Representative:
/s/ Danielle Faller
HEMNESS FALLER ELDER LAW
Attorney for Petitioner
Danielle Faller, Esq.
Florida Bar # 106324
309 N. Parsons Ave.
Brandon, FL 33510-4515
(813) 661-5297
(813) 689-8725 fax
danielle@hemnesslaw.com
service@hemnesslaw.com

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 931454 from Landmark Engineering & Surveying Corp 8515 Palm River Road, Tampa, FL 33619. Application received: December 09, 2025. Proposed activity: 60 Single Family Lots. Project name: Knights Griffin. Project size: 83.8 acres Location: Section(s) S01 / T28S / R21E Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

2/6/26LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-004301

IN RE: ESTATE OF
JOHN STEPHEN WILLIAMS,
Deceased.

NOTICE OF ACTION
(formal notice by publication)

TO: Jacqueline Nicole Williams
Unknown

YOU ARE HEREBY NOTIFIED of an action for Probate Administration of the Estate of John Stephen Williams has been filed and you have been identified as an interested party to the proceeding. You are required to file your answer or written defenses, if any, on Petitioner's attorney, Zoecklein Law, PA, 150 East Bloomingdale Avenue, Brandon, Florida. 33511, on or before 02/22/26 and file the original with the clerk of this court either before service on the Petitioner's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Petition.

DATED in Hillsborough County, Florida on January 15, 2026

Victor D. Crist
As Clerk of the Court

By: Ryan Marsh
As Deputy Clerk

1/23-2/13/26LG 4T

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

CASE No. 23-CA-012370

PENNYMAC LOAN SERVICES, LLC,

PLAINTIFF,

VS.

CHARLES D. AKES II A/K/A CHARLES D. AKES, ET AL.

DEFENDANT(S).

_____/

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 21, 2026 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on March 26, 2026, at 10:00 AM, at www.hillsborough.realforeclose.com for the following described property:

LOT 26, BLOCK 1 OF COUNTRYWAY PARCEL B TRACT I PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 62, PAGE 46 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/ Christopher J. Pelatti

Christopher J. Pelatti, Esq.

FBN# 79052

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

11080-1029553

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

CIVIL DIVISION

CASE NO.: 25-CA-010673

LAKEVIEW LOAN SERVICING, LLC

PLAINTIFF,

VS.

JUANITA BUENO, ET AL.,

DEFENDANT(S).

NOTICE OF ACTION

TO: Juanita Bueno

Last Known Address: 14416 Downing St Dover FL 33527

Current Residence: UNKNOWN

TO: Unknown Spouse of Juanita Bueno

Last Known Address: 14416 Downing St Dover FL 33527

Current Residence: UNKNOWN

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

LOT 92, OF LANTANA GROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE(S) 197-204, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 3/08/2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx

Phone: (813) 272-7040 or ada@fljud13.org

WITNESS my hand and the seal of this Court this 22nd day of January, 2026.

VICTOR D. CRIST

As Clerk of Court

By: /s/Jennifer Taylor

As Deputy Clerk

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

11080-1029419

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff,

Case No: 2025-CA-005028

vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST TERRY L. LATTIMORE, DECEASED; et al.,

Defendants.

_____/

NOTICE OF ACTION

TO:

TYLER DOYLE

910 N. Grandview Ave.

Daytona Beach, FL 32118

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 1, BLOCK 3 OF WALDEN POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 210, 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 Alexandra Kalman, 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 15th day of January, 2026.

(Continued on next page)

HILLSBOROUGH COUNTY

CLERK OF THE CIRCUIT COURT
By: /s/ Patricia Corbin
Deputy Clerk
(COURT SEAL)
11080-1029035

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 23-CA-012361
GENERAL CIVIL DIVISION:
Freedom Mortgage Corporation
Plaintiff(s),
v.
LANA SOWARDS A/K/A LANA J. SOWARDS, UNKNOWN SPOUSE OF LANA SOWARDS A/K/A LANA J. SOWARDS, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS A. CHURCH A/K/A THOMAS ALLEN CHURCH AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s).
RE-NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 23rd day of January, 2026, and entered in Case No. 23-CA-012361, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LANA SOWARDS A/K/A LANA J. SOWARDS, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS A. CHURCH A/K/A THOMAS ALLEN CHURCH 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 April, 2026, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF HILLSBOURGH, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 24, BLOCK 1 OF COLONIAL HEIGHTS, UNIT NO. 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 39, PAGE 62, IN 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 27th day of January, 2026.

By: /S/ Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1029219

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No: 23-CA-014901, Division A
NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING,
Plaintiff,
vs.
DARYL JAMES BROWN, JR.; et al.,
Defendants.
NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 06/17/2025, and entered in Case No. 23-CA-014901, Division A of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida wherein NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and DARYL JAMES BROWN, JR; PINE RIDGE AT OAK CREEK TOWNHOMES ASSOCIATION, INC.; are Defendants, Victor D. Crist, Hillsborough Clerk of Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com at 10:00 a.m. on March 23, 2026, the following described property set forth in said Final Judgment, to wit:

LOT 4, BLOCK 29, OF OAK CREEK, PARCEL 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE 112, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Commonly known as: 6629 Holly Heath Dr., Riverview, FL 33578

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 January 26, 2026
/s/ Philip Stecco
Philip Stecco, Esq.
Florida Bar No. 108384
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
pstecco@lenderlegal.com
EService@LenderLegal.com

If you are a person with a disability who needs 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 Court Administration within 2 working days 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.

11080-1029204

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE No. 25-CA-004049
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-F,
PLAINTIFF,
VS.
JILL M. ROGAN, ET AL.
DEFENDANT(S).

_____/
NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 15, 2026 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on March 11, 2026, at 10:00 AM, at www.hillsborough.realforeclose.com for the following described property:

LOT 10, BAYSHORE RESERVE, ACCORDING TO MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 75, AT PAGE 64, 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.

11080-1028975

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:

BESTILL THERAPY SERVICES

Owner: Andrea F Kenney
7540 Dragon Fly Loop
Gibsonton, FL 33534

2/6/26LG 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:

DOUGH THEORY

Owner: Lynge Holdings, LLC
11734 Christian Court
Tampa, FL 33612

2/6/26LG 1T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-000257
DIVISION A
Florida Bar #898791

IN RE: ESTATE OF
TESSIE JANE ROGERS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of TESSIE JANE ROGERS, deceased, Case Number 26-CP-000257, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P. O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:
RICHARD R. ROGERS
13003 Sydney Road
Dover, FL 33527

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-004036
Division A

IN RE: ESTATE OF
GARY RICHARD MCWEBB
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Gary Richard McWebb, deceased, whose date of death was August 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 880 Oakgrove Drive Unit 166 Brandon, FL 33510. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
/s/ Ruth McWebb
808 Oakgrove Drive
#166
Brandon, Florida 33510

Attorney for Personal Representative:
/s/ J. Scott Reed, Esq.
Attorney
Florida Bar Number: 124699
Pilka Adams & Reed, P.A.
330 Pauls Drive, Suite 100
Brandon, Florida 33511
Telephone: (813) 653-3800
Fax: (813) 651-0710
E-Mail: sreed@pilka.com
Secondary E-Mail: probate@pilka.com

2/6-2/13/26LG 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:

TENURE HOSPITALITY - WACHOB CONSULTING LLC

Owner: Daniel Wachob
5005 W. Laurel St.
Suite 100 - PMB1223
Tampa, FL 33607

2/6/26LG 1T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-000252
DIVISION D
Florida Bar #308447

IN RE: ESTATE OF
DAVID A. THORPE, SR.,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DAVID A. THORPE, SR., deceased, Case Number 26-CP-000252, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:
SHANNON E. ALBERT
1364 52nd Avenue NE
St. Petersburg, FL 33703

Attorney for Personal Representative:
WILLIAM R. MUMBAUER, ESQUIRE
WILLIAM R. MUMBAUER, P.A.
Email: wrmumbauer@aol.com
205 N. Parsons Avenue
Brandon, FL 33510
813/685-3133

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-017745, DIVISION O

SOUTH POINTE OF TAMPA HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
CARL EDWARD EVERET, JR., a single man,
Defendant.

NOTICE OF ACTION

TO: CARL EDWARD EVERET, JR.
12226 DAWN VISTA DRIVE
RIVERVIEW, FL 33578

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

Lot 49, Block 1, SOUTHPOINTE, PHASE 3A through 3B, according to the thereof as recorded in Plat Book 86, Page 43, of the Public Records of Hillsborough County, Florida.

Parcel Identification Number: U-05-31-20-5H4000001-00049.0

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 February 26, 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 January 21, 2026.

Victor Crist
As Clerk of the Court
By: /s/ Jennifer Taylor
Deputy Clerk

Charles Evans Glausier, Esquire
Florida Bar No. 0037035
Glausier Knight Jones, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, Florida 33602
(813) 440-4600
Attorney for Plaintiff

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000172
Division W

IN RE: ESTATE OF
JAMES WYATT BRANNOCK, SR.
a/k/a JAMES W. BRANNOCK
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES WYATT BRANNOCK, SR, deceased, whose date of death was December 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of Court Probate Division, P.O. Box 1110, Tampa, FL 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 decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

Personal Representative:
/s/ Margaret Sharon Holtzberry
MARGARET SHARON HOLTZBERRY

Attorney for Personal Representative:
/s/ Harley Herman
HARLEY HERMAN
Florida Bar Number 252311
hh@hermanandhermanesq.com
PO Box 3455
Plant City, FL 33563
Telephone: 813 704-6892
Fax: 813 200-3665

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-044755, DIVISION N

HUNTER'S GREEN PARCEL 3 NEIGHBORHOOD ASSOCIATION, INC.,
Plaintiff,
v.
ALI R. AL MARRI, a unmarried man,
Defendant.

NOTICE OF ACTION

TO: ALI R. AL MARRI
8746 TANTALLON CIRCLE
TAMPA, FLORIDA 33647

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

Lot 23, Block 1, Hunter's Green Parcel 3, as per plat thereof, recorded in Plat Book 67, Page 29, 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 2/26/2026 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 January 21, 2026.

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

By: Jennifer Taylor
Deputy Clerk

Charles Evans Glausier, Esquire
Florida Bar No. 0037035
Glausier Knight Jones, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, Florida 33602
(813) 440-4600
Attorney for Plaintiff

2/6-2/13/26LG 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:

GROW AND CONNECT

Owner: Igor Rafalovich
21502 Rosewood Court
Lutz, FL 33549

2/6/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-003969
Division: A

IN RE: ESTATE OF
PEGGY FRANCIS LITTLE
Deceased.

(Continued on next page)

HILLSBOROUGH COUNTY

NOTICE TO CREDITORS

The administration of the estate of Peggy Francis Little, whose date of death was February 20, 2025 and whose social security number is XXX-XX-1953, 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 decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Personal Representative:
Ronald G. Little
1706 Lakecrest Avenue
Brandon, Florida 33510

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

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

Notice of Public Auction

Notice of Public Auction for monies due on Storage Units. An auction will be held on the 23rd of February 2026 at or after 8:00 AM. Units are said to contain common household items. The property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

24789 US Hwy 27 N. Lake Wales, FL 33859

H0841	Darrion Gardner	$439.85
F0607	Milisha Barnett	$700.70
B0224	Cornetta Grimes	$589.85
D0415	Christian Nunez	$544.85
E0520	Amanda Diplan	$544.85
K1103	Kimberly Johnson	$604.85
K1054	Brandi Kirk	$419.90
G0721	Shalonda Brown	$784.80
D0416	Carmen Guzek	$359.90
I0919	Lekiesha Williams	$1178.60

1621 N. Florida Ave. Lakeland, FL 33805

1011A	Anthony Murphy	$454.85
1002A	Randolph Crayton	$451.70
3107	Elbert Kilgore	$409.90
2004B	Harry Franco	$230.54

2525 US Hwy 98 N. Lakeland, FL 33810

0160	April Martel	$399.90
0134	Corey Armstrong	$559.85
0182	Daniel Wald	$891.70
1127	Sharmelyia Young	$512.34
2174	Julissa Perez	$829.85

HILLSBOROUGH COUNTY

1185	Angela Lewis	$620.49
2008	Ervin Day	$741.08
1236	Alexander Macnicol	$270.54
0202	Sametris Pittman	$423.80
2228	Carmen Madera	$574.85
2233	Treasure Mike	$602.34
2383	Christopher Liden	$237.80
1275	Nourin Jehan	$365.49
3124	Marlene Johnson	$291.18
3332	Mark Diederichs	$246.44
2011	Kevin Jones	$307.80
3114	Yesenia Lora	$568.70
3209	Andrea Nelson	$769.85
3019	Shamaro Cox	$487.90
2313	Kelly Grozier	$501.90
2300	James Denson	$247.80

1111 E. Brandon Blvd, Brandon, FL 33511

2055	Natalie Aguirre	$484.85
3130	Luther Pratt	$289.85
2238	Nicole Morgan	$349.90
2181	Crystal Hanson	$235.80
2402	Ashley Garber	$175.80
2417	James Bess	$159.90
3115	Mariah Garcia	$484.85
2221	Adam Gunn	$226.70
3186	Kevin Pickering	$349.90
1318	Akimya Boyd	$256.70
3352	Paul Ford	$147.60
0147	Marzett Harris	$774.05
4372-74	Mariah Garcia	$274.85
3090	Robert Ferreira	$159.90
1127	Mnemosynt Tucker	$399.90
3000-02	Lakeya Coleman	$367.80
3298	Melinda George	$471.80
4392	Mariah Garcia	$184.85
4223	Kadesha David	$479.22
3342	Scott Lavoie	$199.85
4362-64	Ashley Fletcher	$209.90
1063	Shalisa Rankin	$249.90
3058	Daniel Kraft	$316.70

5806 N. 56th St, Tampa, FL 33610

4431	Ang Faison	$527.80
148	Richard Bender	$429.90
156	Carl Norton	$319.90
4304	Samuel Culbreath	$752.34
107	Shane Tompson	$463.70
126	Carl Norton	$287.80
4216	Lashonda Graham	$451.18
143	Antonio Cowans	$604.85
205	Vincent Olds	$338.44
149	Taija Brandon	$604.85
4201	Herny Lewis	$509.90
4207	Russell Hopley	$509.90

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-027651, DIVISION L

CULBREATH KEY BAYSIDE CONDOMINIUM ASSOCIATION INC.,
Plaintiff,

vs.

STEPHANIE WEAVER, a single woman and MICHAEL L. HESS, a single man, as joint tenants with full rights of survivorship,
Defendants.

NOTICE OF ACTION

TO: STEPHANIE WEAVER and
MICHAEL L. HESS
5000 CULBREATH KEY WAY, UNIT 8207
TAMPA, FL 33611

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

Unit No. 8-207 of Culbreath Key Bayside Condominium, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 14118, Page 1940, and all exhibits and amendments thereof, 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 February 26, 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 January 21, 2026.

Victor Crist
As Clerk of the Court

By: /s/ Jennifer Taylor
Deputy Clerk

Charles Evans Glausier, Esquire
Florida Bar No. 0037035
Glausier Knight Jones, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, Florida 33602
(813) 440-4600
Attorney for Plaintiff

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000106
Division Probate

IN RE: ESTATE OF
SAM PULEO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Sam Puleo, deceased, whose date of death was July 8, 2024, 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.

HILLSBOROUGH COUNTY

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

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

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

Personal Representative:
Sam Puleo, Jr.
1032 Carriage Park Drive
Valrico, Florida 33594

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-112
Division B

IN RE: ESTATE OF
NANCY JANE COLE
a/k/a NANCY J. COLE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Nancy Jane Cole a/k/a Nancy J. Cole, deceased, whose date of death was October 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

HILLSBOROUGH COUNTY

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

Personal Representative:
Cindy J. Cole
901 Homewood Dr.
Brandon, FL 33511

Attorney for Personal Representative:
Laurie E. Ohall
Law Offices of Laurie E. Ohall, P.A.
Florida Bar Number: 40230
1464 Oakfield Drive
Brandon, FL 33511
Telephone: (813) 438-8503
Fax: (813) 438-8504
E-Mail: lohall@ohalllaw.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-004245
Division B

IN RE: ESTATE OF
PATRICK JAMES MULLIGAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PATRICK JAMES MULLIGAN, deceased, whose date of death was October 15, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
/s/ Michael P. Mulligan
MICHAEL P. MULLIGAN
5703 SEA TURTLE PL
APOLLO BEACH, FLORIDA 33572

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

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

NOTICE OF LIEN SALE

Notice is hereby given that CORCHO TOWING LLC will sell at public sale, pursuant to Florida Statute 713.78, the following motor vehicle to satisfy a lien for towing and storage charges.

Vehicle Description:
2017 BMW X3
VIN: 5UXWX9C37H0W68078
Color: Black

The vehicle was towed and is being held at: 12729 N Florida Ave, Tampa, FL 33612.

The public sale will be held on:

02/15/2026 at 10:00AM
Location: 12729 N Florida Ave, Tampa, FL 33612.

The total amount due as of the date of this notice is $9,902.40.

For additional information, contact:
CORCHO TOWING LLC
Phone: (656) 258-6826

2/6/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
File No. 25-CP-003598
Division: Probate A

IN RE: ESTATE OF
JOYCE ANN SCHWARTZ,
Deceased.

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION

TO:

RICHARD E. SCHWARTZ
Last known address:10908 N. 23rd Street, Tampa, Florida 33612.

MICHAEL A. SCHWARTZ
Last known address:10908 N. 23rd Street, Tampa, Florida 33612.

YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, for the probate of Joyce Ann Schwartz where you are named as a beneficiary.

You are required to service a copy of any written response of objection, if any, to:

MOONRAY LAW, PLLC
c/o Justin T. Moonray, Esq.
1032 E Brandon Blvd #9933

(Continued on next page)

CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS
PUBLICATION NOTICE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

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

HILLSBOROUGH COUNTY

Brandon, Florida 33511

on or before March 9, 2026, and file the original with the Clerk of this Court, at the 800 Twiggs Street, Room 445 - Edgecomb Courthouse Tampa, Florida 33602, Courtroom #415, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition for Summary Administration.

WITNESS my hand and seal of this Court on January 30th, 2026.

/s/ Ryan Marsh
Deputy Clerk

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

NOTICE OF LIEN SALE

Notice is hereby given that CORCHO TOWING LLC will sell at public sale, pursuant to Florida Statute 713.78, the following motor vehicle to satisfy a lien for towing and storage charges.

Vehicle Description:
2015 JEEP CHEROKEE
VIN: 1C4PJLCS3FW584815
Color: SILVER/ALUMINUM

The vehicle was towed and is being held at:
12729 N Florida Ave, Tampa, FL 33612.

The public sale will be held on:
02/15/2026 at 10:00AM
Location: 12729 N Florida Ave, Tampa, FL 33612.

The total amount due as of the date of this notice is $7,363.50.

For additional information, contact:
CORCHO TOWING LLC
Phone: (656) 258-6826

2/6/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-003886
Division: A

IN RE: ESTATE OF
DANIELLE MOORE
a/k/a DANIELLE R. MOORE-HARDY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DANIELLE MOORE, deceased, whose date of death was April 22, 2024; is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File Number 25-CP-003886; the mailing address of which is Post Office Box 1110, Tampa, FL 33610. 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

Personal Representative:
/s/ Dominique Massey
DOMINIQUE MASSEY
2131 W. Palmetto Street
Tampa, FL 33607

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

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No.: 24-CA-008730
Division: C

REGIONS BANK D/B/A REGIONS MORTGAGE,
Plaintiff,

-vs-

BENJAMIN ROSS TAYLOR A/K/A BENJAMIN R. TAYLOR; MEGAN ELIZABETH ZEZZO, if living, and all unknown parties claiming by, through, under or against the above-named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants; WATERSET HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; and UNKNOWN TENANT #2;
Defendants.

NOTICE OF SALE

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

Lot 56, Block 100, WATERSET PHASE 5B-2, according to the map or plat thereof as recorded in Plat Book 139, Pages 189 through 202, inclusive, of the Public Records of Hillsborough County, Florida.

at public sale, to the highest and best bidder, for cash, online on March 3, 2026, at 10:00 a.m. at http://www.hillsborough.realforeclose.com.

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

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

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

DATED this 29th day of January, 2026.

ROD B. NEUMAN, Esquire
For the Court

By: /s/ ROD B. NEUMAN, Esquire

Gibbons | Neuman
3321 Henderson Blvd, Tampa, FL 33609

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 25-CC-024362

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

vs.

CHRISTY JEAUNE RIVERA,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on January 26, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

Lot 76, in Block 1 of 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.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com. on March 20, 2026 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statues.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as ofthe 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
Telephone No.: (813) 204-6492
Facsimile No.: (813) 223-9620
Attorney for Plaintiff

1/30-2/6/26LG 2T

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

IN RE: The Marriage Of:
CAITLIN F. PETERS,
Petitioner/Former Wife,

And

JOSEPH PETERS,
Respondent/Former Husband.

NOTICE OF ACTION FOR PETITIONER'S SUPPLEMENTAL PETITION TO MODIFY FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE FILED OCTOBER 3, 2025

TO: JOSEPH PETERS
4700 SW Archer Road, Apt. #167
Gainesville, Florida 32608
(Respondent's last known address)

AND

5176 Sunridge Palms Drive
Tampa, FL 33617
(Respondent's address in the Court File)

YOU ARE NOTIFIED that an action for has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CAITLIN F. PETERS, through her Attorney Ryan W. Griffin, Esquire of Griffin & Associates, P.A., whose address is 1430 Oakfield Drive, Brandon, Florida 33511, on or before February 26, 2026, and file the original with the clerk of this Court at Clerk of Circuit Court, George E. Edgecomb Courthouse, 800 E Twiggs Street, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the Supplemental Petition.**

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the Clerk's office.

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

Dated: January 21st, 2026

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

By: s/ Jennifer Taylor
As Deputy Clerk

1/30-2/6/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-004068

IN RE: ESTATE OF
DHINESHKUMAR SUNDARARAJAN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DHINESHKUMAR SUNDARARAJAN, deceased, whose date of death was October 11, 2025, and whose social security number is XXX-XX-1440, 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 petitioner and the petitioner's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 30, 2025.

Personal Representative:
/s/ Vijayakumari Sundararajan
VIJAYAKUMARI SUNDARARAJAN

Attorney for Personal Representative:
/s/ O. Reginald Osenton
O. Reginald Osenton, Esq.
Florida Bar Number: 693251
Osenton Law, P.A.
3433 Lithia Pinecrest Road
PMB 324
Valrico, FL 33596
(813) 776-1282
oro@osentonlaw.com

1/30-2/6/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2025-CC-012189

CARROLLWOOD VILLAGE GREENFIELD MIDRISES CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

DANIEL VIEIRA,
Defendant.

NOTICE OF SALE

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

Apartment Unit 107, Phase 1, Carrollwood Village Greenfield Midrises, as Recorded in Condo Book 1, Page 13 of the Public Records of Hillsborough County, Florida.

ADDRESS: 13626 Greenfield Drive, #107, Tampa, FL 33618

will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on March 6, 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 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/ Natalie N. Minor
Natalie N. Minor, Esquire
Florida Bar No: 1039661
nminor@appletonreiss.com
Appleton Reiss, PLLC
215 N. Howard Ave., Suite 200
Tampa, FL 33606
Phone: 813-542-8888
Fax: 813-542-5054
Attorney for Plaintiff

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 26-CA-000221

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

vs.

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

NOTICE OF ACTION

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

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

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

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

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

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

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

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

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

1/30-2/20/26 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000036

IN RE: ESTATE OF
JOAN H. WILLIAMS, A/K/A
JOAN HURN WILLIAMS,
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 JOAN H. WILLIAMS, AKIA JOAN HURN WILLIAMS, deceased, File Number 26-CP-000036, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602 that the Decedent's date of death was October 23, 2025; that the total value ofthe estate is $49,379.94 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
J. Hulon Williams, III	3316 W. Lykes Avenue Tampa, FL 33609

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 January 30, 2026.

Person Giving Notice:
/s/ J. Hulon Williams, III
J. Hulon Williams, III
3316 W. Lykes Avenue
Tampa, Florida 33609

Attorney for Person Giving Notice:
/s/ Marla D. Bohlander
MARLA D. BOHLANDER
Florida Bar No. 0071514
Primary e-mail: mdbohlander@trenam.com
Secondary e-mail: egarcia@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
Post Office Box 1102
Tampa, Florida 33601
Telephone: (813) 223-7474

1/30-2/6/26 2T

NOTICE OF SUSPENSION
HILLSBOROUGH COUNTY

To: Vonzell R. Stillings
Case No.: CD202510112/G 3403944

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FL
PROBATE DIVISION
CASE NUMBER: 26-CP-000064

IN RE: THE ESTATE OF
Elmer Tonelli,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Elmer Tonelli, deceased, whose date of death was July 29, 2025 is pending in the Circuit Court of Hillsborough County, Florida, 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 claim 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 January 30, 2026.

Personal Representative:
Linda Tonelli
18960 Dale Mabry Hwy
Lutz, FL 33548

Attorney For Personal Representative:
Adria Beenhakker Dickey
18960 Dale Mabry Hwy
Lutz FL 33548
(813) 586-3200
FL Bar Number: 467308
adria@adriadickeylaw.com

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
Case No. 26-CP-000114

IN RE: ESTATE OF
DATHEL L. MUSIC,
Deceased.

NOTICE TO CREDITORS

The administration of the ESTATE OF DATHEL L. MUSIC deceased, whose date of death was OCTOBER 4, 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 Petitioners' 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 January 30, 2026.

Attorney for Petitioners:
/S/ Stefan A. Chrzanowski, Esq.
Attorney Florida Bar Number: 1008375
P.O. Box 291877
Temple Terrace, FL 33687
Telephone: (727) 771-1777 Fax: (813) 374-3978 E-Mail: stefan@sharklaw.law

Petitioners:
/S/ Vickie M. Dittebrand
3223 41st Avenue South
East Ruskin, Florida 33570
Cathie B. Easterwood
4747 Jay Tee Road
Hiawasee, Georgia 30546

1/30-2/6/26LG 2T

NOTICE OF PUBLIC SALE

The following personal property of Daniel Mercado at 10746 First Ln N., #23 St. Petersburg, Florida 33716 will, on February 18, 2026 at 9:00 a.m., be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: at the Gateway MHP office, 10100 Gandy Blvd. No., St. Petersburg, Florida 33716.

YEAR/MODEL, 1961/MIRA
VIN# 2620
Title# 0010083697
Additional personal property unknown

PREPARED BY
MARK C. PAYNE, Esq.
Agent for Gateway MHP
P.O. Box 1061
Tampa, Florida 33601-1061
Telephone: 813-223-6882

1/30-2/6/26 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 23-DP-425; 23-DP-625
DIVISION: B

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

(Continued on next page)

HILLSBOROUGH COUNTY

NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS

TO: Warren Jenkins, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: M.J. born on 8/27/2019, A.J. born on 12/14/2020, and N.L. born on 9/22/2023. You are hereby **commanded** to appear on March 4, 2026, at 9:30 AM before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse, Courtroom 309, 800 East Twiggs Street Tampa, Florida 33602, for an **ADVISORY HEARING**.

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

PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 23rd day of January, 2026

Victor Crist, Clerk of Court
Hillsborough County, Florida

By: s/ Santiago Zambrano
As Deputy Clerk

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

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

Case No. 24-CC-062631

Division V

LYNWOOD COMMUNITY ASSOCIATION, INC.,
Plaintiff(s),

vs.

CRISTHIAN D. GUZMAN BARTOLO AND GLORIA ALCANTAR-CASTILLO,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on January 22, 2026, by the County Court of Hillsborough County, Florida, the property described as:

Lot 11, Block 5, of Leisey Subdivision Phase 2, according to the plat thereof, recorded in Plat Book 136, Page 197 of the Public Records of Hillsborough County, Florida.

and more commonly known as 5224 White Chicory Dr., Apollo Beach, FL 33572 hereinafter "Property").

will be sold to the highest bidder for cash at public sale by the Hillsborough County Clerk of Court, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on **March 30, 2026**.

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

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 22nd day of January 2026.

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

1/30-2/6/26LG 2T

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

Case No.: 2025-CC-019748

THE VILLAGES AT CYPRESS CREEK MASTER PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,

v.

JASON L. JONES and THERESA F. JONES,
Defendant(s).

NOTICE OF ONLINE SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure in this cause, in the County Court of Hillsborough County, Florida, the Hillsborough Clerk of Court will sell all the property situated in Hillsborough County, Florida described as:

Lot 21, Block 1, La Paloma Village UNIT 2, PHASE 2, as per plat thereof as recorded in Plat Book 94, Page 18, of the Public Records of Hillsborough County, Florida.

Property Address: 905 Vista Verde Lane, Sun City Center, FL 33573

at public sale to the highest bidder for cash, except as set forth hereinafter, on March 13, 2026 at 10:00 a.m. at www.hillsborough.realforeclose.com in accordance with Chapter 45, 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 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.

WITNESS my hand and seal of this Court on this 21st day of January, 2026.

Clerk of Circuit Court & Comptroller

JESSICA C. BURLEY, ESQ.

David J. Lopez, P.A.
PO Box 172717
Tampa, FL 33672-0717
Phone: (813) 229-0160 I Fax: (813) 229-0165
Florida Bar No. 85801
Jessica@davidlopezpa.com
Attorney for Plaintiff

1/30-2/6/26LG 2T

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

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

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

and

HENDRICK GUILLERMO MELENDEZ SILVA,
Respondent/Husband.

AMENDED NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE

TO: HENDRICK GUILLERMO MELENDEZ SILVA
Address: Unknown

YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jakob E. Braun., counsel for Petitioner, DAISY MIRANDA-RILEY, whose address is 5401 W. Kennedy Blvd., Ste. 100, Tampa, FL 33609 on or before 3/2/2026, and the file the original with the clerk of this Court at 419 Pierce St., Rm # 125 Tampa, Florida 33602 or P.O. Box 989, Tampa, Florida 33601 before service on Petitioner or immediately thereafter. This notice will be posted published by La Gaceta Newspaper.

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

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

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

Dated 1/23/2026

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

By: s/ Jennifer Taylor
Deputy Clerk

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

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

CASE: 25-CC-042872
Division: I

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

vs.

PERRY LA BORD,
Defendants.

NOTICE OF ACTION

TO: PERRY LA BORD
9133 Tudor Dr., Unit D201, Tampa, FL 33615

YOU ARE HEREBY NOTIFIED that an Action for foreclosure of Lien on the following described property in Hillsborough County, Florida:

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.

has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on Valentina Wheeler, Esq., Plaintiff's attorney, whose address is Wheeler Law Firm, PLLC, 801 W. Bay Drive, Suite 428B, Largo, FL 33770, on or before 2/27/2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for two consecutive weeks in LA GACETA.

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, Hillsborough County, County Center, 13th Floor, 601 E. Kennedy Blvd., Tampa, FL 33602, Telephone (813) 276-8100, via Florida Relay Service.

This Notice shall be published once a week for two consecutive weeks in LA GACETA.

DATED on JANUARY 22, 2026.

Victor Crist
As Clerk of the Court

By: /s/ JENNIFER TAYLOR
Deputy Clerk

Valentina Wheeler, Esq.
(FLB#0120531)
Wheeler Law Firm, PLLC
801 W. Bay Dr. Suite 428B
Largo, FL 33770
(727) 300-9667
Attorney for Plaintiff

1/30-2/6/26LG 2T

NOTICE OF SUSPENSION
HILLSBOROUGH COUNTY

To: Antowan Q. Lindsay

Case No.: CD202507512/D 3523741

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

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

HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-000099
Division: A

IN RE: ESTATE OF
CIRILO TORREFRANCA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Cirilo Torrefranca, deceased, whose date of death was December 14, 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 January 30, 2026.

Personal Representative:
Sonia Torrefranca
9014 Grosse Pointe Circle
Tampa, Florida 33635

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

1/30-2/6/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-024470
DIVISION S

CASABLANCA OF CITRUS PARK HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

THOMAS A. ESPOSITO, as trustee of the 11112-2022 LAND TRUST,
Defendants.

AMENDED NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order on *Ex-Parte* Motion to Reschedule Foreclosure Sale, Re-Open Foreclosure Case, and Disburse Sale Deposit to Plaintiff, entered in this cause on January 21, 2026 by the County Court of Hillsborough County, Florida, the:

Lot 24, Block 1, CASA BLANCA, according to plat thereof as recorded in Plat Book 89, Page 28, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 11112 Blaine Top Place, Tampa, FL 33626.

will be sold by the Hillsborough County Clerk at public sale on **March 6, 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

1/30-2/6/26LG 2T

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

CASE NO: 2025CA004623

LAKEVIEW LOAN SERVICING, LLC,
PLAINTIFF,

vs.

JUNIOR MILAN RUIZ and UNKNOWN SPOUSE OF JUNIOR MILAN RUIZ
DEFENDANT(S).

NOTICE OF ACTION

TO: Junior Milan Ruiz and Unknown Spouse of Junior Milan Ruiz

Last Known Address: 1912 West Clinton Street, Tampa, FL 33604

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

LOT 11, LEONE AND FARINA SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGE 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

1912 West Clinton Street, Tampa, FL 33604

The action was instituted in the Circuit Court, Thirteenth Judicial Circuit in and for Hillsborough, County, Florida; Case No. 2025CA004623; and is styled Lakeview Loan Servicing, LLC vs. Junior Milan Ruiz. 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 2/12/26 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: 1/7/2026

Victor Crist
As Clerk of the Court

By: /s/ Jennifer Taylor
As Deputy Clerk

Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454

1/30-2/6/26 2T

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

Case No.: 25 DR 000676
Division: AP

JAIMIE ROWE,
Petitioner,

and

RONIQUE ROWE,
Respondent

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

TO: RONIQUE ROW
Last Known Address: 2 Bluestem Place, Nantucket, MA 02554

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JAIMIE ROWE, whose address is 7429 Lakeshore Dr. Tampa, FL 33602 on or before 2/26/26, and file the original with the clerk of this Court at 800 E. 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 Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated January 21, 2026

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

By: s/ Cynthia Lobli
Deputy Clerk

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

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

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: Timothy Walker DOB: 12/16/1980

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: K.W. born on 8/2/2025. You are hereby **commanded** to appear on **March 10, 2026, at 10:00 AM** before the Honorable Lisa D. Campbell via audio-visual communication technology or in person at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street Tampa, FL 33602, for an **ADVISORY HEARING**.

Zoom/Telephonic information for Judge Campbell: **The hearing will be held utilizing ZOOM, and you will need to initiate contact to be available at the time of the hearing please follow the instructions below.**

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

When calling using a **telephone**: The phone number is 1-786-635-1003.
The message will ask for meeting ID number: 654 445 7465 then #
The message will ask for participant ID: enter the phone number that you are calling from
The message will ask for password: there is no password.
Zoom will be recording all participants. If appearing via video, please dress appropriately for court.

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

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

WITNESS, my hand as Clerk of said Court and the Seal thereof, this day of January 20, 2026

Victor Crist, Clerk of Court
Hillsborough County, Florida

By: s/ Santiago Zambrano
As Deputy Clerk

1/23-2/13/26LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 18-DP-1064
DIVISION: S

IN THE INTEREST OF:
K.O. DOB: 12/15/2017
MINOR CHILD

NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS

TO: TIFFANY WOODS
7625 Tangle Rush Dr.
Gibsonton, FL 33534

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.O. born on 12/4/2017. You are hereby **commanded** to appear on **February 24, 2026, at 9:00 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 8th day of January, 2026.

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

By: /s/ Santiago Zambrano
Deputy Clerk

1/16-2/6/26LG 4T

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

(Continued on next page)

HILLSBOROUGH COUNTY

FAMILY LAW DIVISION
CASE NO: 25-DR-005166
DIVISION: B

IN RE: The Marriage of
ASEEL ISSAM SAID ALIHAMDAN
Petitioner,
and
AIMAN ADEL MOHAMMAD HAMDAN
Respondent.

NOTICE OF ACTION

TO: AIMAN ADEL MOHAMMAD HAMDAN
9747 Tranquility Lake Circle, Apt. 202
Riverview, FL 33578

YOU ARE NOTIFIED that a post-judgment action for modification of a final judgment of dissolution of marriage has been filed against you and that you are required to serve a copy of your written defense, if any, to it on Sam Badawi, Esq. Attorney for Petitioner, whose address is 1405 University Point Place, Tampa, FL 33613 and file the original with the Clerk of Court at 800 East Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so on or before February 13, 2026, twenty-eight (28) days after the first date of publication, 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 Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated 8/20/2025

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

By: /s Isha Tirado-Baker
Deputy Clerk

1/16-2/6/26LG 4T

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

Case No.: 25-DR-5516

LUCIA DEL CARMEN GARCIA YANEZ
Petitioner
and
JESUS DAVID GARCIA JIMENEZ
Respondent.

NOTICE OF ACTION FOR PETITION FOR PATERNITY AND RELATED RELIEF

TO: JESUS DAVID GARCIA JIMENEZ
Last known address: Unknown

YOU ARE NOTIFIED that an action for Petition for Paternity and Related Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on C. Christine Smith, Esq., whose address is 6318 US Highway 301 S., Riverview, Florida 33578, on or before 2/18/2026, 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.**

The action is asking the court to decide how the following real or personal property should be divided: NA

Copies of all court documents in this 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 January 13, 2026

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

By: s/ Mary Glover
Deputy Clerk

1/16-2/6/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED
—

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **0503100000**
Certificate No.: **2023 / 4759**
File No.: **2026-65**
Year of Issuance: **2023**

Description of Property:
VARN'S RESUBDIVISION LOT 22 BLOCK 3
PLAT BK / PG: 18 / 59
SEC - TWP - RGE: 25 - 30 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
MIKEAL E PARIDO
MARIE C PARIDO

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 (2/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 1/9/2026

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

By Carolina Muniz, Deputy Clerk

1/16-2/6/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED
—

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **0193747386**
Certificate No.: **2023 / 1933**
File No.: **2026-67**
Year of Issuance: **2023**

Description of Property:
THE PINNACLE AT CARROLLWOOD A CONDOMINIUM UNIT 201 BLDG 8 AND AN UNDIV INT IN COMMON ELEMENTS
SEC - TWP - RGE: 07 - 28 - 18
Subject To All Outstanding Taxes

Name(s) in which assessed:
CONFIDENTIAL

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 (2/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 1/9/2026

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

By Carolina Munix, Deputy Clerk

1/16-2/6/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED
—

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **0406570000**
Certificate No.: **2023 / 3845**
File No.: **2026-68**
Year of Issuance: **2023**

Description of Property:
STATE HIGHWAY FARMS S 140 FT OF TRACT 79 LESS HWY AND LESS R/W FOR TAMPA BYPASS CANAL HAR
PLAT BK / PG: 26 / 12
SEC - TWP - RGE: 31 - 28 - 20
Subject To All Outstanding Taxes

Name(s) in which assessed:
C E CONNER HOLDINGS 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 (2/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 1/9/2026

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

By Carolina Muniz, Deputy Clerk

1/16-2/6/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED
—

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **0770576176**
Certificate No.: **2023 / 7593**
File No.: **2026-73**
Year of Issuance: **2023**

Description of Property:
RIVERCREST PHASE 2 PARCEL K AND PLOT 8 BLOCK 35
PLAT BK / PG: 102/293
SEC - TWP - RGE: 33 - 30 - 20
Subject To All Outstanding Taxes

Name(s) in which assessed:
ROBERT W FERNANDEZ

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 (2/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 1/9/2026

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

By Carolina Muniz, Deputy Clerk

1/16-2/6/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED
—

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **1437430000**
Certificate No.: **2023 / 12435**
File No.: **2026-80**
Year of Issuance: **2023**

Description of Property:
NEWCASTLE HEIGHTS LOTS 1 AND 2 AND W 1/2 OF CLOSED ALLEY ABUTTING ON EAST LESS R/W FOR NEBRASKA AVE
PLAT BK / PG : 18 / 60
SEC - TWP - RGE: 18 - 28 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
PAPA HASSAN 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 (2/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 1/9/2026

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

By Carolina Muniz, Deputy Clerk

1/16-2/6/26LG 4T

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

Case No.: 25-DR-017076
Division: AP

IN RE THE MARRIAGE OF:
JASMINE L. MITCHELL,
Petitioner,
and
JORDAN DENNIS BRADE,
Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: JORDAN DENNIS BRADE,
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 JASMINE L. MITCHELL, Petitioner, whose address is 9729 Hound Chase Drive, Gibsonton, FL 33534 on or before 2/11/2026, and file the original with the clerk of this Court at HILLSBOROUGH County Courthouse, 800 East Twiggs Street, 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: NA

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated 1/6/2026

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

By: s/ Jennifer Taylor
Deputy Clerk

1/16-2/6/26LG 4T

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

Case Number 25-DR-012002
Division: C

IN RE: THE NAME CHANGE ANISAH ANNALIESE TAHA DOB: 8/14/2008
(to be changed to ANISAH ANNALIESE TAHA AL-HADRAWI)

AND

THE NAME CHANGE OF: AMAL ADELAIDE TAHA, DOB: 5/14/14
(to be changed to: AMAL ADELAIDE TAHA AL-HADRAWI)

TRICIA WATSON AL-HADRAWI,
Petitioner/Mother

And

HUSSAM TAHA,
Respondent/Father.

NOTICE OF ACTION FOR PETITION FOR CHANGE OF NAME OF MINOR CHILD

TO/PARA/A HUSSAM TAHA
Last Known Address:
7716 E. Comanche Ave., Tampa, FL 33610

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 David Hurvitz, Esq., attorney for Petitioner, TRICIA WATSON AL-HADRAWI, whose attorney's address is 3321 Henderson Blvd., Suite 202, Tampa, FL 33609, phone 813-786-1197, fax 813-377-4968, email dhurvitzlaw@gmail.com on or before 2/16/2026, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 East Twiggs Street, Tampa, FL 33602, or P.O. Box 3450, Tampa, FL 33601, 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 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 1/9/2026

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

By: s/ Jennifer Taylor
Deputy Clerk

1/16-2/6/26LG 4T

MANATEE COUNTY

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Mass Grading activities on 161.69 acres known as Firethorn Phase IV Mass Grading. The project is located in Manatee County, Section(s) 03/04/34, Township(s) 33/19/32 South, Range(s) 19 East. The permit applicant is Taylor Morrison of Florida, Inc. whose address is 10210 Highland Manor Drive, Suite 400A, Tampa, FL 33610. The Permit No. is 43030293.000.

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

Notice of Rights

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

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

2/6/26LG 1T

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential Subdivision activities on 158.40 acres known as ESP Coasterra Phases II & III. The project is located in Manatee County, Section(s) 02/03, Township(s) 33 South, Range(s) 18 East. The permit applicant is Taylor Morrison of Florida, Inc. whose address is 10210 Highland Manor Drive, Suite 400A, Tampa, FL 33610. The Permit No. is 43045198.008.

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

Notice of Rights

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

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

2/6/26LG 1T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 609
Division Probate

IN RE: ESTATE OF
DANIEL R. JANUSZ,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DANIEL R. JANUSZ, deceased, whose date of death was December 23, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Attn: Probate and Guardianship, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as set forth in Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Sections 732.2211.

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 January 30, 2026.

Personal Representative:
VICTOR H. JANUSZ, SR.
3339 Elm Avenue
Brookfield, IL 60513

Attorney for Personal Representative:
Jami C. Worley, Esq.
Florida Bar Number: 1003559
WORLEY ELDER LAW, PLLC
4916 26th St. W., Suite 152
Bradenton, FL 34207
Telephone: (941) 448-1302
E-Mail: jami@worleyelderlaw.com

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY, FLORIDA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff,
vs.
RAY D. RODRIGUES, et al.,
Defendants.

_____/
Case No: 412025CA002672CAAXMA
NOTICE OF ACTION
TO:
Ray D. Rodrigues
7416 Birds Eye Ter
Bradenton, FL 34203
Unknown Spouse of Ray D. Rodrigues
7416 Birds Eye Ter
Bradenton, FL 34203
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 78, TARA PHASE III SUBPHASE F, UNIT I, AS PER PLAT THEREOF

(Continued on next page)

MANATEE COUNTY

RECORDED IN PLAT BOOK 43, PAGES 79 THROUGH 81, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Joseph Dillon, 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 23rd day of January, 2026.
CLERK OF THE CIRCUIT COURT
By: _/s/
Deputy Clerk
(COURT SEAL)
11080-1029402

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001524-AX

IN RE: ESTATE OF
ANTHONY WRIGHT, SR.
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ANTHONY WRIGHT, SR., deceased, whose date of death was APRIL 2, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Attorney for Personal Representative:
Jessica Lynn Silva, Esq.
Florida Bar Number: 1011110
Law Office of Jessica Lynn Silva, PLLC
1360 S. Patrick Drive, Suite 4
Satellite Beach, Florida 32937

Personal Representative:
ANTHONY WRIGHT, JR.
7539 Grasshopper Lane
Corryton, Tennessee 37721

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

NOTICE OF ADMINISTRATIVE COMPLAINT
MANATEE COUNTY
To: Evans Investigations
Case No.: CD202512143/A 1700004

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

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

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA001803AX

FREEDOM MORTGAGE CORPORATION
Plaintiff,
vs.
BARBARA ANN NEWTON, JONATHAN PIERCE AND NICOLLETTE PIERCE, ET AL.,
Defendant(s).

NOTICE OF ACTION

TO: Barbara Ann Newton
Last Known Address: 5406 Badini Way, Palmetto, FL 34221
Current Residence: UNKNOWN

TO: Barbara Ann Newton
Last Known Address: 117 Nottingham Drive East, st. Johns, FL 32259
Current Residence: UNKNOWN

TO: Unknown Spouse of Barbara Ann Newton
Last Known Address: 5406 Badini Way, Palmetto, FL 34221
Current Residence: UNKNOWN

TO: Unknown Spouse of Barbara Ann Newton
Last Known Address: 117 Nottingham Drive East, st. Johns, FL 32259
Current Residence: UNKNOWN

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

MANATEE COUNTY

described property:

Lot 45 of Trevesta - Phase IIIB, a Subdivision, according to the Plat thereof as recorded in Plat Book 70, Page(s) 196, of the Public Records of Manatee County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, within or before a date at least thirty (30) days after the first publication of this Notice 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 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 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, please call 711.

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org or Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.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 or www.floridabar.org/public/lrs/.

WITNESS my hand and the seal of this Court this 24th day of October, 2025.

Angelina Colonnesso
As Clerk of Court

By: s/ Kris Gaffney
As Deputy Clerk

Miller, George & Suggs, PLLC

2/6-2/13/26LG 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:

CLEAR ACCESS MD

Owner: Clear Access Care PLLC
9122 Town Center Pkwy Ste 105
Lakewood Ranch, FL 34202

2/6/26LG 1T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 412025CA000220CAAXMA

MILL CITY MORTGAGE LOAN TRUST 2018-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE
Plaintiff,
vs.
ISIAH SMITH, et al,
Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Order dated January 14, 2026 and entered in Case No. 412025CA-000220CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein MILL CITY MORTGAGE LOAN TRUST 2018-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE is the Plaintiff and ISIAH SMITH, STATE OF FLORIDA DEPARTMENT OF REVENUE C/O IT'S EXECUTIVE DIRECTOR, STATE OF FLORIDA C/O HASTINGS JONES, ESQ., MANATEE COUNTY CLERK OF THE CIRCUIT COURT C/O MICHAEL GALLEN, ESQ., the Defendants. Angelina Colonneso, Clerk of the Circuit Court in and for Manatee County, Florida will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on March 4, 2026, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 1, BLOCK 1, OVERSTREET PARK, THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 99, OF THE PUBLIC RECORDS OF MANATEE 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 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.

DATED at Manatee County, Florida, this 22nd day of January 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

MANATEE COUNTY

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

TL/24-F000581

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2026-CA-0094

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 BENNET PALAZZOLO; et al.,
Defendants.

NOTICE OF ACTION

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF BENNET PALAZZOLO
917 17th Street West
Bradenton, FL 34205

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:

THE SOUTH 25 FEET OF LOT 5 AND THE NORTH 28.3 FEET OF LOT 8, BLOCK 3, FAIRVIEW PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 188, OF THE PUBLIC RECORDS OF MANATEE 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 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.

In and for Manatee County:

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or or Legal Aid of Manasota at (941) 747-1628 or 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

WITNESS my hand and seal of said Court on 23rd day of January, 2026.

Angelina "Angel" Colonneso
Clerk of The Circuit Court

By: /s/ Kris Gaffney
Deputy Clerk

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 106
Division Probate

IN RE: ESTATE OF
DANIEL R. JANUSZ,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DANIEL R. JANUSZ, deceased, whose date of death was December 23, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Attn: Probate and Guardianship, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as set forth in Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

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.

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.

MANATEE COUNTY

The date of first publication of this notice is January 30, 2026.

Personal Representative:
VICTOR H. JANUSZ, SR.
3339 Elm Avenue
Brookfield, IL 60513

Attorney for Personal Representative:
Jami C. Worley, Esq.
Florida Bar Number: 1003559
WORLEY ELDER LAW, PLLC
4916 26th St. W., Suite 152
Bradenton, FL 34207
Telephone: (941) 448-1302
E-Mail: jami@worleyelderlaw.com

1/30-2/6/26LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT
MANATEE COUNTY
To: Evans Investigations
Case No.: CD202512143/A 1700004

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

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

ORANGE COUNTY

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE
CONTRACT NO.: 48968.2
FILE NO.: 25-028856
PALM FINANCIAL SERVICES, LLC,
Lienholder,
vs.
JILL E. LAMBURN
Obligor(s)

_____/

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Jill E. Lamburn
5 Briarcliff Ln
Holden, MA 01520-1905
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Disney's Riviera Resort described as:
An undivided 0.0739% interest in Unit 11C of Disney's Riviera Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded as Instrument Number 20190114799, in the Public Records of Orange County, Florida, and all amendments thereto.
The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of $8,952.08, plus interest (calculated by multiplying $1.86 times the number of days that have elapsed since January 19, 2026), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage.
Michael E. Carleton, Esq.
Jordan A. Zeppetello, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613
11080-1028873

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT,
IN AND FOR ORANGE COUNTY, FLORIDA
Valerie Edgecombe, as Foreclosure Trustee for Palm Financial Services, LLC
Plaintiff,
vs.
Phillip M. Gomez, et al.
Defendants. Case No.: 2024-CC-011934-O
Division: 73
Judge Andrew L. Cameron

_____/

PUBLISH 4 CONSECUTIVE WEEKS
NOTICE OF INTERPLEADER ACTION AGAINST DEFENDANT PHILLIP M. GOMEZ AND CLAUDIA N. GOMEZ
To:
PHILLIP M. GOMEZ
8597 SAN RIO DR
BUENA PARK, CA 90620-3630
UNITED STATES OF AMERICA
CLAUDIA N. GOMEZ
8597 SAN RIO DR
BUENA PARK, CA 90620-3630
UNITED STATES OF AMERICA
and all parties claiming interest by, through, under or against Defendant(s) PHILLIP M. GOMEZ AND CLAUDIA N. GOMEZ, and all parties having or claiming to have any right, title or interest in the property herein described;
YOU ARE NOTIFIED that an interpleader action involving funds available following the enforcement of a lien on the following described Timeshare Ownership Interest in Orange County, Florida:
An undivided 0.2148% interest in Unit 59D of the Disney's Animal Kingdom

ORANGE COUNTY

Villas, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 9077, Page 4252, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')
Contract No.: 9020297.0
has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on MICHAEL E. CARLETON, 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 10th day of December 2025.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
By: Charlotte Appline
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 ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
FOR PUBLICATION – RETURN TO COPY:
THE MANLEY LAW FIRM LLC
11080-1028375

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

Case No. 26-CP-000062-O

IN RE: ESTATE OF
THOMAS JOHN NOSTIN a/k/a THOMAS J. NOSTIN,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Thomas John Nostin a/k/a Thomas J. Nostin, deceased, whose date of death was February 26, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The first date of publication is February 6, 2026.

Personal Representative:
Thomas A. Nostin, II
627 George Drive
Prattville, Alabama

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

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

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
File No. 2025-CP-002006-O
Division 05

IN RE: ESTATE OF
MAMIE LOU WALKER
Deceased.

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION

TO: THE ESTATE OF JESSE LEE WALKER
Address Unknown

YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Ninth Judicial Circuit, in and for Orange County, Florida, for the probate of Mamie Lou Walker where you are named as a beneficiary.

You are required to service a copy of any written response of objection, if any, to:

MOONRAY LAW, PLLC
c/o Justin T. Moonray, Esq.
1032 E Brandon Blvd #9933
Brandon, Florida 33511

(Continued on next page)

ORANGE COUNTY

on or before March 2nd, 2026, and file the original with the Clerk of this Court at the Orange County Courthouse, 425 N. Orange Avenue, Orlando, FL 32801, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition for Summary Administration

WITNESS my hand and seal of this Court on January 29th, 2026.

Tiffany Moore Russell
/s/ Kevin Drumm
Deputy Clerk

Probate Division
425 N. Orange Avenue
Room 335
Orlando, Florida 32801

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

NOTICE OF SALE

BEST LIEN SERVICES:7290 SW 41 ST MIAMI, FL 33155 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLES LISTED BELOW AT THE FOLLOWING LOCATIONS TO SATISFY LIEN PURSUANT TO SECTION 713.585 OF THE FLORIDA STATUTES.

2021 AUDI UT WA1AUCF34M1136900 MAR. 3, 2026 AT: DB ORLANDO COLLISION INC. 6359 EDGEWATER DR ORLANDO, FL 32810 P#: 407-436-6500 TOTAL: 2,505.51

THE LIEN CLAIMED BY THE LIENOR IS SUBJECT TO ENFORCEMENT PURSUANT TO SECTION 713.585, F.S. AND THE VEHICLE MAY BE SOLD TO SATISFY THE LIEN.

THE LIEN IS CLAIMED FOR LABOR, SERVICES PERFORMED, AND STORAGE CHARGES, IF ANY, AND THE AMOUNT DUE IN CASH ON THE DAY OF SALE, IF PAID TO THE LIENOR, WOULD REDEEM THE MOTOR VEHICLE.

AT ANY TIME BEFORE THE DATE OF THE SALE OR PROPOSED SALE THE OWNER OR ANY PERSON CLAIMING AN INTEREST OR A LIEN ON THE VEHICLE MAY FILE A DEMAND FOR HEARING WITH THE CLERK OF THE CIRCUIT COURT IN THE COUNTY WHERE THE VEHICLE IS HELD TO DETERMINE WHETHER THE VEHICLE HAS BEEN WRONGFULLY TAKEN OR WITHHELD FROM HIM OR HER.

AT ANY TIME BEFORE THE DATE OF THE SALE OR PROPOSED SALE A CUSTOMER OR A PERSON OF RECORD CLAIMING A LIEN ON THE VEHICLE MAY POST A CASH OR SURETY BOND IN THE AMOUNT STATED ON THE INVOICE WITH THE CLERK OF THE CIRCUIT COURT WHERE THE DISPUTED TRANSACTION OCCURRED.

ANY PERSON(S) CLAIMING ANY INTEREST IN THE ABOVE VEHICLES SHOULD CONTACT BEST LIEN SERVICES (1-866-299-9391) AT LEAST 1 WEEK PRIOR TO THE LIEN SALE.

2/6/26LG 1T

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-CC-018126-CO

THE ISLES AT CAY COMMONS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,

vs.

DENNIS LODUCA JR. and MARIA ALICIA LODUCA, husband and wife as tenants by the entirety and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN to a Final Judgment of Foreclosure entered in Case No. 2025-CC-18126-CO, of the County Court of the Ninth Judicial Circuit in and for Orange County, Florida, wherein THE ISLES AT CAY COMMONS CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and DENNIS LODUCA JR. and MARIA ALICIA LODUCA, husband and wife as tenants by the entirety and UNKNOWN TENANT n/k/a BRIAN ANDERSON, are Defendants, the Clerk of the Orange County Court will sell to the highest bidder for cash on March 31,2026, in an online sale at www.myorangeclerk.realforeclose.com. beginning at 11:00 a.m., the following property as set forth in said Final Judgment, to wit:

Unit 20302, Phase 2, THE ISLES AT CAY COMMONS, A CONDOMINIUM, according to the Declaration Condominium, and all its attachments and amendments, as recorded Official Records Book 9071, page 984, as amended by amendment to Declaration as recorded Official Records Book 9369, Page 1507, of the Public Records of Orange County, Florida. Together with an undivided interest in the common elements and all appurtenances hereunto appertaining and specified in said Declaration of Condominium.

Property Address: 4114 Breakview Drive Unit 203, Orlando, FL 32819

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Orange County, 425 N. Orange Ave., Suite 2110, Orlando, FL 32801, Telephone (407) 836-2000, via Florida Relay Service.

Dated April 28, 2025

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

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

ORANGE COUNTY

NOTICE OF ADMINISTRATIVE COMPLAINT

ORANGE COUNTY

To: NESLY DELFIN

Case No.: CD202410704/D 3410084

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

1/16-2/6/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT

ORANGE COUNTY

To: PHALANX PROTECTION WORLDWIDE, LLC

Case No.: CD202512251/B 3300137

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

1/16-2/6/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT

ORANGE COUNTY

To: ELIJAH J. WHITE

Case No.: CD202508773/D 3431345

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

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

NOTICE OF ADMINISTRATIVE COMPLAINT

ORANGE COUNTY

To: LUIS A. GARCIA, III

Case No.: CD202508925/D
3114982/3503957

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

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

NOTICE OF SUSPENSION

ORANGE COUNTY

To: NEPHTALIE SARAH CADET

Case No.: CD202506990/D 3426034

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

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

NOTICE OF ADMINISTRATIVE COMPLAINT

ORANGE COUNTY

To: Palm Security & Events Staffing Agency, Llc

Case No.: CD202512142/B 3300398

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

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

NOTICE OF SUSPENSION

ORANGE COUNTY

To: Ruben Saintilus

Case No.: CD202509201/D 1807545

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

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

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002670-O

IN RE: ESTATE OF
ROBERT W. MEYERS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Robert W. Meyers, deceased, whose date of death was June 26, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, FL 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.

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

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

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

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

The date of first publication of this notice is January 30, 2026.

Personal Representative:
/s/ Ellen E. Meyers
4515 Cove Drove #103
Orlando, Florida 32812

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

1/30-2/6/26LG 2T

OSCEOLA COUNTY

NOTICE OF AGENCY ACTION BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby provided that the South Florida Water Management District, on **January 16th, 2026**, issued an Environmental Resource permit (permit) with conditions, **Permit Number 49-114685-P, Application Number 250515-53032 to WS-GIR, LLC, 3850 Canoe Creek Road, Saint Cloud, FL 34772. This Environmental Resource Permit authorizes Construction and Operation of a stormwater management (SWM) system serving 82.25 acres of residential development known as Waterlin Spring Branch (f.k.a. CCN-1 Phase 1). The site is a vacant parcel located approximately 1.3 miles southwest of Canoe Creek Road and Mildred Bass Road intersection in Osceola County, Section 11, Township 27 South and Range 30 East.**

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.

The District's agency action is final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57 of the Florida Statutes before the deadline for filing a petition.

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

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

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

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

• Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.

• Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.

• Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.

2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.

3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.

4. A statement of when and how the petitioner received notice of the SFWMD's decision.

5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.

6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.

7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.

8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.

9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

OSCEOLA COUNTY

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401–.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

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

2/6/26LG 1T

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000294 PR

IN RE: ESTATE OF
RITA YVETTE LEVREAULT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of RITA YVETTE LEVREAULT, deceased, whose date of death was November 9, 2024, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, Florida 34741. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Elizabeth Bertrand
2500 S. Bumby Avenue
Orlando, Florida 32806

Attorney for Personal Representative:
s/ Elizabeth Bertrand
Elizabeth Bertrand, Esquire
E-mail Addresses: elizabeth@palumbobertrand.com, eservice@palumbobertrand.com
Florida Bar No. 97814
Palumbo & Bertrand, P.A.
2500 S. Bumby Avenue
Orlando, Florida 32806
Telephone: (407) 960-2835

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

NOTICE OF SALE

BEST LIEN SERVICES:7290 SW 41 ST MIAMI, FL 33155 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLES LISTED BELOW AT THE FOLLOWING LOCATIONS TO SATISFY LIEN PURSUANT TO SECTIONS 713.585 OF THE FLORIDA STATUTES.

2011 MNNI 2D WMWSV3C50BTY20631 MAR. 3, 2026 AT: M SPEC LLC. 21 W KEEN ST KISSIMMEE, FL 34741 P#: 321-444-3370 TOTAL: $5,118.94

TERMS OF THE SALE ARE CASH, NO CHECKS. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL, NO REFUNDS, NO GUARANTEES. VEHICLES ARE SUBJECT TO RELEASE PRIOR TO SALE.

1/16/26LG 1T

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA
File No. 2025 CP 000658

IN RE: ESTATE OF
MAX GUERRIER
Deceased

NOTICE TO CREDITORS

The administration of the estate of Max Guerrier, deceased, whose date of death was January 26, 2025, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, Florida 34741. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS

(Continued on next page)

OSCEOLA COUNTY

AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is January 30, 2026.

Personal Representative:
Marcel Emile Guerrier Santana
5505 Hudson St
Austin, Texas 78721

Attorney for Personal Representatives:
Aaron W. Saoud, Esq.
Attorney
Florida Bar Number 096124
AWS LAW FIRM
2202 N. Westshore Blvd., Suite 200
Tampa, Florida 33607
Telephone: (813) 922-5293
E-Mail: attorney@awslaw.org
Secondary E-Mail: service@awslaw.org

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION 22B
CASE NO.: 2025 CA 002703 MY

LAKEVIEW LOAN SERVICING, LLC
Plaintiff,
vs.
GAIL OFFICE. LESLIE OFFICE AND LESTER OFFICE, ET AL.,
Defendant(s).

NOTICE OF ACTION

TO: Unknown Spouse of Leslie Office
Last Known Address: 2428 Caravelle Cir. Kissimmee, FL 34746
Current Residence: UNKNOWN

TO: Unknown Spouse of Leslie Office
Last Known Address: 117 Scott Dr. Sanford, FL 32771
Current Residence: UNKNOWN

TO: Unknown Spouse of Leslie Office
Last Known Address: 733 W Washington Ave. Ashburn, GA 31714
Current Residence: UNKNOWN

TO: Unknown Spouse of Leslie Office
Last Known Address: 1030 Lincoln Ter. Winter Garden, FL 34787
Current Residence: UNKNOWN

TO: Leslie Office
Last Known Address: 2428 Caravelle Cir. Kissimmee, FL 34746
Current Residence: UNKNOWN

TO: Leslie Office
Last Known Address: 117 Scott Dr. Sanford, FL 32771
Current Residence: UNKNOWN

TO: Leslie Office
Last Known Address: 733 W Washington Ave., Ashburn, GA 31714
Current Residence: UNKNOWN

TO: Leslie Office
Last Known Address: 1030 Lincoln Ter. Winter Garden, FL 34787
Current Residence: UNKNOWN

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

Lot 60, Coral Cay Resort, according to the plat thereof, as recorded in Plat Book 19, Pages 123-125, of the Public Records of Osceola County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before March 2nd, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. 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 M in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

WITNESS my hand and the seal of this Court this 8th day of January, 2026.

Kevin Soto, Esq.
As Clerk of Court
By: s/ AS
As Deputy Clerk
Miller, George & Suggs, PLLC

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025 CA 002700 MF
DIVISION 20-B

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,
vs.
CREDIT SOLUTIONS INTERNATIONAL CO AS TRUSTEE FOR THE 4774 TRUST; CRYSTAL TORRES; NATHANIEL L. TORRES; OVERLOOK RESERVE HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HANOVER FAMILY BUILDERS, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE OF ACTION

TO: CRYSTAL TORRES
Last Known Address:
4774 Marcos Circle, Kissimmee, FL 34758
Current Address:
N/A
Previous Address:
N/A

TO: NATHANIEL L. TORRES
Last Known Address:
4774 Marcos Circle, Kissimmee, FL 34758
Current Address:
N/A
Previous Address:
N/A

TO: ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein

YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in OSCEOLA County, Florida, legally described as:

LOT 152, OVERLOOK RESERVE PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE(S) 65 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

This property is located at the street address of: 4774 Marcos Circle, Kissimmee, FL 34758.

YOU ARE REQUIRED to serve a copy of your written defenses on or before March 17, 2026, a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for two consecutive weeks in the LA GACETA.

IN ACCORDANCE WITH THE AMERICAN'S WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079; If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

WITNESS my hand and the seal of the court on 21st of January, 2026.

Kelvin Soto
Clerk of The Circuit Court

Attorney for Plaintiff:
Annalise Hayes DeLuca, Esq.
Audrey J. Dixon, Esq.

MCMICHAEL TAYLOR GRAY, LLC
Attorney for Plaintiff
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: 404.474.7149
Email: servicefl@mtglaw.com

1/30-2/6/26LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT

OSCEOLA COUNTY

To: TRENISHA L. JONES

Case No.: CD202510013/D 3507822/3402356

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.

1/16-2/6/26LG 4T

PASCO COUNTY

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2026 CP 162

IN RE: THE ESTATE OF
STEVEN DALE BECKMAN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Steven Dale Beckman, deceased, whose date of death was 12/18/2025, is pending in the Circuit Court for Paco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The name and address of the petitioner are set forth below.

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

The petitioner 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 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. Version 2025-12-02

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 2/6/2026.

Signed on this 29th day of January, 2026.

/s/ Gerald Collette
Gerald Collette, Petitioner
16703 Early Riser Ave
Land O Lakes FL 34638-0192
727-457-0300
jerrycollette@gmail.com

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 51-2025-CA-001409-CAAX-WS

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff,
vs.
STEVEN MARTIN,
Defendant(s).

NOTICE OF SALE

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered on December 30, 2025 in the above-styled cause, Nikki Alvarez-Sowles, Esq., Pasco county clerk of court shall sell to the highest and best bidder for cash on **March 3, 2026 at 11:00 A.M., at www.pasco.realforeclose.com**, the following described property:

LOT 2120, BEACON WOODS, VILLAGE 11-C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 42 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 12407 Weatherstone Row, Hudson, FL 34667

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated: February 4, 2026

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

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE #26-CP-000037

IN RE: THE ESTATE OF
ADEMA ABSOLU,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Adema Absolu deceased, whose date of death was September 21, 2025 is pending in the Circuit Court of Pasco County, Florida, the address of which is 38053 Live Oak Avenue, Dade City FL 33523-3894. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE 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 2/6/2026.

Personal Representative:
Anna Absolu
31526 Spruce Creek Cir, Building 2, Appt 2215
Wesley Chapel FL 33543

Attorney for Personal Representative:
David C. Jordan
FL Bar No. 50892
PO Box 1568
Land O'Lakes, FL 34639
Telephone: (813) 486-5452
E-Mail: david@djordanlaw.com

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000163-ES

IN RE: ESTATE OF
ROBERT HENRY SCHUSTER
Deceased

NOTICE TO CREDITORS

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

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

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

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

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

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

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

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

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

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA001583CAAXWS
LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF,
VS.
CHIP ARMSTRONG A/K/A CHIP MCKINLEY JOHN H. ARMSTRONG II, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Chip Armstrong
Last Known Address: 1346 Monroe St NE Washington DC 20017
Current Residence: UNKNOWN
TO: Unknown spouse of Chip Armstrong A/K/A Chip McKinley John H. Armstrong II
Last Known Address: 1346 Monroe St NE Washington DC 20017
Current Residence: UNKNOWN
TO: Unknown tenant in possession of the subject property
Last Known Address: 6252 Emerson Dr, New Port Richey, FL 34653
Current Residence: UNKNOWN

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

LOT 31, THE PINES OF NEW PORT RICHEY, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before March 1st, 2026 within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 22 day of January, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of Court
By: /s/ Shakira Ramirez Pagan
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1029228

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:

LumiNidum Health

Owner: Solanyi Ulloa
38628 Ferm Circle
Zephyrhills, FL 33540

2/6/26LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000118

IN RE: ESTATE OF
GEORGE A. PORCELLA JR A/K/A GEORGE ALSTON PORCELLA, JR.
Deceased.

NOTICE TO CREDITORS

The administration of the estate of George A. Porcella Jr a/k/a George Alston Porcella, Jr., deceased, whose date of death was January 7, 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 33523-3894. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
/s/ Catherine Porcella
31251 Mango Fade Way
San Antonio, Florida 33576

Attorney for Personal Representative:
/s/ L. Tyler Yonge, Attorney
Florida Bar Number: 98179
DRUMMOND WEHLE YONGE LLP
6987 East Fowler Avenue
Tampa, Florida 33617

(Continued on next page)

PASCO COUNTY

Telephone: (813) 983-8000
Fax: (813) 983-8001
E-Mail: tyler@dwyfirm.com
Secondary E-Mail: amy@dwyfirm.com

2/6-2/13/26LG 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:

CASH FOR CARS HOLIDAY

Owner: Domestic Contractors LLC
3432 Devonshire Dr.
Holiday, FL 34691

2/6/26LG 1T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2024-CC-005428

CONNERTON COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
JAMES E. SELLERS, JR.,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on January 26, 2026 by the County Court of Pasco County, Florida, the property described as:

Lot 10, in Block 63 of CONNERTON VILLAGE TWO PACEL 218 PHASES 1A AND 2A, according to the Plat thereof, as recorded in Plat Book 78, Page 12, of the Public Records of Pasco County, Florida.

Address: 9006 Pleasant Wood Drive, Land O'Lakes, FL 34637

will be sold at public sale by the Pasco 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 **February 25, 2026**.

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

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

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000087
Division Probate

IN RE: ESTATE OF
CAROL J. HUMANIC
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Carol J. Humanic, deceased, whose date of death was December 12, 2025, 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, 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 January 30, 2026.

Personal Representative:
Kara Evans
4631 Van Dyke Road
Lutz, Florida 33558

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

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002014

IN RE: ESTATE OF
ATABEX MELENDEZ-MOSS,
aka ATABEX MELENDEZ-SANTIAGO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ATABEX MELENDEZ-MOSS, also known as ATABEX MELENDEZ-SANTIAGO, deceased, whose date of death was September 12, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of 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 January 30, 2025.

Signed on this 27th day of January, 2026.

Personal Representative:
/s/ LUIS L. MOSS
25505 Oaks Boulevard
Land O'Lakes, Florida 34639

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

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2025DR6759WS
Division: F

CARLA C MURRAY,
Petitioner,
and
TRACEY A MURRAY,
Respondent.

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

TO: TRACY A MURRAY
Last known address: 38911 Daughtery Rd., Zephyrhills, FL 33540

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CARLA C MURRAY, whose address is 9725 Jim St., Hudson, Florida 34669, on or before 03/2/2026, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal property should be divided: NA

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated January 26, 2026

Nikki Alvarez-Sowles
Clerk of the Circuit Court

By: /s/ Jasmine Gonzalez
Deputy Clerk

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA001583CAAXES

LAKEVIEW LOAN SERVICING, LLC
Plaintiff,
vs.
CHIP ARMSTRONG A/K/A CHIP MCKINLEY JOHN H. ARMSTRONG II, ET AL.,
Defendant(s).

NOTICE OF ACTION

TO: Chip Armstrong
Last Known Address: 1346 Monroe St NE Washington DC 20017
Current Residence: UNKNOWN

TO: Unknown spouse of Chip Armstrong A/K/A Chip McKinley John H. Armstrong II
Last Known Address: 1346 Monroe St NE Washington DC 20017
Current Residence: UNKNOWN

TO: Unknown tenant in possession of the subject property
Last Known Address: 6252 Emerson Dr, New Port Richey, FL 34653
Current Residence: UNKNOWN

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

LOT 31, THE PINES OF NEW PORT RICHEY, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before March 2nd, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. 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 M in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

WITNESS my hand and the seal of this Court this 30th day of December, 2025.

Nikki Alvarez-Sowles, Esq.
As Clerk of Court

By: s/ Shakira Ramirez Pagan
As Deputy Clerk

Miller, George & Suggs, PLLC

1/30-2/6/26LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT

PASCO COUNTY

To: JEREMIAH J. TIMONY

Case No.: CD202509619/XD3500072/3501895

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

1/16-2/6/26LG 4T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2026DR000134DRAXWS

WENDOLIN NATHALIA MINAYA PENA,
Petitioner,
and
OLIVER JAVIER VALDEZ,
Respondent.

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

TO: OLIVER JAVIER VALDEZ
Last known address: 8905 Beacon Isles Dr #105, Tampa FL 33615

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 WENDOLIN NATHALIA MINAYA PENA, whose address is 2324 Tahitian Dr, Holiday FL 34691, on or before 02/19/2026, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal property should be divided: NA

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated January 9, 2026

Nikki Alvarez-Sowles
Clerk of the Circuit Court

By: /s/ Julian Garcia
Deputy Clerk

1/16-2/6/26LG 4T

PINELLAS COUNTY

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-689-FD

TENILLA MEDEIROS,
Petitioner,
and
JOE MEDEIROS,
Respondent.

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

TO: JOE MEDEIROS
Last known address:
Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on TENILLA MEDEIROS, whose address is 404 N. Saturn Ave., Clearwater, FL 33755, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court St., Rm 170, Clearwater Florida 33756 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the Petition**.

The action is asking the court to decide how the following real or personal property should be divided: None

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

Dated 2/4/2026

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith
Deputy Clerk

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

NOTICE OF ADMINISTRATIVE COMPLAINT

PINELLAS COUNTY

To: : TRINA C. THOMPSON

Case No.: CD202509205/D 3439947

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

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

IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-003843-CI
DIVISION

CAROL A. HARRIS AND TRACY J. HARRIS, JR., AS CO-TRUSTEES OF THE CAROL A. HARRIS DECLARATION OF TRUST DATED THE 9TH DAY OF JUNE, 1999,
Plaintiffs,
v.
JEREMY HOWARD AND
BRITTANY HOWARD,
Defendants.

NOTICE OF SALE

NOTICE IS GIVEN that pursuant to that certain Uniform Final Judgment of Foreclosure dated January 27, 2026, in Case No. 25-003843-CI, of the Circuit Court in and for Pinellas County, Florida, wherein Carol A. Harris and Tracy J. Harris, Jr., as Co-Trustee of The Carol A. Harris Declaration of Trust Dated the 9th day of June, 1999, is the Plaintiff and Jeremy Howard and Brittany Howard, are the Defendants, Ken Burke, Pinellas County Clerk of Court, will sell to the highest and best bidder for cash in an online sale at www.pinellas.realforeclose.com beginning at 10:00 A.M., on the 10th day of March 2026, the following described property set forth in that certain Uniform Final Judgment of Foreclosure dated January 27, 2026:

Parcel 1:

Lot 1, a portion of Block 95, as shown and described in accordance with the Official Map of the Town of Tarpon Springs, Florida, as shown on the Plat recorded in Plat Book 4, Page 78, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, lying in Section 7, Township 27 South, Range 16 East, Pinellas County, Florida, being more fully described as follows:

Beginning at a point found by measuring from the Northeast corner of Section 7, Township 27 South, Range 16 East, Pinellas County, Florida, North 85 degrees 43 minutes 02 seconds West, along the North line of said Section, a distance of 30.15 feet to a point on the West Right-of-Way line of Jasmine Avenue; thence along said line, South 01 degrees 25 minutes 07 seconds East, a distance of 350.94 feet to the aforesaid Point of Beginning; thence, continuing along said line, South 01 degrees 25 minutes 07 seconds East a distance of 71.15 feet to a point, said point being on the North line of a Florida Power Corporation Right-of-Way; thence along said line South 77 degrees 40 minutes 55 seconds West, a distance of 188.75 feet; thence North 01 degrees 25 minutes 07 seconds West, a distance of 106.84 feet; thence North 88 degrees 34 minutes 53 seconds East, a distance of 185.35 feet to the Point of Beginning.

And

Parcel 2:

A portion of Block 95, as shown and described in accordance with the Official Map of the Town of Tarpon Springs, Florida, as shown on the Plat recorded in Plat Book 4, Page 78, of the Public Records of Pinellas County, Florida, lying in Section 7, Township 27 South, Range 16 East, Pinellas County, Florida, being more fully described as follows:

Beginning at a point found by measuring from the Northeast corner of Section 7, Township 27 South, Range 16 East, Pinellas County, Florida, North 85 degrees 43 minutes 02 seconds West, along the North line of said section, a distance of 30.15 feet to a point on the West Right-of-Way line of Jasmine Avenue; thence along said line, South 01 degrees 25 minutes 07 seconds East, a distance of 422.09 feet to a point on the North Right-of-Way line of a Florida Power Corporation Right-of-Way; thence along said Right-of-Way line South 77 degrees 40 minutes 55 seconds West 188.75 feet to Point of Beginning; thence continue along said line South 77 degrees 40 minutes 55 seconds West 152.45 feet (122.16 feet calculated); thence North 14 degrees 40 minutes 50 seconds West 272.16 feet; thence North 88 degrees 34 minutes 53 seconds East, 182.14 feet; thence South 01 degrees 25 minutes 05 seconds East 241.84 feet to the Point of Beginning.

Parcels #: 12-27-15-89982-095-0001 and 12-27-15-89982-095-0000

Property address: (vacant land) N. Jasmine Avenue, Tarpon Springs, Fl 34689

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. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated: February 2, 2026.

Kristopher E. Fernandez, For the Court

By: /s/ Kristopher E. Fernandez
Kristopher E. Fernandez
Watson Sloan PLLC
400 N. Ashley Drive, Suite 1125
Tampa, Florida 33602
(813) 522-5132
Fla Bar No. 0606847
k.fernandez@watsonsloane.com
Attorney for Plaintiff

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 522025CA004412XXCICI

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff,
vs.
TIMOTHY VICTOR BASSO, et al,
Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated January 21, 2026, and entered in Case No. 522025CA004412XXCICI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and ANGELA ANNETTE BASSO, TIMOTHY VICTOR BASSO, 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 A.M. on **March 10, 2026**, the following described property as set forth in said Order of Final Judgment, to wit:

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

UNIT NO. 106, BUILDING G, PALMA DEL MAR IV OF, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 5132, PAGE 218, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 46, PAGE(S) 109 AND CONDOMINIUM PLAT 47, PAGE(S) 33, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN

(Continued on next page)

PINELLAS COUNTY

UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

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 30th day of January 2026.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rlselaw.com

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

JS0120/25-F001211

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-009510-ES
Division Probate

IN RE: ESTATE OF
NANCY C. HUBARTT,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of NANCY C. HUBARTT, deceased, whose date of death was August 13, 2025; File Number 2025-009510-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
MONIQUE C. F. HUBARTT F/K/A
MONIQUE C. F. BRENNAN
Personal Representative
1029 South Vail Avenue
Arlington Heights, IL 60006

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

2/6-2/13/26LG 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:

DOORIBAN

Owner: Lee Norco Inc.
5600 66th St. N.
St. Petersburg, FL 33709

2/6/26LG 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:

SPOTLESS STANDARDS

Owner: Michael Johns/Gina Etheridge
2710 59th Avenue North
St. Petersbrug, FL 33714

2/6/26LG 1T

NOTICE OF PUBLIC SALE

The following personal property of Daniel Mercado at 10746 First Ln N., #23 St. Petersburg, Florida 33716 will, on February 18, 2026 at 9:00 a.m., be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: at the Gateway MHP office, 10100 Gandy Blvd. No., St. Petersburg, Florida 33716.

YEAR/MODEL, 1961/MIRA
VIN# 2620
Title# 0010083697
Additional personal property unknown

PREPARED BY
MARK C. PAYNE, Esq.
Agent for Gateway MHP
P.O. Box 1061
Tampa, Florida 33601-1061
Telephone: 813-223-6882

1/30-2/6/26 2T

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

CIVIL DIVISION

FREEDOM MORTGAGE CORPORATION

Plaintiff(s),

CASE NO.: 25-004769-CI

v.

BOBBI JO MASCHINO; UNKNOWN SPOUSE OF BOBBI JO MASCHINO; SOLAR MOSAIC LLC; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY;

Defendant(s).

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 16th day of January, 2026, and entered in Case No. 25-004769-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN SPOUSE OF BOBBI JO MASCHINO; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; BOBBI JO MASCHINO; SOLAR MOSAIC LLC; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Ken Burke as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 A.M. on the 10th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

North 58 feet of the South 257 feet of Farm "B", Block 29, PINELLAS FARMS in Southwest 1/4 of Section 32, Township 30 South, Range 16 East, Less the West 501 feet thereof and also less that part lying within 33 feet of the East boundary line of the Northeast 1/4 of Southwest 1/4 of said Section 32, according to the plat thereof as recorded in Plat Book 7, pages 4 & 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

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 or your receipt of this document please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated this 28th day of January, 2026.

By: /S/ Liana R. Hall

Liana R. Hall

Bar No. 73813

Submitted by:

Miller, George & Suggs, PLLC

ATTORNEY FOR PLAINTIFF

210 N. University Drive, Suite 900

Coral Springs, FL 33071

DESIGNATED PRIMARY E-MAIL FOR SERVICE

PURSUANT TO FLA. R. JUD. ADMIN 2.516

ESERVICE@MGS-LEGAL.COM

11080-1029352

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:

ETHOS 528

Owner: Light Body Group LLC
115 35th Ave NE
Saint Petersburg, FL 33704

2/6/26LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-002904-ES

IN RE: ESTATE OF JEFFREY LEE WALTER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jeffrey Lee Walter, deceased, whose date of death was July 21, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 2/6/2026.

Personal Representative:
Jonathan Walter
13080 Yakima Road
Apple Valley, California 92308

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

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000702-ES

IN RE: ESTATE OF
PAULINE DOROTHY COOK,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PAULINE DOROTHY COOK, deceased, whose date of death was August 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
LUAN DEAN
7001 142nd Avenue North #36
Largo, Florida 33771

Attorney for Personal Representative:
S. Noel White
Florida Bar Number: 0823041
1108 S. Highland Avenue
Clearwater, FL 33756
Telephone: (727) 735-0645
Fax: (727) 735-9375
E-Mail: noel@clearwaterprobateattorney.com

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 22-002437-ES

IN RE: ESTATE OF
ANNIE MAE WILLIAMS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Annie Mae Williams, deceased, whose date of death was September 12, 2021, 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.

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

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

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

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

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

Personal Representative:
Carrie Lee Riley
Personal Representative

Attorney for Personal Representative:
/s/ Aaron W. Saoud, Esq.
Aaron W. Saoud, Esq.
Florida Bar No.: 96124
Attorney for Personal Representative
AWS Law Firm
2202 N. Westshore Blvd., Ste 200
Tampa, Florida 33607
Phone: (813) 922-5293
Email: Aaron@awslaw.org
Secondary: service@awslaw.org

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

NOTICE OF ACTION

Pinellas County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice as a Certified Nursing Assistant

Andrea Sherita Collins, C.N.A.
2235 Blanchard Court
Largo, Florida 33778

CASE NO.: 2025-12546
CERTIFICATE NO.: CNA 154134

The Department of Health has filed an Administrative Complaint against your license to practice as a Certified Nursing Assistant, a copy of which may be obtained by contacting Patricia Nelson, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee, Florida 32399-3265, (850) 558-9910.

If no contact has been made by you concerning the above by March 20, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4444, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

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

NOTICE OF ACTION

Pinellas County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice as a Certified Nursing Assistant

Shanique S. Decordova, C.N.A.
1222 Franklin Circle
Clearwater, FL 33756

CASE NO.: 2024-37830
CERTIFICATE NO.: CNA432776

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

If no contact has been made by you concerning the above by March 20, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-012102-ES
Division 003

IN RE: ESTATE OF
CAROL ANN BATES SHINAMAN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Carol Ann Bates Shinaman, deceased, whose date of death was October 10, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, Fl 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Louis M. Shinaman
293 Ancona Ave
Debary, Florida 32713

Attorney for Personal Representative:
/s/ Brandon D. Bellew
Brandon D. Bellew
E-mail Addresses: brandonb@jpfirm.com, erikam@jpfirm.com
Florida Bar No. 025721
Johnson, Pope, Bokor, Ruppel & Burns, LLP
311 Park Place Blvd., Suite 300
Clearwater, Florida 33759
Telephone: (727) 461-1818

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-009433-ES
Division Probate

IN RE: ESTATE OF
ELIZABETH A. WOLFF,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ELIZABETH A. WOLFF, deceased, whose date of death was April 5, 2025; File Number 2025-CP-009433-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is 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 June 23, 2023.

Personal Representative:
CHERYL A. KESSLER
W9033 Madeline Lane
Hortonville, WI 54944

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

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

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 25-009466-CO

WOODLAND VILLAS CONDOMINIUM I, INC.,
a Florida not-for-profit corporation,

Plaintiff,

vs.

ELIJAH TIME, LLC and UNKNOWN TENANT,
Defendants.

NOTICE OF ACTION

STATE OF FLORIDA

TO: ELIJAH TIME, LLC and VICTOR H. CASALE, as Registered Agent and sole director of ELIJAH TIME, LLC, 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 Pinellas County, Florida:

That certain Condominium Parcel composed of Unit Number 1303 and the undivided percentage of interest or share in the common elements appurtenant thereto, in accordance with and subject to the covenants, condi-

(Continued on next page)

PINELLAS COUNTY

tions, restrictions, easements, terms and other provisions of the Declaration of Condominium of WOODLAND VILLAS CONDOMINIUM I, PHASE III, as recorded in O.R. Book 4838, at pages 1511 through 1576 and amendment thereto in Official Records Book 4953, Page 1706 and the plat thereof recorded in Condominium Plat Book 33, at pages 46 through 51, both of the Public Records of Pinellas 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 (727) 464-4062. 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 27th day of January, 2026.

Ken Burke
Clerk of the Circuit Court

315 Court Street, Clearwater,
Pinellas County, FL 33756-5165

By: /s/ Thomas Smith
Deputy Clerk

1/30-2/6/26LG 2T

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-007687-CO

VALENCIA PARK HOMEOWNERS' ASSOCIATION, a Florida not-for-profit corporation,
Plaintiff,

vs.

TAYLOR RICHARDS, an unmarried woman; FLORIDA HOUSING FINANCE CORPORATION 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. 25-007687-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein VALENCIA PARK HOMEOWNERS' ASSOCIATION, INC. is Plaintiff, and TAYLOR RICHARDS, an unmarried woman and FLORIDA HOUSING FINANCE CORPORATION, are Defendants, the Clerk of the Pinellas County Court will sell to the highest bidder for cash on February 26, 2026, in an online sale at www.pinellas.realforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

Lot 188, Valencia Park Unit 3, according to the Plat thereof, recorded in Plat Book 70, Page(s) 82, of the Public Records of Pinellas County, Florida.

Property Address: 2045 Los Lomas Drive, Clearwater, FL 33763

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

Any persons with a disability requiring accommodations should call 727-464-4062; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding.

Dated January 26, 2026

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

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-009611-ES

IN RE: ESTATE OF
JAMES G. ARDES, SR.,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES G. ARDES, Sr, deceased, whose date of death was June 13, 2025, and whose social security number is XXX-XX-5866, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave N, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

N0TWITHSTANDING 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 January 30, 2026.

Personal Representative:
/s/ Kari Ardes Legere
Kari Ardes Legere

Attorney for Personal Representative:
/s/ O. Reginald Osenton
O. Reginald Osenton, Esq.
Florida Bar Number: 693251
Osenton Law, P.A.
3433 Lithia Pinecrest Road, PMB 324
Valrico, FL 33596
(813) 776-1282
oro@osentonlaw.com

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010690-ES

IN RE: ESTATE OF
JANET L. RUCKDESCHEL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JANET L. RUCKDESCHEL, deceased, whose date of death was December 21, 2024; File Number 25-010690-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is 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 FILEDTWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: January 30, 2026.

Personal Representative:
TERESA J. BRUNTON
7113 72nd St. North
Pinellas Park FL 33781

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
Eserviceforallattorneyslisted above:
GADeservice@GendersAlvarez,com

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000251-ES

IN RE: ESTATE OF
JEFFREY MICHEAL MILLER A/K/A
JEFFREY MICHAEL MILLER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JEFFREY MICHEAL MILLER A/K/A JEFFREY MICHAEL MILLER, deceased, whose date of death was December 9, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 30, 2026.

Personal Representative:
/s/ Dominic E. Miller
2030 N. Buffum Street
Milwaukee, Wisconsin 53212

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

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010943-ES

IN RE: ESTATE OF
WILLIAM EUGENE RAY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of WILLIAM EUGENE RAY, deceased, whose date of death was September 26, 2025; File Number 25-010943-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is 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: January 30, 2026.

Personal Representative:
CAROL KAY RAY
2910 Macalpin Drive South
Palm Harbor, FL 34684

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
Eserviceforallattorneyslisted above:
GADeservice@GendersAlvarez.com

1/30-2/6/26LG 2T

NOTICE OF TRUSTEE'S NON-JUDICIAL FORECLOSURE SALE

ALL SEASONS VACATION RESORT CONDOMINIUM

On March 2, 2026 at 11:00 a.m., DANIEL F MARTINEZ, II, P.A., 2701 W. Busch Blvd., Ste. 159, Tampa, Fla. 33618, as Trustee pursuant to that Appointment of Trustee recorded on June 9, 2016, in Official Records Book 19222, Page 530, Public Records of Pinellas County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligation secured by a Claim of Lien recorded in Official Records Book 23255, Pages 1969-1971, Public Records of Pinellas County, Fla., including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail/Return Receipt Requested or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, at the Resort Office of All Seasons Vacation Resort Condominium, located at 13070 Gulf Blvd., Madeira Beach, Fla. 33708, all right, title and interest in the property situated in Pinellas County, Fla., described as:

Unit Week (See Exhibit "A") in Timeshare Unit (See Exhibit "A") of ALL SEASONS VACATION RESORT CONDOMINIUM, (formerly known as FOUR SEASONS VACATION RESORT) a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5978, Page 1994, as amended and as per plat recorded in Condominium Plat Book 84, Page 9, Public Records of Pinellas County, Florida, together with an undivided interest in and to the common elements appurtenant thereto.

13070 Gulf Blvd., Madeira Beach, Fla. 33708 (herein "Timeshare Plan (Property) Address")

Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Declaration of Condominium, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien.

Obligor(s) shall have the right to cure the default and any junior lienholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due, as outlined in the preceding paragraph, in cash or certified funds to the Trustee at the address listed above. After the Trustee issues the Certificate of Sale, there is no right of redemption. Daniel F. Martinez, II, P.A., Foreclosure Trustee for All Seasons Vacation Resort Condominium Association, Inc.

EXHIBIT "A" – NOTICE OF TRUSTEE'S NON-JUDICIAL FORECLOSURE SALE

Owner(s)/Obligor(s), Unit, Week, Default Date, Amount of Lien, Per Diem Amount

Barbara R. Clark, Barbara Erdelyi, P.O. Box 602, Hardy, Virginia 24101, Unit 501, Week 46, 01/01/2024, $3,136.75, $-0-; Timothy S. Elder, Nancy M. Elder, 1475 Peachwood Drive, Flint, Michigan 48507, Unit 302, Week 41, 01/01/2024, $2,833.87, $-0-; Leonard J. Giaquinto, Keti Giaquinto, 2806 S. Grant Street, Arlington, Virginia 22202, Unit 501, Week 29, 01/01/2024, $2,780.85, $-0-; Alice A. Holland, 13426 Harvest Bend, San Antonio, Texas 78217, Unit 202, Week 18, 01/01/2024, $1,868.30, $-0-; Raisa Kuchment, 2180 Center Avenue, Apt. 2C, Ft. Lee, New Jersey 07024, Unit 204, Week 38, 01/01/2024, $2,601.72, $-0-; Raisa Kuchment, 2180 Center Avenue, Apt. 2C, Ft. Lee, New Jersey 07024, Unit 204, Week 39, 01/01/2024, $2,601.72, $-0-; Nancy J. Lemasters, Nancy Purvis, 21 Cherry Valley Road, Columbia, Connecticut 06237, Unit 601, Week 50, 01/01/2024, $2,476.44, $-0-; Robert J. Kokocha, Jeffrey P. Kokocha, Michael A. Kokocha, Virginia D. Boyer, 4862 Basswood Street, Land O' Lakes, Florida 34639, Unit 306, Week 40, 01/01/2024, $3,825.93, $-0-; Joe B. Lewis, Constance Lewis, 19575 Stanley Street, Melvindale, Michigan 48122, Unit 402, Week 12, 01/01/2025, $1,749.27, $-0-; Joe B. Lewis, Constance Lewis, 2758 Margaret Street, Melvindale, Michigan 48122, Unit 402, Week 13, 01/01/2024, $2,198.99, $-0-; Mike Miller, Laurie Miller, 9400 Orangewood Trail, Denton, Texas 76207, Unit 402, Week 50, 01/01/2024, $2,834.41, $-0-; Alvaro Perez, Ely Mariel Perez Manzano, 8421 Ridgewood Circle, Seminole, Florida 33772, Unit 202, Week 52, 01/01/2024, $2,834.41, $-0-; Rt. Arthur Pranschke, 3456 Pine Terrace Drive, Tyler, Texas 75709, Unit 601, Week 2, 01/01/2025, $3,409.40, $-0-; Peter W. Schmidt, Susan E. Schmidt, 220 N. Brighton Place, Arlington Heights, Illinois 60004, Unit 301, Week 27, 01/01/2025, $1,896.60, $-0-; Lance A. Vogt, P.O. Box 18562, Golden, Colorado 80402, Unit 202, Week 30, 01/01/2024, $2,323.93, $-0-; Stanley P. White, Nancy White, 2313 Butternut Court, Champaign, Illinois 61821, Unit 203, Week 50, 01/01/2024, $2,886.91, $-0-; John B. Wier, Jr., 1144 - 3rd Avenue S, Tierra Verde, Florida 33715, Unit 206, Week 38, 01/01/2025, $1,749.27, $-0-; John B. Wier, Jr., Joan Hay Wier, 1144 - 3rd Avenue S, Tierra Verde, Florida 33715, Unit 502, Week 51, 01/01/2025, $1,775.17, $-0-.

1/30-2/6/26LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT
PINELLAS COUNTY
To: David M. Hush
Case No.: CD202509437/D 3406701

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

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011171-ES

IN RE: ESTATE OF
DONALD H. WAZENEGGER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Donald H. Wazenegger, deceased, whose date of death was April 23, 2024, 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 January 30, 2026.

Personal Representatives:
Terry Lynn Wazenegger
3516 Berger Road
Lutz, Florida 33548

Attorney for Co-Personal Representatives:
/s/ Lawrence E. Fuentes
Attorney
Florida Bar Number: 161908
Fuentes & Kreischer, P.A.
1407 W. Busch Blvd.
Tampa, Florida 33612
Telephone: (813) 933-6647
Fax: (813) 932-8588
E-Mail: lef@fklaw.net

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000072-ES

IN RE: ESTATE OF
SHAWN A. SCHEFFSKY
A/K/A SHAWN ALAN SCHEFFSKY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Shawn A. Scheffsky a/k/a Shawn Alan Scheffsky, deceased, whose date of death was October 20, 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 representatives attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedents estate on whom a copy of this notice is required to be served must file their claims with this court 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 January 30, 2026.

Personal Representative:
/s/ Theresa K. Scheffsky
6233 Fairway Bay Blvd S
Gulfport, Florida 33707

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

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-005477-CI

VAUGHN LAW, PLLC,
Plaintiff,

vs.

ALEXIS RAMSEY, an individual, FRANCES TOBIENNE, JR., an individual, and AZZAM PROPERTIES CORPORATION, A Foreign Corporation,
Defendants.

NOTICE OF ACTION

TO: Alexis Ramsey, an individual and
Francis Tobienne, Jr., and individual
Last Known Address:
1785 40th Ave N., St. Petersburg, FL 33714

YOU ARE NOTIFIED that an action has been filed against you in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, and that you are required Lo serve a copy of your written defenses, if any, to it on Whitney L. Smith, Esq., Vaughn Law, PLLC, 350 Corey Avenue, St. Pete Beach, Florida 33706, on or before thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 315 Court Street, Clearwater, Florida 33756, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

This Notice of Action is issued pursuant to Chapter 49, Florida Statutes, in accordance with the Court's Order on Motion for Servie of Process by Publication.

WITNESS my hand and seal of the Court on this 21st day of January, 2026.

Ken Burke
Clerk of the Circuit Court and Comptroller
315 Court St, Clearwater, FL 33756

By: s/ Thomas Smith
Deputy Clerk

Vaughn Law, PLLC

1/23-2/13/26 4T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-008266-FD
Division: 25

MANISH CHANDRA KANDAKATIA,
Petitioner,

and

SUCHARITHA DASA,
Respondent.

(Continued on next page)

PINELLAS COUNTY

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

TO: SUCHARITHA DASA
Last known address:
6550 150th Ave N., Apt. H107,
Clearwater, FL 33760

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 MANISH CHANDRA KANDAKATIA, whose address is 2285 Alee Ln, Wesley Chapel, FL 33543, 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: None

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

Dated 1/20/2026

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith
Deputy Clerk

1/23-2/13/26LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000155-ES

IN RE: ESTATE OF
REBECCA FULLER
Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: JONATHAN MARTIN
Whereabouts Unknown

DANIELLE MARTIN
Whereabouts Unknown

DARRYL TATUM
Whereabouts Unknown

KENDRICK TATUM
Whereabouts Unknown

and Any and All Heirs of Rebecca Fuller

and Any and All Heirs of Barbara Martin

and Any and All Heirs of Kay Fuller

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 February 13th, 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 January 8th, 2026.

Ken Burke
Clerk of the Circuit Court & Comptroller
As Clerk of the Court

By: s/ Alma T.
As Deputy Clerk

First Publication on January 16, 2026

1/16-2/6/26LG 4T

SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY
Case Number: CV2025-011716

David Sanchez, et al.
Name of Plaintiff

and

Brett A Bailey, et al.
Name of Defendant

SUMMONS

FROM THE STATE OF ARIZONA

TO: BRETT A BAILEY

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this *"Summons"*.
2. If you do not want a judgment or order taken against you without your input, you must file an *"Answer"* or a *"Response"* in writing with the court and pay the filing fee. If you do not file an *"Answer"* or *"Response"* the other party may be given the relief requested in his/her Petition or Complaint. To file your *"Answer"* or *"Response"* take, or send, the *"Answer"* or *"Response"* to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your *"Response"* or *"Answer"* to the other party at the address listed on the top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this *"Summons"* and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your *"Response"* or *"Answer"* must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this *"Summons"* and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.

If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar.org. Sponsored by the Maricopa County Bar Association.

SIGNED AND SEALED this Date:
April 02, 2025

JEFF FINE
Clerk of Superior Court

By: C. MCWHORTER
Deputy Clerk

Ruben Canastillo, Attorney for Plaintiff
231 W. Thomas Rd. Ste. #2
Phoenix, AZ 85013
AZ Bar Number: 035488
litigation@azinjuryattorneys.org

12/19-2/6/26LG 4T

POLK COUNTY

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA003879A000BA
LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF,
VS.
MELROSE J. DAVIES AND STANLEY P. DAVIES, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Stanley P. Davies
Last Known Address: 6907 Garman St Philadelphia PA 19142
Current Residence: UNKNOWN
TO: Melrose J. Davies
Last Known Address: 133 E Lake Mary Ave, Lake Mary, FL 34746
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 24, Block 1054, POINCIANA, Neighborhood 4, Village 7, according to the plat thereof as recorded in Plat Book 53, Pages 4 through 18, 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 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 3/08/2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 27 day of January , 2026.
STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT
As Clerk of Court
By: Ruth Pacaheco
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1029376

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, FLORIDA
NewRez LLC d/b/a Shellpoint Mortgage Servicing,
Plaintiff,
vs.
Sergio Ivan Santiesteban Garzon, et. al.,
Defendants. Case No: 2025CA-002807-A000-BA
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 01/15/2026, and entered in Case No. 2025CA-002807-A000-BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida wherein NewRez LLC d/b/a Shellpoint Mortgage Servicing, is the Plaintiff and Sergio Ivan Santiesteban Garzon; Unknown Spouse of Sergio Ivan Santiesteban Garzon; Taimirys Alvarez-Builla Padilla; Unknown Spouse of Taimirys Alvarez-Builla Padilla, are Defendants, Stacy M. Butterfield, Polk County Clerk of Courts, will sell to the highest and best bidder for cash at www.polk.realforeclose.com, beginning at 10:00 A.M. on March 2, 2026 the following described property set forth in said Final Judgment, to wit:
LOT 9, BLOCK 13 OF EDGEWOOD PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 732 Trenton Rd, Lakeland, FL 33815
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 January 22, 2026
/s/ Anthony Vamvas
Anthony Vamvas, Esq.
Florida Bar No. 42742
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
avamvas@lenderlegal.com
EService@LenderLegal.com
CERTIFICATE OF SERVICE
I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 22 day of January 2026 to:
Sergio Ivan Santiesteban Garzon
732 Trenton Rd
Lakeland, FL 33815
Unknown Spouse of Sergio Ivan Santiesteban Garzon
732 Trenton Rd
Lakeland, FL 33815
Taimirys Alvarez-Builla Padilla
732 Trenton Rd
Lakeland, FL 33815
Unknown Spouse of Taimirys Alvarez-Builla Padilla
732 Trenton Rd
Lakeland, FL 33815
/s/ Anthony Vamvas
Anthony Vamvas, Esq.
11080-1029049

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:

ANCHOR FITNESS

Owner: Janeen L. Fisher
518 Heartland Circle
Mulberry, FL 33860

2/6/26LG 1T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025CA003551A000BA

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2018-RPL4,
Plaintiff,
vs.
DARRELL PITTMAN A/K/A DARRELL L. PITTMAN A/K/A DARRELL LEON PITTMAN; UNKNOWN SPOUSE OF DARRELL PITTMAN A/K/A DARRELL L. PITTMAN A/K/A DARRELL LEON PITTMAN; SUKHVINDER PITTMAN A/K/A SUKHVINDER K. PITTMAN A/K/A SUKHVINDER KAUR PITTMAN A/K/A S. PITTMAN; UNKNOWN SPOUSE OF SUKHVINDER PITTMAN A/K/A SUKHVINDER K. PITTMAN A/K/A SUKHVINDER KAUR PITTMAN A/K/A S. PITTMAN; HART LAKE COVE HOMEOWNERS ASSOCIATION, INC.; FIRST AMERICAN TITLE INSURANCE COMPANY; THERESA WAHL; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE OF ACTION

TO: DORIS A. MAZE
Last Known Address: 412 Lake Ned Road, Winter Haven, FL 33884

TO: DARRELL PITTMAN A/K/A DARRELL L. PITTMAN A/K/A DARRELL LEON PITTMAN
Last Known Address:
201 Fish Hawk Drive, Winter Haven, FL 33884
Current Address: N/A
Previous Address: N/A

TO: UNKNOWN SPOUSE OF DARRELL PITTMAN A/K/A DARRELL L. PITTMAN A/K/A DARRELL LEON PITTMAN
Last Known Address:
201 Fish Hawk Drive, Winter Haven, FL 33884
Current Address: N/A
Previous Address: N/A

TO: SUKHVINDER PITTMAN A/K/A SUKHVINDER K. PITTMAN A/K/A SUKHVINDER KAUR PITTMAN A/K/A S. PITTMAN
Last Known Address:
201 Fish Hawk Drive, Winter Haven, FL 33884
Current Address:N/A
Previous Address:N/A

TO:UNKNOWN SPOUSE OF SUKHVINDER PITTMAN A/K/A SUKHVINDER K. PITTMAN A/K/A SUKHVINDER KAUR PITTMAN A/K/A S. PITTMAN
Last Known Address:
201 Fish Hawk Drive, Winter Haven, FL 33884
Current Address:N/A
Previous Address:N/A

TO: THERESA WAHL
Last Known Address:
c/o Allison L. Friedman, P.A.
20533 Biscayne Boulevard, Suite 4435
Aventura, FL 33180
Current Address: N/A
Previous Address: N/A

TO: UNKNOWN TENANT #1
Last Known Address:
201 Fish Hawk Drive, Winter Haven, FL 33884
Current Address:N/A
Previous Address:N/A

TO: UNKNOWN TENANT #2
Last Known Address:
201 Fish Hawk Drive, Winter Haven, FL 33884
Current Address: N/A
Previous Address: N/A

TO: ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein

YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in POLK County, Florida, legally described as:

LOT 1, HART LAKE COVE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 135, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

This property is located at the street address of: 201 Fish Hawk Drive, Winter Haven, FL 33884.

YOU ARE REQUIRED to serve a copy of your written defenses on or before 3/6/2026 a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for two consecutive weeks in the LA GAIN ACCORDANCE WITH THE AMERICAN'S 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 Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686.

WITNESS my hand and the seal of the court on January 27, 2026.

Stacy M. Butterfield
Clerk of Polk County Circuit Court

Attorney for Plaintiff:
Annalise Hayes DeLuca, Esq.
Elizabeth A. Wulff, Esq.
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: 404.474.7149
Email: ServiceFL@mtglaw.com

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

IN THE 10th JUDICIAL CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No.: 2025-CP-004294

IN RE: ESTATE OF
GAJRAJ SAWH
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Gajraj Sawh, deceased, whose date of death was August 4, 2024, 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.

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

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

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

Personal Representative:
Anjana White
11 Victoria Terrace
Upper Montclair, NJ 07043

Attorney for Personal Representative:
Aliana M. Payret
Florida Bar No. 104377
Robinson, Pecaro & Mier, P.A.
201 N. Kentucky Avenue, #2
Lakeland, FL 33801
Email Address: apayret@lawdrive.com

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

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025CC007545

MABEL LOOP RIDGE HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,
vs.
JOSE A RIVERA MORALES, a single man and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC007545, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein MABEL LOOP RIDGE HOMEOWNERS' ASSOCIATION, INC. is Plaintiff and JOSE A RIVERA MORALES, a single man and UNKNOWN TENANT n/k/a LIZETTE RIVERA, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on April 29, 2026, in an online sale at www.polk.realforeclose.com, beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit:

Lot 64, Mabel Loop Ridge Subdivision Phase 1, A Replat, according to map or plat thereof as recorded in Plat Book 151, Page 15 through 19 inclusive, of the Public Records of Polk County, Florida.

Property Address: 2036 Barstow Lane, Dundee, FL 33838

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated February 2, 2026

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

2/6-2/13/25LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT

POLK COUNTY

To: LUIS A. MATOS

Case No.: CD202508669/D 3206810

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

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

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-004190

BEVERLY RISE PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
JOHNNY HUGHES,
Defendant(s).

NOTICE OF SALE

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

Lot 17, Block "A", BEVERLY RISE PHASE ONE, a subdivision according to the plat thereof recorded in Plat Book 110, Pages 28 and 29, 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 **April 21, 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.

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

1/30-2/6/26LG 2T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-004644

HAMMOCK RESERVE PHASE 1 HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
DANIELA ALEJANDRA CRUZ and GUSTAVO CABARCAS GARCIA,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclo-

(Continued on next page)

POLK COUNTY

sure entered in this cause on January 21, 2026, by the County Court of Polk County, Florida, for the following property described as:

Lot 14, Hammock Reserve Phase 1, according to the map or plat thereof, as recorded in Plat Book 183, Page(s) 26 through 38, 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 **April 21, 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.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shaII, 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

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP003129A000BA

IN RE: ESTATE OF
MARY EILEEN GRAY
a/k/a MARY E. GRAY
a/k/a MARY GRAY,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Mary Eileen Gray a/k/a Mary E. Gray a/k/a Mary Gray, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 30, 2026.

Personal Representative:
Tony Lee Gray
487 Calabay Parc Boulevard
Davenport, Florida 33897

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

1/30-2/6/26LG 2T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025CC007478

COVENTRY COVE PHASE II HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,
vs.
JOSE TORRES, a single man and
UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC007478, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein COVENTRY COVE PHASE II HOMEOWNERS ASSOCIATION, INC. is Plaintiff and JOSE TORRES, a single man and UNKNOWN TENANT n/k/a ANITA OZUNA, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on April 15, 2026, in an online sale at www.polk.realforeclose.com, beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit:

Lot 106, COVENTRY COVE PHASE II, according to the plat as recorded in Plat Book 168, Pages 42 and 43, of the Public Records of Polk County, Florida.

Property Address: 1333 Coventry Court, Winter Haven, FL 33880

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shaII, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated January 22, 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

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000044A000BA
Division 14

IN RE: ESTATE OF
BRADEN MICHAEL FREDERICKS
Deceased

NOTICE TO CREDITORS

The administration of the estate of BRADEN MICHAEL FREDERICKS, deceased, whose date of death was September 27, 2025; File Number 2026CP000044A000BA, 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 January 30, 2026.

Personal Representative:
JILL ANN FREDERICKS
6910 Appaloosa Drive
Lakeland, FL 33811

Attorneys for Personal Representative:
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

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024-CA-003852

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
vs.
YADIRA MEDINA ROMERO; et al.,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on January 15, 2026, in the above-captioned action, the following property situated in Polk County, Florida, described as:

LOT 48 OF SUMMERLIN GROVES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 188, PAGE(S) 7, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, Stacy M. Butterfield, on the **15th day of April, 2026 on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com** to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

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

1/30-2/6/265LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT
POLK COUNTY
To: LUIS A. MATOS
Case No.: CD202508669/D 3206810

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

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

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001998A000BA

IN RE: ESTATE OF
LURLINE L. MITCHELL
a/k/a LURLINE MITCHELL,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Lurline L. Mitchell a/k/a Lurline Mitchell, deceased, whose date of death was April 19, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 30, 2026.

Personal Representative:
Virginia Blackwell-Kernahan
a/k/a Virginia Elma Blackwell-Kernahan
403 Lark Court
Kissimmee, Florida 34759

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

1/30-2/6/26LG 2T

IN THE 10th CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-004295-A000BA

IN RE: ESTATE OF
MARCO T. PINEL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARCO T. PINEL, deceased, whose date of death was November 8, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 5255 N Broadway Ave Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this notice is January 30, 2026.

Attorney for Personal Representative:
Jessica Lynn Silva, Esq.
Florida Bar Number: 1011110
Law Office of Jessica Lynn Silva, PLLC
1360 S. Patrick Drive, Suite 4
Satellite Beach, Florida 32937
Telephone: (321) 474-2034
E-Mail: jessica@jessicalynnlaw.com
Secondary E-Mail: office@jessicalynnlaw.com

Personal Representative:
MIRIAN AMPARO PINEL
1743 Sandalwood Circle SW
Winter Haven, Florida 33880

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No.: 26 DR 0425

Giovanna Yaris Lopez Sanchez,
Petitioner,
and
Manuel Alberto Alvarez,
Respondent.

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

TO: Manuel Alberto Alvarez
Last known address:

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 Giovanna Yaris Lopez Sanchez whoose address is 6555 Old Lake Wilson Rd. Lot 172, Davenport, FL 33896-9494 on or before 02/26/26, and file the original with the clerk of this Court at Polk County Clerk of Courts, Family Division. 255 North Broadway Avenue, Bartow, FL 33830 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal property should be divided: None

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated 01/20/26

Clerk of the Circuit Court

By: /s/ Karen Cox
Deputy Clerk

1/23-2/13/26LG 4T

SARASOTA COUNTY

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA.
CASE No. 2019 CA 003185 NC
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SD1,
PLAINTIFF,
VS.
DONALD J. FRANTZ A/K/A DONALD FRANTZ, ET AL.
DEFENDANT(S).

_____/

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 25, 2022 in the above action, the Sarasota County Clerk of Court will sell to the highest bidder for cash at Sarasota, Florida, on March 10, 2026, at 09:00 AM, at www.sarasota.realforeclose.com for the following described property:
Lots 8229, 8230, and 8231, SOUTH VENICE, Unit 30, as per plat thereof recorded in Plat Book 6, Page 83, of the Public Records of Sarasota County, Florida.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/ Christopher J. Pelatti
Christopher J. Pelatti, Esq.
FBN# 79052
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Sarasota County, Sarasota County Jury Office at 941-861-7801 , PO Box 3079, Sarasota, FL 34230 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1029298

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY, FLORIDA
TOWD POINT MORTGAGE TRUST ASSET-BACKED SECURITIES, SERIES 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,
Plaintiff,
vs.
HELBERTS C. TAMBLEY; et al.,
Defendants. Case No: 2025-CA-002108 NC
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 01/07/2026, and entered in Case No. 2025-CA-002108 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida wherein TOWD POINT MORTGAGE TRUST ASSET-BACKED SECURITIES, SERIES 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, is the Plaintiff and HELBERTS C. TAMBLEY; MARGARITA N. TAMBLEY; CASA DEL SOL CONDOMINIUM ASSOCIATION OF SARASOTA, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are Defendant(s), Karen E. Rushing, Sarasota County Clerk of Courts, will sell to the highest and best bidder for cash at 9:00 a.m. on March 10, 2026 at wwww.sarasoat.realforeclose.com on the following described property set forth in said Final Judgment, to wit:
UNIT 3335, CASA DEL SOL CONDOMINIUM, SECTION, I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2040, PAGE(S) 2787, ET SEQ., OF THE PUBLIC RECORDS OF SAARASOTA COUNTY, FLORIDA; AND ANY AMENDMENTS THERETO; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THOSE COMMON ELEMENTS APPURTENANT TO SAID UNIT IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THAT DECLARATION OF CONDOMINIUM.
Commonly known as: 4306 Madeira Ct, Sarasota, FL 34233
Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.
If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
DATED February 1, 2026
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
Florida Bar No. 109137
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
akalman@lenderlegal.com
EService@LenderLegal.com
CERTIFICATE OF SERVICE
I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 1st day of February 2026 to:
Helberts C. Tambley
586 Pine Ranch East Road
Osprey, FL 34229
htambley@gmail.com
Margarita N. Tambley
586 Pine Ranch East Road
Osprey, FL 34229
htambley@gmail.com
Kari L. Martin, Esquire
1401 8th Avenue West
Bradenton, FL 34205
service.KM@najmythompson.com
kmartin@najmythompson.com
bmiller@najmythompson.com
ATTORNEY FOR CASA DEL SOL CONDOMINIUM
ASSOCIATION OF SARASOTA, INC.
UNKNOWN TENANT #1 n/k/a
ALBERTO SARDINE
4306 Madeira Ct
Sarasota, FL 34233
UNKNOWN TENANT #2
4306 Madeira Ct
Sarasota, FL 34233
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
11080-1029482

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA.
CASE No. 2025 CA 004647 NC
BANK OF AMERICA, N.A.,
PLAINTIFF,
VS.
WALTER B. GREEN A/K/A WALTER GREEN, ET AL.
DEFENDANT(S).

(Continued on next page)

POLK COUNTY

_____/
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 21, 2026 in the above action, the Sarasota County Clerk of Court will sell to the highest bidder for cash at Sarasota, Florida, on February 11, 2026, at 09:00 AM, at www.sarasota.realforeclose.com for the following described property:
UNIT 414, BUILDING 4, VERANDA I AT HERITAGE OAKS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3004, PAGE 44, AS AMENDED AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 32, PAGES 31, 31A THROUGH 31D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Sarasota County, Sarasota County Jury Office at 941-861-7801 , PO Box 3079, Sarasota, FL 34230 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1029062

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 006181 SC

IN RE: ESTATE OF
JAMES WILLIAM HALL (AKA JAMES W. HALL)
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES WILLIAM HALL (AKA JAMES W. HALL), deceased, whose date of death was October 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 February 6, 2026.

Petitioner:
SHANNON EILEEN SCHMIDT (AKA SHANNON SMITH)

Attorney for Petitioner:

SARASOTA COUNTY

/s/ Bishop L. Toups
Bishop L. Toups
Attorney for Petitioner
Florida Bar Number: 120525
249 Nokomis Avenue S.
Venice, Florida 34285
Telephone: (941) 882-0731
E-Mail: btoups@taxestateplanning.com
2/6-2/13/26LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 006055 NC

IN RE: ESTATE OF
ESTATE OF ARLENE Y. ADAMS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Arlene Y. Adams, deceased, whose date of death was October 20, 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 2/6/2026.

Personal Representative:
Shawn Zavicar
10228 Sheeler Road
Onsted, Michigan 49265

Attorney for Personal Representative:
Andrew Ponnock
Florida Bar Number: 195420
10100 West Sample Road, 3rd Floor
Coral Springs, Florida 33065
Telephone: (954) 340-4051
Fax: (1-800) 809-1774
E-Mail: andy@ponnocklaw.com
2/6-2/13/26LG 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:

LIGHT OF THE WORLD EYECARE

Owner: Mary Shenouda
10401 NW 153rd Terrace
Alachua, FL 32615
2/6/26LG 1T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000224NC

IN RE: ESTATE OF
KARLA A. BENTON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of KARLA A. BENTON, deceased, whose date of death was July 11, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons 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 January 30, 2026.

Personal Representative:
WINTRUST PRIVATE TRUST COMPANY, N.A.
By: /s/ AMIT SAINI, TRUST OFFICER
231 S. LaSalle Street, 13th Floor
Cicago, Florida 0604

Attorney for Personal Representative:
/s/ MARLA D. BOHLANDER
Florida Bar Number: 0071514
TRENAM KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
Post Office Box 1102
Tampa, Florida 33601
Telephone: (813) 223-7474
E-Mail: mdbohlander@trenam.com
Secondary E-Mail: bbrandt@trenam.com
1/30-2/6/26LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 006216 NC

IN RE: ESTATE OF
CHRISTOPHER ANDREW AULD a/k/a CHRISTOPHER A. AULD,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Christopher Andrew Auld a/k/a Christopher A. Auld, deceased, whose date of death was September 25, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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 January 30, 2026.

Personal Representative:
Michael Anthony Auld
4150 Jennings Boulevard
Port Charlotte, Florida 33981

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
1/30-2/6/26LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 582025CA004534XXXANC

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff,
vs.
JEFFREY L. GRUBBS, TAMMY A. GRUBBS, et al,
Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated January 9, 2026 and entered in Case No. 582025CA004534XXXANC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and JEFFREY L. GRUBBS, TAMMY A. GRUBBS, CHELSMFORD CLOSE CONDOMINIUM ASSOCIATION, INC, Dennis Zacek, Unique Services, the Defendants. Karen Rushing, Clerk of the Circuit Court in and for Sarasota County, Florida will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, the Clerk's website for on-line auctions at 9:00 A.M. on March 10, 2026, the following described property as set forth in said Order of Final Judgment, to wit:

THE FOLLOWING DESCRIBED REAL PROPERTY, SITUATE, LYING AND BEING IN SARASOTA COUNTY, FLORIDA, IN THE FOLLOWING PROPERTY LEGALLY DESCRIBED AS:
UNIT 35, CHELMSFORD CLOSE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2222, PAGE 1612, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 28, PAGE 44, AS AMENDED, PUBLIC RECORDS OF SARASOTA 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 Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-8000, 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 seven (7) days, if you are hearing or voice impaired, call 711."

DATED at Sarasota County, Florida, this 22nd day of January, 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

JS0120/25-F001663
1/30-2/6/26LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 006204 SC

IN RE: ESTATE OF
MARCIN KOZIOLA,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Marcin Koziola, deceased, whose date of death was November 21, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons 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 January 20, 2026.

Personal Representative:
/s/ Robert Dziedziak
4280 Gulf of Mexico Dr.
Longboat Key, Florida 34228

Attorney for Personal Representative:
/s/ Joseph A. DiVito
Florida Bar Number: 228915
TRENAM LAW
200 Central Avenue
Suite 1600
St. Petersburg, FL 33701
Telephone: (727) 896-7171
E-Mail: jdivito@trenam.com
Secondary E-Mail: egarcia@trenam.com
1/30-2/6/26LG 2T

SOLICITUD DE PROPUESTAS

Programa del Condado Hillsborough del Año Fiscal 2026 para el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD)
Programa de Subvenciones para el Desarrollo Comunitario (CDBG)
Proyectos de Servicios Públicos e Instalaciones y Mejoras Públicas

Hillsborough County Florida

El Departamento de Servicios de Vivienda Asequible (AHS) del Condado Hillsborough ha publicado la Solicitud de Propuestas (RFP) para el Programa de Subvenciones para el Desarrollo Comunitario (CDBG) del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD), con el fin de proporcionar financiación para proyectos de servicios públicos, instalaciones públicas y mejoras para el año fiscal 2026.

Las propuestas deben cumplir con las directrices establecidas en la RFP y corresponder a actividades elegibles que cumplan con el objetivo nacional de beneficiar a personas de ingresos extremadamente bajos, bajos y moderados, según lo estipulado en la normativa del programa CDBG.

El Departamento de Servicios de Adquisiciones del condado ha publicado la solicitud de propuestas (RFP). La descripción completa de las actividades elegibles, los requisitos de ingresos y los criterios de evaluación correspondientes se encuentran en las instrucciones de la RFP. **Las propuestas para actividades y proyectos elegibles para el programa CDBG deben presentarse a través de Euna Procurement a más tardar a las 2:00 p.m. de la fecha límite.**

Para acceder al portal de Servicios de Adquisiciones Euna Procurement (Plataforma de Contratación Electrónica), regístrese en el sistema a través del siguiente enlace: **HCFL.gov/Vendors**. Agregue el siguiente código de producto a la sección de Productos y Servicios de su perfil de proveedor, así como todos los demás códigos relacionados con los productos o servicios en los que se especializa su empresa:
NIGP 963.43 ARTÍCULOS DIVERSOS NO SUJETOS A LICITACIÓN. Contratos intergubernamentales/ interinstitucionales.

Para obtener más información sobre esta solicitud de propuestas, envíe un correo electrónico a iSupplier@HCFL.gov o llame al (813) 272-5790.

EQUAL HOUSING OPPORTUNITY

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for a contractor to provide xeriscaping near the NY Yankee's bridge.

BID #25-09
Yankee's Bridge Xeriscaping Project

MANDATORY PREBID MEETING
Thursday, February 19, 2026 at 10am
(Entrance B/C off Himes Avenue - Raymond James Stadium)

BID DUE DATE
Thursday, February 26, 2026 *not later than* 10am

Bid packages will be available for distribution on Friday, February 6, 2026. Documents are also available for download on our website https://www.tampasportsauthority.com/procurement-services, https://www.myvendorlink.com and via DemandStar https://www.demandstar.com. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 30th Day of January 2026.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
2/6/26LG 1T

HILLSBOROUGH COUNTY
LAND EXCHANGE

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

Legal Description – Authority-owned Parcel

Folio 067977-0548 (2.6-acres±)

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

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

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

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

Invitation to Bid

Preferred Materials, Inc. requests quotes from approved State Disadvantage Business Enterprises (DBE) or other Maintenance of Traffic, Erosion Control, Milling & Milling Cleanup, Grading & Excavation, Drainage, Concrete, Sod, Detectable Warnings, Signage, Pavement Markings, ITS, Signalization, Utilities, Trucking/Hauling for **#IFB-26-00086 CR 584 (Waters Ave) @ Florida Mining Blvd Intersection Improvements Contract Hillsborough County.** Efforts to assist interested DBE's in obtaining bonding, lines of credit, or insurance will be provided if needed. For your convenience, plans and specifications can be downloaded from our Preferred Materials FTP site or viewed at our office. Contractor assumes full responsibility for review of all current contract documents, to include any addenda that may be issued with his/her submission of a quote.

Wage Rate Decision Number: NA - **Please review these current wage decisions for each county as they will directly impact your bid, certified payroll reporting and classification usage.**

Bids are due 2/19/2026 prior to noon, via email: denise.dizon@preferredmaterials.com or via fax to 813-664-8526. Direct questions to Jon Stebick, at the Estimating Department #: 813-612-5740

2/6/26LG 1T

Hillsborough County Florida EST. 1834

SOLICITUD DE PROPUESTAS

PROGRAMA DEL CONDADO HILLSBOROUGH PARA EL AÑO 2026
Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD)
Programa de Asociaciones de Inversión en Vivienda (HOME)
Proyectos del Plan de Rescate Estadounidense HOME (HOME-ARP)
Certificación de la Organización de Desarrollo de Vivienda Comunitaria (CHDO)

El Departamento de Servicios de Vivienda Asequible (AHS) del Condado Hillsborough ha publicado la Solicitud de Propuestas (RFP) para que el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) proporcione financiación para el Programa de Asociaciones de Inversión en Vivienda (HOME), proyectos del Plan de Rescate Estadounidense HOME (HOME-ARP) y la apertura del proceso de certificación CHDO en conjunto con un proyecto HOME y/o HOME-ARP para el Año del Programa 2026.

Los fondos HOME se pueden utilizar para adquirir y/o rehabilitar viviendas de alquiler y propiedades para compradores de vivienda, construir propiedades de alquiler o para compradores de vivienda, financiar Organizaciones de Desarrollo de Vivienda Comunitaria o proporcionar asistencia financiera para la adquisición de vivienda. Los fondos HOME-ARP se pueden utilizar para adquirir propiedades para convertirlas en unidades de alquiler, construir/reconstruir unidades de alquiler, rehabilitar unidades de vivienda o rehabilitar/convertir propiedades en unidades de alquiler.

Las propuestas deben cumplir con las pautas proporcionadas en la RFP y ser actividades elegibles según las regulaciones de HOME y HOME-ARP.

El Departamento de Servicios de Adquisiciones del Condado ha puesto a disposición la RFP. La descripción completa de las actividades elegibles, los requisitos de ingresos y los criterios de evaluación correspondientes se pueden encontrar en las instrucciones de la RFP. Las propuestas para actividades y proyectos elegibles de HOME y HOME-ARP deben presentarse a través de Euna Procurement a más tardar a las 2:00 p.m. de la fecha límite.

Para acceder al portal de Euna Procurement (Plataforma de Contratación Electrónica) del Departamento de Servicios de Adquisiciones, regístrese en el sistema en el siguiente enlace: **HCFL.gov/vendors**. Agregue el siguiente código de producto a la sección de Productos y Servicios de su Perfil de Proveedor, así como todos los demás códigos relacionados con los productos o servicios en los que se especializa su empresa: NIGP 963.43 ARTÍCULOS VARIOS NO SUJETOS A LICITACIÓN. Contratos intergubernamentales/interinstitucionales. Para obtener información adicional sobre esta RFP, envíe un correo electrónico a iSupplier@HCFL.gov o llame al (813) 272-5790.

EQUAL HOUSING OPPORTUNITY

Solicitation Advertisement
Call for Artists for Tampa International Airport
HILLSBOROUGH COUNTY AVIATION AUTHORITY (AUTHORITY)

Tampa International Airport is seeking to commission Artists for the Tampa International Airport Public Art Program. Artists are invited to submit their materials through Café™ at www.CallForEntry.org, beginning on February 5, 2026 through March 19, 2026, no later than 11:59 p.m. in Mountain Time Zone (1:59 a.m. EST, March 20, 2026). Artists with questions regarding this process should contact the Authority's Procurement Agent, Rayesha Cotton, at (813) 217-3052 or via email at RCotton@TampaAirport.com.

2/6/2026LG 1T

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

NOTICE IS HEREBY GIVEN that that the Tampa City Council will hold a public hearing to consider the adoption of the below proposed amendment to the City of Tampa Comprehensive Plan on Thursday, February 12, 2026, beginning at 5:01 p.m., or as soon thereafter as may be heard.

TA/CPA24-11: A privately initiated map amendment to the Future Land Use Element, Future Land Use Map, for the property located at 611 and 613 South Magnolia Avenue, 601 and 611 West Swann Avenue, and 612 and 614 West Bay Street from Residential-35 (R-35) to Community Mixed Use-35 (CMU-35). The approximate size of the property is 2.05 acres and is located in the Central Tampa Planning District, Hyde Park Urban Village.

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

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

Comments specific to a public hearing will be heard when it appears on the agenda. Instructions for participating in quasi-judicial and legislative public hearings are available at: https://www.tampa.gov/document/instructions-participate-virtual-public-hearing-34621

Please note: In order to participate in quasi-judicial matters remotely via CMT, **cell phones and smartphones are not compatible as they will not allow you to share your camera when connected.** You must have access to a communications media device such as a tablet or a computer equipped with a camera and microphone that will enable you to be seen (video) and heard (audio) by the Tampa City Council and all other participants.

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

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

In accordance with Section 286.0105, Florida Statutes, any person who decides to appeal any decision of the Tampa City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, MMC
CITY CLERK

2/6/26LG 1T

Hillsborough County Public Schools

NOTICE OF RULEMAKING

The School Board of Hillsborough County Policies

At its regular meeting of February 24, 2026, The School Board of Hillsborough County, Florida, will conduct a public hearing on or after 5:01 p.m. regarding proposed revisions to School Board policy. The meeting will take place in the Raymond O. Shelton School Administrative Center Board auditorium, 901 E. Kennedy Blvd., Tampa. The Board will consider the recommendation to adopt the proposed policy revisions. Other than the cost of advertisement, there is no economic impact.

Pursuant to the Board's Bylaws, if an individual believes he or she is affected by these proposed policies, that individual may present argument or evidence on all issues relating to the proposed rule at the hearing to be held pursuant to this notice. Any person wishing to present argument or evidence must, within twenty-one (21) days of the date of this notice, submit a written request to:

Superintendent Van Ayres
Hillsborough County Public Schools
901 E. Kennedy Blvd.
Tampa, FL 33602

The proposed policy revisions can be viewed at: https://www.hillsboroughschools.org/review

A copy is also available for review in the Hillsborough County Public Schools district office located at 901 E. Kennedy Blvd., Tampa.

2/6/26LG 1T

PUBLIC NOTICE BY THE CITY OF TAMPA OF REQUEST FOR PROPOSALS (RFP) FOR THE LEASE OF PROPERTY LOCATED AT 2806 NORTH 15TH STREET TAMPA FLORIDA

Pursuant to Section 163.380(3)(a), Florida Statutes, the City of Tampa is providing public notice of the City's Request for Proposals ("RFP") from qualified persons or entities for the lease of property located at 2806 North 15th Street, Tampa Florida.

PROPOSALS MUST BE RECEIVED BY THE CITY NO LATER THAN 3:00 PM (EST), ON MARCH 6, 2026, which is a minimum of THIRTY (30) days after the date of publication of this notice as required by Section 163.380(3)(a), Florida Statutes. Offers by mail, hand delivery or express mail, telephone, email or transmitted by facsimile (FAX) machine are not acceptable. All submittals are uploaded electronically into the OpenGov eProcurement Portal. No file shall have a special character. No proposal may be withdrawn or modified after the time fixed for the opening of proposals.

A PRE-PROPOSAL CONFERENCE (Non-Mandatory) will be held at 10:00 AM, February 17, 2026, at Tampa Municipal Office Building (TMOB), Purchasing Conference Room 3rd Floor 306 E Jackson Street, Tampa, FL 33602 to discuss the above referenced subject.

Electronic submittals shall be performed in the OpenGov Portal via link https://procurement.opengov.com/portal/cityoftampa To ensure that an electronic submittal is received by the opening date and time, it is recommended that the Proposer submit their documents with adequate time allowed prior to the deadline. Proposer shall receive an email confirmation of their proposal submittal after clicking on the "Submit" button in the portal. The Proposer shall be responsible for confirming that their submittal is received by the deadline. Any submittal received after the closing date and time will not be considered.

2/6/26 1T

CITY OF TAMPA PURCHASING DEPARTMENT

INVITATION TO BID

SHELTERED MARKET SOLICITATION

Sealed Bids from City of Tampa Certified Small Local Business Enterprises and Women/Minority Business Enterprises for the furnishing of the following will be received by the Director of Purchasing, City of Tampa.

3:00 PM 3/12/26
Bayshore Boulevard Planting, Installation and Landscape Maintenance - From Platt Street to Gandy Boulevard (SMS)
Pre-Bid Meeting to be held 2/23/26 @9:00AM

3:00 PM 3/3/26
Flexible Pipe Couplings (SMS)

3:00 PM 3/5/26
Retention Pond Mowing and Maintenance (SMS)

3:00 PM 2/27/26
Vacant Land Maintenance (SMS)
Pre-Bid Meeting to be held 2/12/26 @10:30AM

3:00 PM 3/16/26
Julian B. Lane Riverfront Park Grounds Maintenance (SMS)
Pre-Bid Meeting to be held 2/26/26 @9:00AM

3:00 PM 2/25/26
Flooring Services and Maintenance for Wastewater (SMS)
Pre-Bid Meeting to be held 2/10/26 @10:00AM

then and thereafter to be publicly opened and read. Bid documents are available at the Purchasing Department (Phone No. 813/274-8351).

It is hereby made a part of this Invitation to Bid that the submission of any Bid in response to this advertised request shall constitute a Bid made under the same conditions for the same contract price and for the same effective period as this Bid to all public entities in Hillsborough County.

Dated: 2/6/2026
Deanna Faggart, CPPO
Director of Purchasing

City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610

2/6/26LG 1T

CITY OF TAMPA PURCHASING DEPARTMENT

INVITATION TO BID

Sealed Bids will be received by the Director of Purchasing, City of Tampa, in her office until:

3:00 PM 3/13/26
Special Events Park and Other City Owned Properties Grounds Maintenance (Bid Discount)
Pre-Bid Meeting to be held 2/24/26 @9:00AM

then and thereafter to be publicly opened and read. Bid documents are available at the Purchasing Department (Phone No. 813/274-8351).

It is hereby made a part of this Invitation to Bid that the submission of any Bid in response to this advertised request shall constitute a Bid made under the same conditions for the same contract price and for the same effective period as this Bid to all public entities in Hillsborough County.

Dated: 02/06/2026
Deanna Faggart, CPPO
Director of Purchasing

City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610

2/6/26LG 1T