CITRUS COUNTY

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

CASE NO.: 22-CA-000737

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

NOTICE OF SALE

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

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

Property Address: 305 Violet Lane, Inverness, FL 34452

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

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

Dated February 9, 2026

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

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

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000924 A

IN RE: ESTATE OF
GEORGE ANDREW DONATELLO,
Deceased.

NOTICE TO CREDITORS

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

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

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

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

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

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

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

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

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

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

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:

CITRUS COUNTY

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

HERNANDO COUNTY

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 27-2024-CA-000881

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE SOUNDVIEW HOME LOAN TRUST 2007-NS1 ASSET-BACKED CERTIFICATES, SERIES 2007-NS1,
Plaintiff,
vs.
NANCY A. DURKIN AKA NANCY DURKIN, et al,
Defendant(s).

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 12, 2026, and entered in Case No. 27-2024-CA-000881 of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida in which Deutsche Bank National Trust Company as Trustee for the Soundview Home Loan Trust 2007-NS1 Asset-Backed Certificates, Series 2007-NS1, is the Plaintiff and Nancy A. Durkin, James T. Mangarillo, Jr, Robert J. Durkin, Sr. aka Robert J. Durkin, are defendants, the Hernando County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at Hernando County Courthouse, 20 N. Main Street, Room 245, Brooksville, Florida 34601, Hernando County, Florida at 11:00AM on the March 3, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 12, BLOCK 1565, SPRING HILL, UNIT 23, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 44-52 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

A/K/A 4856 KEYSVILLE AVE SPRING HILL FL 34608

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

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

Dated this 10th day of February, 2026.

By: /s/ Justin Ritchie, Esq.
Florida Bar #106621

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

IN/24-005803

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

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

TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,
Plaintiff,
vs.
DEBBIE A. FREED, et al,
Defendant(s).

HERNANDO COUNTY

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 22, 2026, and entered in Case No. 25000597CAAXMX of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida in which Towd Point Mortgage Trust 2019-4, U.S. Bank National Association, as Indenture Trustee, is the Plaintiff and Debbie A. Freed, are defendants, the Hernando County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at Hernando County Courthouse, 20 N. Main Street, Room 245, Brooksville, Florida 34601, Hernando County, Florida at 11:00AM on the March 10, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

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

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

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

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

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

Dated this 10th day of February, 2026.

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

By: /s/ Charline Calhoun
Florida Bar # 16141

IN/25-002065

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

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

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

NOTICE TO CREDITORS

The administration of the estate of Sally Agnes Musacchia, a/k/a Sally A. Musacchia, a/k/a Sally Musacchia, deceased, whose date of death was December 16, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
George R. Bartlett, Jr.
2675 Goldfinch Dr.
Myrtle Beach, South Carolina 29577

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

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

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25001045CAAXMX
LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN M. MARRAS A/K/A JOHN MARIO MARRAS A/K/A DR. JOHN MARIO MARRAS

HERNANDO COUNTY

AND BETH MARRAS A/K/A BETH ANN MARRAS A/K/A BETH ANN KEGLOR F/K/A BETH ANN MARRAS KEGLOR, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of John M. Marras A/K/A John Mario Marras A/K/A Dr. John Mario Marras
Last Known Address: 5093 Brackenwood Dr, Spring Hill, FL 34609
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 17, Block 21, Sterling Hill Phase 1B, according to the map or plat thereof as recorded in Plat Book 34, Page(S) 23 through 33 inclusive, of the Public Records of Hernando County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before March 15, 2026 , within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Peggy Welch at (352) 754-4402.
WITNESS my hand and the seal of this Court this 27 day of January, 2026.
DOUG CHORVAT, JR.
As Clerk of Court
By: /s/ Sonya Sanders
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1029787

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR HERNANDO COUNTY, FLORIDA
Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-3,
Plaintiff,
vs.
LEONARD SAMPSON, et al.,
Defendants. Case No: 25000108CAAXMX
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 10/07/2025, and entered in Case No. 25000108CAAXMX of the Circuit Court of the FIFTH Judicial Circuit in and for Hernando County, Florida, and Order Resetting Foreclosure Sale, entered on February 9, 2026, wherein Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-3, is the Plaintiff and LEONARD SAMPSON; CASUNDRA MOMENT; WILLIE WINSLETT, JR.; MORGAN JAMES BAKER, JR.; RONILDO THEO ESCARMANT; DOUGLAS JONES, are Defendants, Doug Chorvat Jr., Hernando County Clerk of Courts, will sell to the highest and best bidder for cash live and in person immediately outside of Room 245 of the Hernando County Courthouse, 20 N. Main Street, Brooksville 34601 at 11:00 AM on April 14, 2026 the following described property set forth in said Final Judgment, to wit:
LOTS 5, BLOCK B, MITCHELL HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 7, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
Property Address: Parcel #: R27 222 19 2730 00B0 0050
Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.
If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
DATED February 10, 2026
/s/ Nick Geraci
Nick Geraci, Esq.
Florida Bar No. 95582
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
ngeraci@lenderlegal.com
EService@LenderLegal.com
CERTIFICATE OF SERVICE
I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 10 day of February 2026 to:
LEONARD SAMPSON
WILLIE B. WINSLETT, JR.
CASUNDRA MOMENT
MORGAN JAMES BAKER, JR
RONILDO THEO ESCARMANT
c/o S. Keith Turner, Esq.
The Law Office of Shannon Keith Turner, P.A.
PO BOX 2067
Orlando FL 32802
turnerkeith01@gmail.com
skeithturner@msn.com
RONILDO THEO ESCARMANT
Kendrick Law Office, PLLC
1817 Atlantic Blvd.
Jacksonville, Florida 32207
dkendrick@klojax.com
DOUGLAS JONES
7671 W. GORDON LOOP
BROOKSVILLE, FL 34601
/s/ Nick Geraci
Nick Geraci, Esq.
11080-1030050

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:

EARTH GUARD JUNK REMOVAL

Owner: Darrell Nelson /
Terrae Custos L.L.C.
12915 Lussier Lane
Spring Hill, FL 34610

2/13/26LG 1T

IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, STATE OF FLORIDA
File No. 2025-CP-1469

IN RE: ESTATE OF
GREGORY DAVID FREY,
Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: LISA RENEE FREY
Unknown

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

DATED February 2, 2026

Clerk of the Circuit Court

By: /s/ Jessie McKendra
Deputy Clerk

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

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 PUB-

(Continued on next page)

HERNANDO COUNTY

LICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the 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

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.

HERNANDO COUNTY

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

HILLSBOROUGH COUNTY

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No: 25-CP-003504
Division: B

IN RE: The Estate of:
TALESHA A. VAUGHAN-BUCHANAN,
Deceased

NOTICE TO CREDITORS

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

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

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

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

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

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

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

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

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

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-CA-001264
Division: K

NEW WAVE SPORTS, INC. N/K/A GRANT'S, INC.
Plaintiff,
vs.
ESTATE OF GRANT E. WARREN AND ESTATE OF JANICE L. WARREN
Defendant.

NOTICE OF ACTION

TO: ESTATE OF GRANT E. WARREN and ESTATE OF JANICE L. WARREN, Defendants, and to all parties claiming interest by, through, under or against Defendants, and all parties having or claiming to have any right, title or interest in the property herein described.

YOU ARE NOTIFIED that you have been designated as Defendant in a legal proceeding filed against you for reformation of deed. The action involves real property in Hillsborough County, Florida, more fully described as follows:

The North 575 feet of the West 165 feet of the East 660 feet of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 30 South, Range 22 East, Hillsborough County, Florida and the West 15 feet of the East 660 feet of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 30 South, Range 22 East, Hillsborough County, Florida, less the North 575 feet.

Property Appraiser Folio Number: 093678-6555

The action was instituted in the Thirteenth Judicial Circuit Court, Hillsborough County, Florida, and is styled New Wave Sports, Inc. n/k/a Grant's, Inc. v Estate of Grant E. Warren and Estate of Janice L. Warren.

You are required to serve a copy of your written defenses, if any, to the action on Rory B. Weiner, Plaintiff's attorney, whose address is 635 W Lumsden Rd, Brandon, FL 33511, on or before March 23, 2026, and file the original with the clerk of this

HILLSBOROUGH COUNTY

court either before service on Rory B. Weiner or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED February 4, 2026.
Victor D. Crist
Clerk of the Thirteenth Judicial Circuit Court
Hillsborough County, Florida

By: s/ Jennifer Taylor
Deputy Clerk

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
Case No: 22-DR-008910
Section: AP

JALEN WALDEN,
Petitioner,
And
RYNIQUA GREEN,
Respondent.

NOTICE OF ACTION FOR PETITIONER'S SUPPLEMENTAL PETITION TO MODIFY

TO: RYNQUA GREEN
Last Known Adress: Unknown

YOU ARE NOTIFIED that an action for Supplemental Petition to Modify has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JALEN WALDEN, whose address is 6700 Pexton Drive, Seffner, Florida 33584, on or before February 20, 2026, and file the original with the clerk of this Court at Clerk of Circuit Court, George E. Edgecomb Courthouse, 800 E Twiggs Street, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the Petition.**

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

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

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

Dated: January 15th, 2026

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

By: s/ John Rollo
As Deputy Clerk

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

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

IN RE: ESTATE OF

HILLSBOROUGH COUNTY

ANDREW JOHN HENNESSY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ANDREW JOHN HENNESSY, deceased, whose date of death was October 28, 2025; File Number 26-CP-000375, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

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

IN RE: ESTATE OF
GWENDOLYN T. POWELL
Deceased.

NOTICE TO CREDITORS

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

The administration of the estate of GWENDOLYN T. POWELL, deceased, whose date of death was February 12, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street., Room 442- Edgecomb Courthouse, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Signed on this 9th day of February, 2026.

Personal Representatives:
/s/ Monique Powell-Davis
Monique Powell-Davis

/s/ Cicely Powell-Hodge
Cicely Powell-Hodge

Attorney for Personal Representative
/s/ Allison Cochran
Handling Attorney
Allison L. Cochran, Esq.
Florida Bar Number: 097852
4700 Millenia Blvd, Ste. 500
Orlando, FL 32839
Phone: (407) 504-1020
Email: Allison@cochranesquire.com

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
PROBATE DIVISION
CASE NO.: 26-CP-000243
(Continued on next page)

CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS
PUBLICATION NOTICE

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

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

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

CASE NO: COD-25-0003753
NAME OF VIOLATOR: RIZQ HOLDINGS LLC
LOCATION OF VIOLATION: 4066 HENDERSON BLVD, TAMPA, FL
CODE SECTIONS: 19-237(3)
LEGAL DESCRIPTION: THOMAS PLACE LOT 13
FOLIO: 120029.0000

CASE NO: COD-25-0003901
NAME OF VIOLATOR: ERNESTINE A UPSHAW ESTATE OF
LOCATION OF VIOLATION: 2705 E 18TH AVE, TAMPA, FL
CODE SECTIONS: 19-50 19-231(10) 19-231(15)b
LEGAL DESCRIPTION: WATCH HILL LOT 5 BLOCK 6
FOLIO: 188429.0000

CASE NO: COD-25-0004316
NAME OF VIOLATOR: SAMUEL MIRABELLA JR
LOCATION OF VIOLATION: 4909 W SAN RAFAEL ST, TAMPA, FL
CODE SECTIONS: 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: HENDERSON BEACH W 35 FT OF LOT 8 AND LOT 10 AND E 15.3 FT OF LOT 1 OF STONEY POINT SUB ADDITION BLOCK 15 LESS COMM AT SE COR OF LOT 8 BLK 15 THN S 90 DEG 00 MIN 00 SEC W 16.14 FT THN N 00 DEG 14 MIN 23 SEC 30.74 FT THN N 89 DEG 55 MIN 40 SEC W 35.39 FT S 48 DEG 52 MIN 31 SEC E 46.80 FT TO POB
FOLIO: 120961.0000

CASE NO: COD-25-0004380
NAME OF VIOLATOR: HONAWICO GROUP LLC
LOCATION OF VIOLATION: 2303 E 4TH AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: TURMAN'S EAST YBOR LOT 6 BLOCK 30
FOLIO: 189380.0000

CASE NO: COD-25-0004412
NAME OF VIOLATOR: LAZARO C VALDES / TRUSTEE ET
LOCATION OF VIOLATION: 2514 N 55TH ST, TAMPA, FL
CODE SECTIONS: 19-231(5)a 19-231(5)c 19-231(10) 19-231(13) 19-231(15)b 19-231(15)c 19-231(17)
LEGAL DESCRIPTION: UCETA LOTS 21 AND 22 BLOCK 2
FOLIO: 160227.0000

CASE NO: COD-25-0004466
NAME OF VIOLATOR: CARLYLE FLATS OF TAMPA LLC
LOCATION OF VIOLATION: 227 S ARMENIA AVE, TAMPA, FL
CODE SECTIONS: 22-8 22-60
LEGAL DESCRIPTION: PARK CITY 2ND SECTION LOTS 11 TO 15 INCL BLOCK 5, LESS R/W
FOLIO: 116827.0000

CASE NO: COD-25-0004468
NAME OF VIOLATOR: HAIRE PROPERTIES LLP
LOCATION OF VIOLATION: 9931 N FLORIDA AVE, TAMPA, FL
CODE SECTIONS: 19 237(3) 19 237(3)i,j
LEGAL DESCRIPTION: HARVEY HEIGHTS N 125 FT OF W 125 FT OF LOT 14 LESS FLA AVE R/W
FOLIO: 98933.0000

CASE NO: COD-25-0004504
NAME OF VIOLATOR: JERSEY MHP LLC
LOCATION OF VIOLATION: 222 HOBOKEN AVE, TAMPA, FL
CODE SECTIONS: 19-51 19-56 19-237 19-237(3) 19-237(3)f
LEGAL DESCRIPTION: 1 HARVEY HEIGHTS BEG 37 FT N AND 174 FT E OF SW COR OF LOT 2 N 124.85 FT E 464.02 FT SLY 124.85 FT TO A PT 464.01 FT E OF POB THN WLY 464.01 FT TO POB LESS N 60 FT OF S 97 FT OF E 100FT OF W 274 FT OF S 1/2 OF LOT 2 ..... LOT 3 .... LOT 1 LESS THAT PT LYING WITHIN 33 FT OF C/L OF CENTRAL AVE AND N 1/2 OF LOT 2 .... LOT 14 LESS N 125 FT OF W 125 FT AND LESS FLA AVE R/W LESS E 78 FT OF N 84 FT OF W 236 FT ..... ACCESS ROAD INT CENTRAL MHP NORTH DESC AS TRACT BEG 22 FT N OF SE COR OF LOT 2 AND CONT N 15 FT W 242.2 FT SELY 15.07 FT TO PT 240.6 FT W OF POB AND E 240.6 FT TO BEG

CASE NO: COD-25-0004617
NAME OF VIOLATOR: JEANETTE L BRENNAN
LOCATION OF VIOLATION: 9305 N HIGHLAND AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: HAMNER'S MARJORY B AND W E FLORILAND LOT 17 BLOCK 9
FOLIO: 99832.0000

CASE NO: COD-25-0004664
NAME OF VIOLATOR: 4216MASJID LLC
LOCATION OF VIOLATION: 4216 E BUSCH BLVD, TAMPA, FL
CODE SECTIONS: 19-48 19-233(a) 19-234 19-237 19-237(3)
LEGAL DESCRIPTION: TERRACE PARK SUBDIVISION UNIT NO 3 LOTS 5 THRU 9 AND LOTS 14 THRU 18 BLK 108
FOLIO: 142164.0000

CASE NO: COD-25-0004688
NAME OF VIOLATOR: JOHN M H MCDERMOTT
LOCATION OF VIOLATION: 4905 W SAN NICHOLAS ST, TAMPA, FL
CODE SECTIONS: 19-59 19-231(15)c
LEGAL DESCRIPTION: SUNSET CAMP A REPLAT OF BLOCKS 3 AND 7 SUBDIVISION W 10.2 FT OF LOT 2, LOT 3 AND E 5.6 FT OF LOT 4
FOLIO: 121264.0000

CASE NO: COD-25-0004732
NAME OF VIOLATOR: JOHN R MOORHEAD
LOCATION OF VIOLATION: 10914 N BOULEVARD, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: GOLFLAND OF TAMPA'S NORTH SIDE COUNTRY CLUB AREA NO 2 LOT 7 AND S 35 FT OF LOT 8 BLOCK 41
FOLIO: 96584.0000

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

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

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

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

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

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

HILLSBOROUGH COUNTY

DIVISION: B

IN RE: THE ESTATE OF:
THOMAS F. COOK, SR.,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of THOMAS F. COOK, SR., deceased, whose date of death was August 1, 2025, and whose Social Security Number is xxx-xx-7254, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
JOHN COOK
11210 Indian Oaks Dr.
Tampa, FL 33625

Attorney for Personal Representative:
RACHEL L. GRIFFIN, ESQUIRE
Griffin & Associates, P.A.
1430 Oakfield Drive
Brandon, FL 33511
(813) 681-2612
Fla. Bar No. 1002421
Primary email: service@egriffinlaw.com
Secondary email: rlg@egriffinlaw.com

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

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

Case No.: 26-DR-000773
Division: CP

DIANA LAZARO RUBIO,
Petitioner,

and

VICTOR CHAVARRIA SANCHES,
Respondent

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

TO: VICTOR CHAVARRIA SANCHES
Last Known Address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on DIANA LAZARO RUBIO, whose address is 13308 F Pond Wood Dr., Tampa, FL 33618 on or before 3/13/26, and file the original with the clerk of this Court at 800 E. Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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

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

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

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

Dated February 05, 2026

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

By: s/ Mary Glover
Deputy Clerk

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

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:

CARDINAL HOME CARE

Owner: Cardinal Home, LLC
3903 Northdale Blvd.,
Suite 100-59
Tampa, FL 33624

2/13/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

LITTLE GREEK FRESH GRILL

Owner: Joseph W. Eden
10173 Big Bend Road
Riverview, FL 33578

2/13/26LG 1T

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY

HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000203

IN RE: ESTATE OF
NORINA ROBERTA COURSEY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of NORINA ROBERTA COURSEY, deceased, whose date of death was November 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

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

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

Case No.: 26-001745
Division: I-P

CARLOS RAFAEL LARGEL,
Petitioner,

and

MEYBOL PANIAGUA ARIAS,
Respondent

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

TO: MEYBOL PANIAGUA ARIAS
Last Known Address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CARLOS RAFAEL LARGEL, whose address is 5821 North Hale Ave., Tampa, FL 33614 on or before 3/18/2026, and file the original with the clerk of this Court at 800 E. Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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

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

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

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

Dated February 10, 2026

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

By: s/ Mary Glover
Deputy Clerk

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

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

CASE NO. 2025 CA 008465

TRAX CREDIT UNION,
Plaintiff,

vs.

HELEN SMITH, U.S. SECRETARY OF HOUSING AND URBAN DEVELOPMENT

HILLSBOROUGH COUNTY

AND UNKNOWN PARTY IN POSSESSION,
Defendants.

NOTICE OF FORECLOSURE SALE

Notice is hereby given that the Hillsborough County Clerk of Court will on March 17, 2026, at 10:00 a.m EST, online at http://www.hillsborough.realforeclose.com/ offer for sale one by one, to the highest bidder for cash, the property located in Hillsborough County, Florida, as follows:

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

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

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

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

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA
PROBATE DIVISION
File Number: 25-CP-001160
Division: A

IN RE: ESTATE OF
REGINOLD JAMES,
Deceased.

NOTICE TO CREDITORS

The Administration of the Estate of REGINOLD JAMES, deceased, whose date of death was January 07, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The name and address of the personal representative and/or Petitioner, Betty Davis-James is 7627 Wood Violet Drive, Gibsonton, Florida 33534.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA

STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA
PROBATE DIVISION
File Number: 25-CP-001160
Division: A

IN RE: ESTATE OF
REGINOLD JAMES,
Deceased.

NOTICE TO HEIRS

The Administration of the Estate of REGINOLD JAMES, deceased, whose date of death was January 07, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The name and address of the personal representative and/or Petitioner, Betty Davis-James is 7627 Wood Violet Drive, Gibsonton, Florida 33534.

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

All other heirs of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE

HILLSBOROUGH COUNTY

TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-071467

WALDEN LAKE COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

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

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order on Plaintiffs Motion to Reopen Foreclosure Case and Reset Foreclosure Sale entered in this cause on February 9, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

Lot 88, WALDEN LAKE UNIT 26, according to the Plat thereof, as recorded in Plat Book 60, Pages 15-1 through 15-10, inclusive, of the Public Records of Hillsborough County, Florida.

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

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

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

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

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-027163

WALDEN LAKE COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

JUSTINE BURKE and JOANNE C. ALLARD,
Defendant.

NOTICE OF SALE

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

Lot 9, Block 2, Walden Lake Unit 20, according to the map or plat thereof, recorded in Plat Book 56, Pagc(s) 43, Public Records of Hillsborough County, Florida.

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

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

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

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

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

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-000356
DIVISION B
Florida Bar #898791

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

NOTICE TO CREDITORS

The administration of the estate of DON G. DESKINS, deceased, Case Number 26-CP-000356, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601.

HILLSBOROUGH COUNTY

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 13, 2026.

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

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

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

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, OF THE STATE OF FLORIDA
CIVIL DIVISION
Case No.: 25-CA-010833

GEORGE DE GROOT,
Plaintiff,

vs.

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

NOTICE OF ACTION

TO: BROOKE COLLINS

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

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

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

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

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

The date of first publication of this Notice is 2/13/2026.

DATED on February 5, 2026.

Victor Crist, Clerk of the Court

By: Jennifer Taylor
As Deputy Clerk

PERRY G. GRUMAN, P.A.
3400 W. Kennedy Boulevard
Tampa, Florida 33609
(813)870-1614
Attorney for Plaintiffs
Florida Bar No. 396052
Perry@grumanlaw.com

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

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

IN RE: ESTATE OF
JOYCE ANN SCHWARTZ,
Deceased.

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION

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

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

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

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

MOONRAY LAW, PLLC
c/o Justin T. Moonray, Esq.
1032 E Brandon Blvd #9933
Brandon, Florida 33511

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

(Continued on next page)

HILLSBOROUGH COUNTY

WITNESS my hand and seal of this Court on 1/30/2025.

Victor D. Crist
As Clerk of the Court

By: s/ Ryan Marsh
As Deputy Clerk

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000187

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

NOTICE TO CREDITORS

The administration of the Estate of Judith Ann Ryan a/k/a Judith Ryan, deceased, whose date of death was December 17, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

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

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

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

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

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT
ENVIRONMENTAL PROTECTION COMMISSION
OF HILLSBOROUGH COUNTY
Draft Air Permit No. 0571473-005-AC
Ardent Mills, LLC, Port Redwing Mill
Hillsborough County, Florida

Applicant: The applicant for this project is Ardent Mills, LLC. The applicant's authorized representative and mailing address are: Steve Neely, Plant Manager, 6041 Diana Toledo Almeida Road, Gibsonton, FL 33534.

Facility Location: Ardent Mills, LLC. operates the existing Port Redwing Mill facility, which is located in Hillsborough County at 6041 Diana Toledo Almeida Road, Gibsonton, FL 33534.

Project: This permit increases the hours of operation of one grain aspirator and two millfeed storage bins at the existing flour mill. The potential particulate matter emissions will continue to be controlled by baghouses. The facility remains a Synthetic Minor Non-TV source of particulate matter emissions.

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Environmental Protection Commission of Hillsborough County. The Permitting Authority's mailing address is: 3629 Queen Palm Dr., Tampa, Florida 33619. The Permitting Authority's telephone number is (813) 627-2600.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: https://fldep.dep.state.fl.us/air/emission/apds/default.asp.

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

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

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

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

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

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

Mediation: Mediation is not available in this proceeding.

2/13/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000176
Division O

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

NOTICE TO CREDITORS

The administration of the estate of RICARDO CARRILLO PEREZ JR, deceased, whose date of death was April 28, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 700 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Ricardo Perez
6010 N 32nd St
Tampa, Florida 33610

Attorney for Personal Representative:
Daniel de Paz
Florida Bar Number: 108866
12651 Walsingham Rd., Suite B
Largo, Florida 33774
Telephone: (813) 367-9856
Fax: (813) 901-4856
E-Mail: daniel@depaz.law
Secondary E-Mail: e-service@depaz.law

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-037729

ANDOVER G CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

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

NOTICE OF SALE

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

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

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on **March 16, 2026** at **10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: . 25-CP-004296

IN RE: ESTATE OF
GERALD LEE DAVIS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Gerald Lee Davis, deceased, whose date of death was September 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 204, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

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

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-000877

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

vs.

MELANIE MOREL, AS TRUSTEE OF

(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 **2/18/2026** 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

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

NOTICE OF SALE

NOTICE IS HEREBYGIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on February 4,2026, by the Circuit Court of HillsboroughCounty, Florida, for the following property described as:

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

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on **March 13, 2026** at **10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

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

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

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CC-039176

PANTHER TRACE HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,
vs.
GEORGE B. ANTONIOUS and IRENE ANTONIOUS and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-039176, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein PANTHER TRACE HOMEOWNERS' ASSOCIATION, INC. is Plaintiff, and GEORGE B. ANTONIOUS and IRENE ANTONIOUS and UNKNOWN TENANT n/k/a CASEY SMITH, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on April 10, 2026, in an online sale at www.hillsborough.realforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

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

Property Address: 12321 Adventure Drive, Riverview, FL 33579

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

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

Dated February 9, 2026

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

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

NOTICE OF ADMINISTRATIVE COMPLAINT

To: : JAMES T. MCEACHRON

Case No.: CD202600144/D 3425898

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

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

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CC-19119
Division: O

PALMETTO COVE COMMUNITY ASSOCIATION, INC,
Plaintiff,
v.
ALEX PAJIL, and UNKNOWN SPOUSE OF ALEX PAJIL
Defendants.

NOTICE OF SALE

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

Lot 4 , Block 4 of Palmetto Cove Townhomes, according to the Plat thereof recorded in Plat Book 111, Pages 7 through 9, of the Public Records of Hillsborough County, Florida

Property Address: 4589 Limerick Drive, Tampa, Florida 33610.

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

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

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

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000066CPAXWS
Division: Probate

IN RE: ESTATE OF
ALINA HAYARI FIALLOS CHAVEZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Alina Hayari Fiallos Chavez, deceased, whose date of death was February 9, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003972

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

NOTICE TO CREDITORS

This administration of the estate of Gwendolyn D. Owens a/k/a Gwendolyn D. Sherman, deceased, whose date of death was July 8, 2024, is pending in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001983

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

NOTICE TO CREDITORS

The administration of the estate of CESAR L. RIBOT JUSTINIANO, a/k/a CESAR LUIS RIBOT, deceased, whose date of death was October 9, 2024; File Number 25-CP-001983, is pending in the Circuit Court for Hillsborough County, Florida, PROBATE Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Signed on February 3, 2026.

Personal Representative:
/s/ CESAR L. RIBOT-CRUZ

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

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
NewRez LLC,
Plaintiff,
vs.
Freddy Andrew Feliz, et. al.,
Defendants. Case No: 25-CA-006581
NOTICE OF FORECLOSURE SALE

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

LOT 520, CREEK PRESERVE PHASES 1, 6, 7 AND 8, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 139, PAGES 44 THROUGH 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Affress: 16838 Delia St, Wimauma, FL 33598

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

DATED February 9, 2026
/s/ Anthony Vamvas
Anthony Vamvas, Esq.
Florida Bar No. 42742
Lender Legal PLLC
1800 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 9 day of February 2026 to:
Freddy Andrew Feliz
16838 Delia St
Wimauma, FL 33598
Lesley Ann Feliz
16838 Delia St
Wimauma, FL 33598
Unknown Spouse of Lesley Ann Feliz
Unknown Spouse of Lesley Ann Feliz NKA Torrian Frazier
16838 Delia St
Wimauma, FL 33598
Creek Preserve Homeowners Association, Inc.
FRAZIER & BOWLES, ATTORNEYS AT LAW C/O NATHAN A. FRAZIER
202 S ROME AVENUE SUITE 125
TAMPA, FL 33606
pleadings@frazierbowles.com
Time Investment Company Inc
100 N 6th Ave
West Bend WI 53095
Sunnova TE Management LLC
20 Greenway Plaza Suite 540
Houston, TX 77046
/s/ Anthony Vamvas
Anthony Vamvas, Esq.
11080-1030026

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 292023CA013582A001HC
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3
PLAINTIFF,
VS.
CHARLOTTE A. PALMER A/K/A CHARLOTTE A S PALMER A/K/A CHARLOTTE PALMER, CHASE E. PALMER A/K/A CHASE PALMER, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)

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

LOT 11, BLOCK 10, GANDY MANOR ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 64 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 5th day of February, 2026.
By: /S/ Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1029849

IN THE 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

(Continued on next page)

HILLSBOROUGH COUNTY

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

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:

BUILDING A GODLY LEGACY

Owner: Freedom Coaching International LLC
PO Box 770
Brandon, FL 33509

2/13/26LG 1T

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

CIVIL DIVISION

CASE NO.: 22-CA-006658
merged with
CASE NO.: 23-CA-013358
DIVISION: F

HOSSEIN AFGHANI,
Plaintiff,
v.
JAMES L. DENT and WILLYE M DENT,
Defendant(s).
_____/
GULF ATLANTIC INVESTMENTS, LLC,
Plaintiff,
v.
HOSSEIN AFGHANI, JAMES LENT and WILLYE M. DENT, UNITED STATES DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE, SOLDNOW, LLC, d/b/a TRANZON DRIGGERS, and PARISA HOMES INC.,
Defendant(s).

NOTICE OF SALE UNDER F.S. CHAPTER 45

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

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

Property Address: 12449 Kelso Road, Thonotosassa, Florida 33592

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN

HILLSBOROUGH COUNTY

THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 5th day of February 2026.

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

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

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

NOTICE OF 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:

HARRIS OSTEOPATHIC SPORTS MEDICINE

Owner: Zachary Harris, D.O., PLLC
304 S Fielding Ave
Tampa, FL 33606

2/13/26LG 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:

HAVEN & CO

Owner: The Refined Haven & Co, LLC
3007 Silvermill Loop
Land O' Lakes, FL 34638

2/13/26LG 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:

FERIA INMOBILIARIA PARA PRIMEROS COMPRADORES

Owner: Sonia Galarza
6615 Sheldon Road
Tampa, FL 33615

2/13/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

HILLSBOROUGH COUNTY

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

ALEE OKAN

Owner: Trigga Media Group, LLC
14823 Crescent Rock Drive
Wimauma, FL 33598

2/13/26LG 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:

LIBERATING PRESS

Owner: RTF Liberating Enterprise, LLC
11806 Bruce B. Downs Blvd
#1033
Tampa, FL 33612

2/13/26LG 1T

NOTICE OF APPLICATION FOR TAX DEED

—

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

Folio No.: **0925882000**
Certificate No.: **2023 / 9892**
File No.: **2026-143**
Year of Issuance: **2023**

Description of Property:
ALICE WINTER GARDENS W 261.5 FT OF E 523 FT OF LOT 2
PLAT BK / PG: 12 / 72
SEC - TWP - RGE: 20 - 29 - 22
Subject To All Outstanding Taxes

Name(s) in which assessed:
JAHNEY ANN FRANKLIN

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 2/3/2026

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

By Gabreelle Stewart, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

—

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

Folio No.: **0925882000**
Certificate No.: **2023 / 9892**
File No.: **2026-143**
Year of Issuance: **2023**

Description of Property:
ALICE WINTER GARDENS W 261.5 FT OF E 523 FT OF LOT 2
PLAT BK / PG: 12 / 72
SEC - TWP - RGE: 20 - 29 - 22
Subject To All Outstanding Taxes

Name(s) in which assessed:
JAHNEY ANN FRANKLIN

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 2/3/2026

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

By Gabreelle Stewart, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

—

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

Folio No.: **1588290005**
Certificate No.: **2023 / 13838**
File No.: **2026-144**
Year of Issuance: **2023**

Description of Property:
GRANT PARK LOT 22 BLOCK 4
PLAT BK / PG: 6 / 30
SEC - TWP - RGE: 10 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
BKATW CONSULTING AND DEVELOPMENT

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 2/4/2026

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

HILLSBOROUGH COUNTY

By Gabreelle Stewart, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

—

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

Folio No.: **0138760000**
Certificate No.: **2023 / 1352**
File No.: **2026-146**
Year of Issuance: **2023**

Description of Property:
EAST NORTH TAMPA LOT 1 BLOCK 20
PLAT BK / PG: 1 / 128
SEC - TWP - RGE: 12 - 27 - 18
Subject To All Outstanding Taxes

Name(s) in which assessed:
JAMES DOUGLAS BAILEY

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 2/3/2026

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

By Gabreelle Stewart, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

—

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

Folio No.: **0773200000**
Certificate No.: **2023 / 7674**
File No.: **2026-147**
Year of Issuance: **2023**

Description of Property:
TROPICAL ACRES UNIT NO 1 PART OF LOTS 1 AND 2 DESC AS BEG 168.67 FT W OF SE COR OF LOT 1 RUN N 17 DEG 24 MIN 26 SEC E 160.8 FT THENCE N 85 DEG 54 MIN 25 SEC E 120 FT THENCE N 273.01 FT W ALONG N BDRIES OF LOTS 1 & 2 186.33 FT S 435 FT & E 20 FT TO POB BLOCK 1
PLAT BK / PG: 41 / 84
SEC - TWP - RGE: 34 - 30 - 20
Subject To All Outstanding Taxes

Name(s) in which assessed:
ESTATE OF ALFONSO SALAS
MR ALFONSO SALAS
DIANE R RINGER O/B/O ESTATE OF ROBERT E FURMAN
ANTHONY RAY CALVERT O/B/O ESTATE OF ROBERT E FURMAN

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 2/4/2026

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

By Gabreelle Stewart, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

—

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

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

Description of Property:
MAGNOLIA MOBILE MANOR UNIT ONE LOT 15 BLOCK 1
PLAT BK / PG: 39 / 35
SEC - TWP - RGE: 25 - 28 - 20
Subject To All Outstanding Taxes

Name(s) in which assessed:
DANIELA RANGEL CARRILLO

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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.

(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

Dated 2/4/2026
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Gabreelle Stewart, Deputy Clerk
2/13-3/6/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: **0164260000**
Certificate No.: **2023 / 1629**
File No.: **2026-156**
Year of Issuance: **2023**

Description of Property:
E 1/2 OF W 1/2 OF NE 1/4 OF SW 1/4 LESS E 90 FT OF N 291 FT OF E 1/2 OF W 1/2 OF NE 1/4 OF SW 1/4
LESS E 15 FT THEREOF
SEC - TWP - RGE: 34 - 27 - 18
Subject To All Outstanding Taxes

Name(s) in which assessed:
AUTUMN PROJECT DEVELOPMENT LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 2/3/2026
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Gabreelle Stewart, Deputy Clerk
2/13-3/6/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: **0275730000**
Certificate No.: **2023 / 2524**
File No.: **2026-157**
Year of Issuance: **2023**

Description of Property:
NW 1/4 OF NE 1/4 OF NW 1/4 LESS EXPRESSWAY BEG AT SW COR OF SAID TRACT RUN N 00 DEG
41 MIN E 665.58 FT THN S 88 DEG 55 MIN E 338.82 FT S 01 DEG 22 MIN W 665.29 FT AND N 88 DEG 57
MIN W 330.82 FT TO POB
SEC - TWP - RGE: 31 - 28 - 18
Subject To All Outstanding Taxes

Name(s) in which assessed:
INTERCON TRADING LIMITED
INTERCON TRADING LIMITED C/O HAYWARD BAKER INC
INTERCON TRADING LIMITED C/O PROGRESS PLASTICS & COMPOUNDS INC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 2/3/2026
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Gabreelle Stewart, Deputy Clerk
2/13-3/6/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: **1539360000**
Certificate No.: **2023 / 13339**
File No.: **2026-159**
Year of Issuance: **2023**

Description of Property:
NORTHVIEWHILLS UNIT NO 1 LOT 1 BLOCK 8
PLAT BK / PG: 39/58
SEC - TWP - RGE: 04 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
SHERRIE COBB-JONES
SHERRIE COBB JONES
EARL DREW

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 2/4/2026
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Gabreelle Stewart, Deputy Clerk
2/13-3/6/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: **1231200000**
Certificate No.: **2023 / 11426**
File No.: **2026-160**
Year of Issuance: **2023**

Description of Property:
BEL MAR SHORES REVISED E 95 FT OF LOTS 1 AND 2 BLOCK 13
PLAT BK / PG: 30 / 60
SEC - TWP - RGE: 32 - 29 - 18
Subject To All Outstanding Taxes

Name(s) in which assessed:
BOBBY L. HATTON AS TRUSTEE OF THE BOBBY L. HATTON TRUST AGREEMENT DATED APRIL 23, 2020
BOBBY L HATTON
BETTY J HATTON

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 2/4/2026
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Gabreelle Stewart, Deputy Clerk
2/13-3/6/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: **2033610010**
Certificate No.: **2023 / 16380**
File No.: **2026-162**
Year of Issuance: **2023**

Description of Property:
OAKLAND HEIGHTS LOT 24 BLOCK 3
PLAT BK / PG: 21 / 19
SEC - TWP - RGE: 17 - 28 - 22
Subject To All Outstanding Taxes

Name(s) in which assessed:
MINDY JOHNSON

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 2/4/2026
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Gabreelle Stewart, Deputy Clerk
2/13-3/6/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: **1433855354**
Certificate No.: **2023 / 12403**
File No.: **2026-344**
Year of Issuance: **2023**

Description of Property:
UNIVERSITY OAKWOODS VI A CONDOOMINIUM UNIT H 112
PLAT BK / PG 7 / 7
SEC - TWP - RGE: 18 - 28 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
CHRISTOPHER E HANSEN C/O UCR
CHRISTOPHER E HANSEN

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (3/26/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 2/4/2026
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Gabreelle Stewart, Deputy Clerk
2/13-3/6/26LG 4T

NOTICE OF PUBLIC SALE

Notice is hereby given that on 03/02/2026 at 8:30 am the following motorcycle(s) may be sold at public sale at 6120 Jensen Rd, Tampa, Fl 33619 for the amount owed on each motorcycle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. VIN #JS1GR7MA8D2100190 2013 SUZUKI $ 2,337.52 The name, address and telephone number and public sale location of the repair shop that is demanding full payment of the unpaid charges is… Lienor Name: Troyts Auto Services LLC. Lienor Address: 6120 Jensen Rd, Tampa, Fl 33619 (Hillsborough County). Lienor telephone # (813) 671-9364, MV License #: MV113312. Location of motorcycle: 6120 Jensen Rd, Tampa, Fl 33619 (Hillsborough County). The customer or person claiming an interest, or a lien may redeem the motorcycle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a motorcycle may file a demand for a hearing with the Clerk of Court in HILLSBOROUGH County where the motorcycle is held to determine whether the motorcycle has been wrongfully taken or withheld from him or her. At any time before the date of sale, a customer or person of record claiming a lien on the motorcycle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred. 2/14/2026.

2/13/26LG 1T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 24-DR-010990
DIVISION: B

IN RE: ADOPTION
OF

A.G.G.,
Adoptee

NOTICE OF HEARING AND NOTICE OF ACTION TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

TO: Andres Felipe Londono Giraldo

A petition to terminate parental rights pending adoption has been filed. **A Copy of the Petition and Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office, 800 E Twiggs St, Tampa, FL 33602. You may review these documents upon request.**

The minor child is identified as follows:

Name of child on birth certificate, Date of Birth, Place of Birth

A.L.G., 08/12/2014, Miami, Florida

NAME TO BE GIVEN TO CHILD
A.G.G.
Physical Description of Respondent:
Age: 44, DOB 08/13/1981
Race: White
Hair Color: black/ dark brown
Eye Color: black/ dark brown
Approximate Height: 5'7
Approximate Weight: 150 LBS

There will be a hearing on the petition to terminate parental rights pending adoption on MARCH 19, 2026 at 2:15 p.m. before Judge Joseph M. Tompkins via ZOOM, meeting ID 606-668-2029. The court has set aside 15 minutes for this hearing.

FAILURE TO TIMELY FILE A WRITTEN RESPONSE AND APPEAR AT THE HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL TERMINATE PARENTAL RIGHTS.

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jessica L. Gimenez, Esq., whose address is 505 E JACKSON ST., STE 300, Tampa, FL 33602-4935, before MARCH 19, 2026, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs St. , Tampa, Florida 33602, before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

Dated: 2/4/2026
Victor Crist
Clerk of Circuit Court
By: /s/ Jennifer Taylor
Deputy Clerk
2/13-3/6/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-015291

IN RE: THE TERMINATION OF PARENTAL RIGHTS FOR PROPOSED ADOPTION OF:

D.M.T.,
Minor Child.

NOTICE OF ACTION – PETITION TO TERMINATE PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF MINOR CHILD

TO: TARNISHA MARIE GARCIA
l/k/a 1280 E. 113th Avenue, Apt S112
Tampa, FL 33612

YOU ARE NOTIFIED that an action for termination parental rights for the proposed adoption of a minor child has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Thomas F. Gilbert, Esq., Law Offices of Robert M. Geller, P.A., 807 W. Azeele St., Tampa, Florida 33606, U.S.A., Petitioner's attorney, on or before March 5, 2026, and file the original with the clerk of this court either before service on Petitioner's attorney or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the Petition.**

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

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

WITNESS my hand and seal of said Court on this 28 day of January, 2026.

Victor Crist
Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
By: /s/ Jennifer Taylor
Deputy Clerk
2/13-3/6/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000294

IN RE: ESTATE OF
DAVID CHARLES BILL
a/k/a DAVID C. BILL
a/k/a DAVID BILL,
Deceased.

NOTICE TO CREDITORS

The Administration of the Estate of David Charles Bill a/k/a David C. Bill a/k/a David Bill, Deceased, whose date of death was November 12, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Anna Toomer
901 Norcross Street, Unit 301
Lindenwold, New Jersey 08021

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

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

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2014-CC-036459

HERITAGE ISLES GOLF AND COUNTRY CLUB COMMUNITY ASSOCIATION, INC.,
Plaintiff(s),

vs.
HISHAM ABUARAM,
Defendant.

NOTICE OF SALE

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

Lot 5, Block 24, HERITAGE ISLES PHASE 1C, a subdivision according to the plat thereof as recorded in Plat Book 86, Page 94, of the Public Records of Hillsborough County, Florida.

aand more commonly known as 18111 Emerald Bay St., Tampa, Florida 33647 (hereinafter "Property").

will be sold to the highest bidder for cash at public sale by the Hillsborough County Clerk of Court, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on **March 20, 2026**.

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

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

Dated this 6th day of February 2026.

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-000185
Division: U

IN RE: ESTATE OF
DANYEILLE RAY BAILEY
Deceased.

NOTICE TO CREDITORS

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

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

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

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

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

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

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

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

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-044468

CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

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

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-044468, that resulted from the Final Hearing on or about February 03, 2026, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 25-CC-044468 on about February 03, 2026 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist,the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 483, of CREEK PRESERVE PHASES 2, 3, AND 4, according to the plat thereof, as recorded in Plat Book 139, Page 60, of the Public Records of Hillsborough County, Florida

and commonly known as: 16734 Delia St, Wimauma, FL 33598; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the HILLSBOROUGH County public auction website at http://www.hillsborough.realforeclose.com, on March 27, 2026 at 10:00AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs 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 appear-

(Continued on next page)

HILLSBOROUGH COUNTY

ance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this February 06, 2026

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-004331

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

NOTICE TO CREDITORS

The administration of the estate of GWENDOLYN MARGARET GIVENS, deceased, whose date of death was November 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-004330

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

NOTICE TO CREDITORS

The administration of the estate of CARL LYNN ALLEN, deceased, whose date of death was August 31, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-027590

WALDEN LAKE COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
JEREMIAH LEE WRIGHT and JESSICA LEE WRIGHT,
Defendant.

NOTICE OF SALE

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

Lot 32, Block 3, Walden Lake Unit 33-2, Phase B, according to the Plat thereof, recorded in Plat Book 74, Page(s) 40, of the Public Records of Hillsborough County, Florida.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on **March 27, 2026** at **10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

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

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-032865

VISTA CAY HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
CRYSTAL MONIQUE CRAIG,
Defendant.

NOTICE OF SALE

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

Lot 2, Block 6, Vista Cay, according to the map or plat thereof, as recorded in Plat Book 96, Page(s) 93 through 100 inclusive, of the Public Records of Hillsborough County, Florida.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on **March 27, 2026** at **10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

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

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-025268

CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
TERRANCE DARRELL FORREST, JR.,
Defendant.

NOTICE OF SALE

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

Lot 27, Block 43 of CYPRESS CREEK PHASE 5A, according to the plat as recorded in Plat Book 127, Pages 277 through 284, of the Public Records of Hillsborough County, Florida.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on **March 27, 2026** at **10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000223
Division A

IN RE: ESTATE OF
CAROL A BELL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Carol A Bell, deceased, whose date of death was November 8, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

Michael A. Bell
3911 Bobolink Ln
Orlando, Florida 32803

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

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

IN THE CIRCUIT COURT 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 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

(Continued on next page)

HILLSBOROUGH COUNTY

(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

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
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, 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.,
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 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

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

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.

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

(Continued on next page)

HILLSBOROUGH COUNTY

danielle@hemnesslaw.com
service@hemnesslaw.com

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

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 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 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

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

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.

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 13, 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
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.

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.

(Continued on next page)

HILLSBOROUGH COUNTY

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

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

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

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
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

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

ANDRE JEVON BROWN JR, an individual, and THE BROWNS TRUST, by and through its Trustee, Isaac Washington,
Plaintiffs,
vs.
US BANK TRUST COMPANY NATIONAL ASSOCIATION, AS TRUSTEE; JOHN DOE and JANE DOE, as unknown parties in possession; and ALL UNKNOWN PARTIES claiming any right, title, or interest in the subject property,
Defendants.

NOTICE OF ACTION

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

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

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

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

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

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

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

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

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

1/30-2/20/26 4T

NOTICE OF SUSPENSION
HILLSBOROUGH COUNTY
To: Vonzell R. Stillings
Case No.: CD202510112/G 3403944

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

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

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

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

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: Warren Jenkins, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for 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 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

NOTICE OF SUSPENSION
HILLSBOROUGH COUNTY
To: Antowan Q. Lindsay
Case No.: CD202507512/D 3523741

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

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25 DR 000676
Division: AP

JAIMIE ROWE,
Petitioner,
and
RONIQUE ROWE,
Respondent

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

TO: RONIQUE 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

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 43030293.009.

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,

(Continued on next page)

MANATEE COUNTY

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.

2/13/26LG 1T

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 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 FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000027AX

IN RE: ESTATE OF
MICHAEL JOHN CUNNINGHAM
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MICHAEL JOHN CUNNINGHAM, deceased, whose date of death was September 22, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
THOMAS P. CUNNINGHAM
57 Augusta Way,
Dover, NH 03820

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

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

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

MANATEE COUNTY

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 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

MANATEE COUNTY

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 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

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:

HOPS & VINE

Owner: LTN Hotel II Ops, LLC
6877 Tavistock Lakes Blvd
Orlando, FL 32827

2/13/26LG 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:

LA CAJITA

Owner: LTN Hotel II Ops, LLC
6877 Tavistock Lakes Blvd
Orlando, FL 32827

2/13/26LG 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:

BAR NONA

Owner: LTN Hotel II Ops, LLC
6877 Tavistock Lakes Blvd
Orlando, FL 32827

2/13/26LG 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:

BIG

Owner: LTN Hotel II Ops, LLC
6877 Tavistock Lakes Blvd
Orlando, FL 32827

2/13/26LG 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:

CANONITA

Owner: LTN Hotel II Ops, LLC
6877 Tavistock Lakes Blvd
Orlando, FL 32827

2/13/26LG 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:

CLAW & ORDER

Owner: LTN Hotel II Ops, LLC
6877 Tavistock Lakes Blvd
Orlando, FL 32827

2/13/26LG 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:

FOWL PLAY

Owner: LTN Hotel II Ops, LLC
6877 Tavistock Lakes Blvd

ORANGE COUNTY

Orlando, FL 32827

2/13/26LG 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:

GRILL NEXT DOOR

Owner: LTN Hotel II Ops, LLC
6877 Tavistock Lakes Blvd
Orlando, FL 32827

2/13/26LG 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:

ICE N EASY

Owner: LTN Hotel II Ops, LLC
6877 Tavistock Lakes Blvd
Orlando, FL 32827

2/13/26LG 1T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. CASE NO. 482024CA009540A001OX

WBL SPO I, LLC.
Plaintiff,
vs.
KATHRYN FREEMAN, 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. 482024CA009540A001OX of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein WBL SPO I, LLC. is the Plaintiff and KATHRYN FREEMAN, LUTHER RICHARD FREEMAN, JR., UNKNOWN SPOUSE OF KATHRYN FREEMAN, UNKNOWN SPOUSE OF LUTHER FREEMAN, JR., GENE.IN.US BRAIN LLC, AND 30 DAY TRANSFORMATION TEAM LLC., the Defendants. Tiffany Moore Russell, Clerk of the Circuit Court in and for Orange County, Florida will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on March 19, 2026, the following described property as set forth in said Order of Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN ORANGE COUNTY, FLORIDA, TO WIT:

LOT 984, KEENE'S POINTE UNIT 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGES 150 THROUGH 154, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE 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.

"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 at Orange County, Florida, this 4th day of February, 2026.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rlselaw.com

By: s/ Brittany L. Harvey

Brittany L. Harvey, Esq.
Florida Bar No. 124795

JS0120/24-F000293

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

OSCEOLA COUNTY

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000026 PR

IN RE: ESTATE OF
KIMBERLY ELLEN BRENDA LEKMAN
Deceased.

NOTICE TO CREDITORS

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

ORANGE COUNTY

representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

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

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA
PROBATE DIVISION
File Number 2025 CP 000966 PR

IN RE: ESTATE OF
ROY BECKERMAN,
Deceased.

NOTICE TO CREDITORS

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

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

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

Attorney for the Personal Representative:
RICHARD R. GANS
Florida Bar No. 0040878
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957 1900
rgans@fergesonskipper.com
services@fergesonskipper.com

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

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000153

IN RE: ESTATE OF
HERMAS BERNADIN MONEREAU
a/k/a HERMAS B. MONEREAU
a/k/a HENNAS MONEREAU,
Deceased.

NOTICE OF ACTION
(formal notice by publication)

TO: Evelyn Mitchell, spouse of the Decedent and intestate beneficiary of the Decedent's Estate, ADDRESS UNKNOWN

Carole Smart, daughter of the Decedent and intestate beneficiary of the Decedent's Estate, ADDRESS UNKNOWN

(Continued on next page)

OSCEOLA COUNTY

YOU ARE NOTIFIED that a Petition to Determine Protected Homestead Status of Real Property has been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address is:

Ashly Mae Guernaccini, Esq.,
314 South Missouri Avenue, Suite 201,
Clearwater, Florida 33756

on or before March 14, 2026, and to file the original of the written defenses with the clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 6th day of February, 2026.

KELVIN SOTO, ESQUIRE, CLERK OF THE CIRCUIT COURT AND COUNTY COMPTROLLER
As Clerk of the Court
By: Beverly Mahadeo
As Deputy Clerk

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

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

CASE NO.: 2024-CA-002539-MF

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,

vs.

MINERVA GONZALEZ; et al.,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered on February 3, 2026, in the above-captioned action, the following property situated in Osceola County, Florida, described as:

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

Shall be sold by the Clerk of Court, Kelvin Soto, Esq., on the ***24th day of March, 2026 at 11:00 a.m.*** **at the Osceola County Courthouse, 3 Courthouse Square, Room 204 (2nd floor,) Kissimmee, FL 34741**, to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079 at least 7 days before your scheduled court appearance, or immediately if you receive less than a 7 day is notice; if you are hearing or voice impaired, call 711.

s/Michael C. Coyle
MICHAEL C. COYLE, ESQ.
Florida Bar No.: 1054501
Email: mcoyle@storeylawgroup.com
STOREY LAW GROUP, P.A.
221 NE Ivanhoe Blvd., Suite 300
Orlando, FL 32804
Telephone: 407-488-1225
Facsimile: 407-488-1177
Secondary Email:
sbaker@storeylawgroup.com
Attorneys for Plaintiff

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

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA

Case No.: 2024 CC 005436 CF

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

vs.

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

NOTICE OF FORECLOSURE SALE

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

Property Description:

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice

OSCEOLA COUNTY

impaired, call 711.

DHN ATTORNEYS, P.A.
448 South Alafaya Trail, Unit 8
Orlando, FL 32828
Telephone: (407) 269-5346
Facsimile: (407) 650-2765
Attorney for Association

By: /s/ Joshua Mowery
Joshua Mowery, Esquire
Florida Bar No. 1058705
joshua@dhnattorneys.com

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

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

PASCO COUNTY

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000066CPAXWS
Division: Probate

IN RE: ESTATE OF
ALINA HAYARI FIALLOS CHAVEZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Alina Hayari Fiallos Chavez, deceased, whose date of death was February 9, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

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

Receipt of Application Noticing

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 930276 from Lindiakos Properties, Inc., 222 East Tarpon Avenue, Tarpon Springs, Florida, 33489. Application received: 11/17/2025. Proposed activity: Residential Development. Project name: Cypress Trails - Major Modification Project size: 16.52 Acres Location: Section 07, Township 27 South, Range 16 East, in Pinellas County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 Hwy 301 N, Tampa, FL 33637. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

2/13/26LG 1T

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

Case No.: 2025-DR-004816

RYAN WILLIAMS,
Petitioner,

and

TABATHA WOLFGRAM,
Respondent.

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

TO: Tabitha Wolfgram Address Unknown

PASCO COUNTY

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

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

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

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Ryan Williams, whose address is 38939 6th Ave Zephyrhills, FL 33542, on or before 30 days of the first date of publication, and file the original with the clerk of this Court at 38053 Live Oaks Ave, Dade City, FL 33523, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal property should be divided: None

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

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

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

Dated December 31, 2026

Nikki Alvarez-Sowles
Clerk of the Circuit Court

By: /s/ Ruth Mujer
Deputy Clerk

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 26-CP-149 CPA XWS

IN RE: ESTATE OF
MICHAEL KEVIN DOUGLAS
A/K/A MICHAEL K. DOUGLAS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Michael Kevin Douglas a/k/a Michael K. Douglas, deceased, whose date of death was December 31, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Jacob Tyler Douglas
5014 Springwood Drive
Tampa, Florida 33624

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

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

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
FREEDOM MORTGAGE CORPORATION
Plaintiff(s),
CASE NO.: 2025CA002763CAAXES
v.
FRANK WALTER CARD JR. A/K/A FRANK CARD; LOUISE CARD; GOODLEAP, LLC; 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 Cancel and Reschedule the February 19, 2026 Foreclosure Sale dated the 6th day of February, 2026, and entered in Case No. 2025CA002763CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and FRANK WALTER CARD JR. A/K/A FRANK CARD; LOUISE CARD;

PASCO COUNTY

UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTYFRANK CARD, III; GOODLEAP, LLC; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 A.M. on the 7th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 25: That portion of the Northeast 1/4 of the Northeast 1/4 of Section 35, Township 25 South, Range 21 East, Pasco County, Florida, being further described as follows: Commencing at the Northeast corner of Section 35, Township 25 South, Range 21 East, Pasco County, Florida, run South 00°17`00" West, 546.90 feet, along the East line of said Section 35, thence run West 1,065.00 feet for a point of beginning; thence run South 00°17`00" West, 201.20 feet; thence run South 89°31`49" West, 150.00 feet; thence run North 00°17`00" East, 202.53 feet; thence run East 150.0 feet to the point of beginning.

Subject to an easement over and across the North 5.0 feet and the West 10.0 feet for utilities and subject to an easement over and across the South 35.0 feet for ingress and egress.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated this 6th day of February, 2026.
By: /S/ Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1029969

Receipt of Application Noticing

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 930276 from Lindiakos Properties, Inc., 222 East Tarpon Avenue, Tarpon Springs, Florida, 33489. Application received: 11/17/2025. Proposed activity: Residential Development. Project name: Cypress Trails - Major Modification Project size: 16.52 Acres Location: Section 07, Township 27 South, Range 16 East, in Pinellas County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 Hwy 301 N, Tampa, FL 33637. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

2/13/26LG 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:

BUILT BY ERIC

Owner: Eric Wagner
4849 Fort Peck Rd
New Port Richey, FL 34655

2/13/26LG 1T

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

CASE NO.: 2017-CA-003228 ES

FLAGSTAR BANK, FSB,
Plaintiff,

vs.

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

NOTICE OF SALE

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

(Continued on next page)

PASCO COUNTY

com, the following described property:

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated: February 5, 2026

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

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

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001667

IN RE: ESTATE OF
JACK HODGEN TEW, JR.,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JACK HODGEN TEW, JR., deceased, whose date of death was June 10, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 13th, 2026.

Personal Representative:
/s/ Jenna Tew
Jenna Tew
18020 Avalon Lane
Tampa, Florida 33647

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

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR 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

PASCO COUNTY

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

PASCO COUNTY

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, 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:
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 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-

PINELLAS COUNTY

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
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 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

PINELLAS COUNTY

Notice of Public Auction

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

13564 66Th St N Largo Fl 33771		
Z-009	$469.85	Daniel Pelletier
A-002	$600.70	Norma Miller
A-009	$655.60	Joao Barreira
H-106	$544.85	Tyler Garcia
4015 Park Blvd Pinellas Park Fl 3781		
D224	$391.70	Christopher Fisher
C230	$287.80	Cory Holt
C023	$535.60	Shayrae Born
A248	$289.90	Stephen Kopta
B007	$394.85	Kisha Garraway
E006	$336.65	Derek Hodge
A012	$787.70	Gordon Collins
C402	$175.50	Salim Lea Flores
C264	$586.70	Lisa Tuzzolino
D287	$451.70	Laverne Wilson
6118 Us Hwy 19 N New Port Richey Fl 34652		
B222	$286.70	Richard Acosta
C556	$508.70	Roderick Holcombe
C548	$319.80	Donna Joseph
C116	$349.85	William Brule
C300	$526.70	Ashlie Neevel
B009	$1170.60	David Hendley
975 Second Ave S. St Petersburg Fl 33705		
5041	$467.80	Christina Boyd
2045	$514.85	Michael White
4045	$811.61	Tabitha Scott
2180 Belcher Rd S Largo Fl 33771		
A147	$619.85	Kathleen Boyko
D174-76	$667.70	Brandon Odborne
C151	$549.20	Kristen Hill
D020	$586.70	Michelle Ward
A111	$601.70	Elizabeth Wright
5200 Park St St Petersburg Fl 33709		
077	$562.70	Annette Smith
100	$763.70	Corrine Keane
290	$739.85	Sulin Sitterson
454	$505.80	Donald Santiano
518	$433.70	Eileen Altamuro
324	$339.90	Sandie Bree
10314 Us 19 New Port Richey Fl 34668		
2170	$334.85	Vincent Pensabene

PINELLAS COUNTY

2136	$887.60	Isaac Pagan Vargas
1422	$364.85	Jonathan Ross
2152	$367.80	Deja Dale
1633	$256.70	Alan Atkinson
2415	$655.60	Karen Caps
1456	$256.70	Curtis Hatfield
11852 Silver Palm Blvd Land O' Lakes, Fl 34638		
0179-81	$676.70	Bessie Jackson
1177	$469.85	Carey Canedy
23917 Us 19 N Clearwater Fl 33765		
2404	$523.70	Kathleen Mcgloin
1336	$421.70	Edmond Grimsley
2132	$523.70	Steven Chetta
2418	$499.85	Auvion Cobb
10440 Seminole Blvd Seminole Fl 33772		
214	$484.85	Michael Ketterer
472	$439.80	Jonathan Clark
921	$322.85	Michael Ketterer
811	$463.70	Heather Darcy
851	$795.15	Patrick Teasdale
13240 Walsingham Rd, Largo Fl 33774		
B006	$736.70	Eve Fraser
C027	$736.70	Allen Scogna
B227	$177.80	Antonio Kofoed
C413	$154.85	Emma Foster
C003	$376.70	Danielle Kemper
C209	$463.70	David Kilbourne
C043	$955.60	Dee Or Johnnie Battle
C297	$207.80	Clotilde Todd
D221	$473.80	Denise Bradley
12420 Starkey Rd Largo Fl 33773		
B039	$359.90	Misty Smith
Cb08	$394.85	Scott Dearing
30750 Us 19 Palm Harbor Fl 34684		
B573	$525.60	Makiele Pressley
B036	$649.85	Courtney Irby
B010	$649.85	Jcs Construction
C137	$871.70	Emily Stoltenberg
B557	$601.70	Dustin Averett

2/13-2/20/26LG 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:

OHANA POOL CARE, LLC DBA OHANA POOL CARE

Owner: Scott Ryan
11323 112th St.
Largo, FL 33778

2/13/26LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011773-ES
Division 004

IN RE: ESTATE OF
ELMA VIRGINIA MABRY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Elma Virginia Mabry, deceased, whose date of death was July 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-009551-ES

IN RE: ESTATE OF
BARBARA MAUREEN PILLING
Deceased

(Continued on next page)

PINELLAS COUNTY

NOTICE TO CREDITORS

The administration of the estate of Barbara Maureen Pilling, deceased, whose date of death was February 24, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

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

IN THE SIXTH JUDICIAL CIRCUIT COURT, IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-009693-ES

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

NOTICE TO CREDITORS

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

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy ofthis 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 first date of publication is February 13th, 2026.

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

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

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT FOR AND IN PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 26-001172-ES

IN RE: ESTATE OF
FENTON WILLIAM MILLER,
Deceased.

PINELLAS COUNTY

NOTICE TO CREDITORS

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

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

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

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

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

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

Personal Representative:
/s/ Susan Miller-Chakib

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

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

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:

AMERICA CARPET CLEANING

Owner: Lodestro, Inc.
1918 Alton Dr.
Clearwater, FL 33763

2/13/26LG 1T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000163-ES

IN RE: ESTATE OF
ROBERT HENRY SCHUSTER
Deceased

NOTICE TO CREDITORS

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

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

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

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

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

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

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No: 26-001168-ES

IN RE: ESTATE OF
TAYLOR HOAG,
Deceased

PINELLAS COUNTY

NOTICE TO CREDITORS

The administration of the estate of Taylor Hoag, deceased, whose date of death was June 21, 2025, is pending in the Pinellas County Judicial Center, Florida, Probate Division, File Number 26-001168-ES, the address of which is Pinellas County Clerk of Court, 545 1st Ave N, St. Petersburg, Florida 33701. The name and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS, NOT SO FILED WILL BE FOREVER BARRED.

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

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

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

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

2/13-2/20/26 2T

IN THE CIRCUIT COURT FOR THE PINELLAS COUNTY FLORIDA
PROBATE DIVISION
File No.: 2025-011721-ES
Division: 004

IN RE: ESTATE OF
MARIANNE RUDESEAL,
Deceased.

NOTICE TO CREDITORS

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

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in Fla. Stat. §§ 732.216-732.228, applies or may apply, unless a written demand is made by a creditor as specified under Fla. Stat. § 732.2211. See Fla. Stat. § 733.2121(1).

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

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

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

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

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:

HALLER IT DIGITAL MARKETING

Owner: Kristin M Crawford
9800 4th St. N. Ste 108
St. Petersburg, FL 33702

2/13/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

PINELLAS COUNTY

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

KL JACKSON PRODUCTIONS

Owner: Kelvin L Jackson Sr
1550 47th Street South
Saint Petersburg, FL 33711

2/13/26LG 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:

FIELD READY GROUP

Owner: Rachel Kleser
100 S. Belcher Rd Unit 4232
Clearwater, FL 33758

2/13/26LG 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:

OMNI SIGNING SERVICES

Owner: Cedric Brown
7901 4th St. N
St. Petersburg, FL 33598

2/13/26LG 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:

ether.UNLIMITED

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

2/13/26LG 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:

GUARDIAN

Owner: Loan Ranger Management LLC
5959 Central Avenue, Suite 201
St. Petersburg, FL 33710

2/13/26LG 1T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY, FLORIDA
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
vs.
CHEYENNE PHILLIPS NARRON; et al.,
Defendants. Case No: 2024-CA-001461
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 01/20/2026, and entered in Case No. 2024-CA-001461 of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and CHEYENNE PHILLIPS NARRON; BREANNA PHILLIPS; UNKNOWN SPOUSE OF CHEYENNE PHILLIPS NARRON; UNKNOWN SPOUSE OF BREANNA PHILLIPS; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are Defendant(s), Ken Burke, CPA, Clerk of Court, will sell to the highest and best bidder for cash at 10:00 a.m. at www.pinellas.realforeclose.com on February 26, 2026 the following described property set forth in said Final Judgment, to wit:
Lot 15, Forest Square, according to the map or plat thereof, as recorded in Plat Book 82, Page(s) 27 and 28, of the Public Records of Pinellas County, Florida.
Commonly known as: 11512 60th St N, Pinellas Park, FL 33782
Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
DATED February 3, 2026
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
Florida Bar No. 109137
Lender Legal 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 3rd day of February 2026 to:
CHEYENNE PHILLIPS NARRON
833 Marilynn Ave.
Liberty, MO 64068
BREANNA PHILLIPS
833 Marilynn Ave.
Liberty, MO 64068
UNKNOWN SPOUSE OF CHEYENNE PHILLIPS NARRON
833 Marilynn Ave.
Liberty, MO 64068
UNKNOWN SPOUSE OF BREANNA PHILLIPS
833 Marilynn Ave.
Liberty, MO 64068
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
11080-1029624

IN THE CIRCUIT COURT FOR THE

PINELLAS COUNTY

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

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

(Continued on next page)

PINELLAS COUNTY

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 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

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.

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:
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

(Continued on next page)

PINELLAS COUNTY

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

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 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.

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

POLK COUNTY

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000297

IN RE: ESTATE OF
ELIJAEL JOSUE MARTINEZ REYES,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ELIJAEL JOSUE MARTINEZ REYES, deceased, whose date of death was October 26, 2025; File Number 2026CP000297, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Signed on February 9, 2026.

Personal Representative:
/s/ NANCY REYES

Attorneys for Personal Representative:
/s/ Sean F. Bogle, Esq.
Email: sean@boglelawfirm.com
Florida Bar No. 0106313
Douglas A. Cohen, Esq.
Email: doug@boglelawfirm.com
Florida Bar No.: 124063
BOGLE LAW FIRM
101 S. New York Ave., Suite 205
Winter Park, FL 32789
Telephone: 407-834-3311
Fax: 407-834-3302

2/13-2/20/26LG 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:

ALINEVOS

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

2/13/26LG 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:

DEMI ESSENTIALS

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

2/13/26LG 1T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025CC010092

ESTATES AT VISTA DEL LAGO HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,
vs.
JOSEPH SANABRIA PENA, an unmarried man; UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC010092, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein ESTATES AT VISTA DEL LAGO HOMEOWNERS ASSOCIATION, INC. is Plaintiff and JOSEPH SANABRIA PENA, an unmarried man; UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on March 12, 2026, in an online sale at www.polk.realforeclose.com, beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit:

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

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated February 9, 2026

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

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

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 532023CA006966000000

METROPOLITAN LIFE INSURANCE COMPANY
Plaintiff,
vs.
DAVID DEL POZZO, et al,
Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

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

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

DATED at Polk County, Florida, this 9th day of February, 2026.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rlselaw.com

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

JS0120/105126

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

IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP003806

IN RE: ESTATE OF
ZONDA SUE CORBIN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Zonda Sue Corbin, deceased, whose date of death was July 21, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Sheena Gordon
254 Parkway Pines Court
Monticello, Florida 32345

Attorney for Personal Representative:
Marley Dodd, Esq.
Florida Bar No.: 1058457
Brice Zoecklein, Esq.
Florida Bar No. 0085615
marley@zoeckleinlawpa.com
brice@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Zoecklein Law, P.A.
150 East Bloomingdale Avenue
Brandon, Florida 33511
Telephone: (813) 501-5071
Fax: (813) 925-4310

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

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2025-CP-003789
Division 14

IN RE: ESTATE OF
JOHN MARK MUCHARD a/k/a JOHN MUCHARD,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of John Mark Muchard, deceased, whose date of death was August 16, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
/s/ Jodi Muchard
20603 Ortega Street
Orlando, Florida 32833

Attorney for Personal Representative:
/s/ Joel G. Steffensen
1064666
Yergey & Yergey, P.A.
910 North Fern Creek Avenue
Orlando, Florida 32803
(407) 843-0430
joel@yergeylaw.com

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

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2024-CC-004379

Lake Smart Pointe Homeowners Association, Inc.,
Plaintiff,
vs.
Juan J. Vasquez,
Defendant(s).

NOTICE OF FORECLOSURE SALE

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

Property Description:

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DHN ATTORNEYS, P.A.
448 South Alafaya Trail, Unit 8
Orlando, FL 32828
Telephone: (407) 269-5346
Facsimile: (407) 650-2765
Attorney for Association

By: /s/ Joshua Mowery
Joshua Mowery, Esquire
Florida Bar No. 1058705
joshua@dhnattorneys.com

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

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-002191
Division: 14

IN RE: ESTATE OF
FESCLOE CRUMBY, JR.
Deceased.

NOTICE TO CREDITORS

The administration of the estate of FESCLOE CRUMBY, JR., whose date of death was February 10, 2025 and whose social security number is XXX-XX-2899, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
/s/ Donna S. Crumby
5725 Pheasant Drive
Mulberry, Florida 33860

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

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

NOTICE OF 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:

KAIROS BIRTH AT YOUR CERVIX

Owner: Zoraida Soto Rosario
506 Koala Dr.
Kissimmee, FL 34759

2/13/26LG 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:

FRIENDLY FACES HOME CARE

Owner: SRM Advisors, LLC
218 E Bearss Ave Suite 333
Tampa, FL 33613

2/13/26LG 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:

COLLIERS INDEPENDENT LIVING

Owner: Colliers at Landland IL Opco LLC
4145 Lakdeland Hills Blvd.
Lakeland, FL 33805

2/13/26LG 1T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, FLORIDA
Carrington Mortgage Services, LLC,
Plaintiff,

(Continued on next page)

POLK COUNTY

vs.
Stephanie Cunningham, et. al.,
Defendants. Case No: 2024CA003613000000
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 12/08/2025, and entered in Case No. 2024CA003613000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, and Order granting Plaintiff's Emergency Motion to Cancel and Reschedule Foreclosure Sale, granted on January 12, 2026, wherein Carrington Mortgage Services, LLC, is the Plaintiff and Stephanie Cunningham; Secretary of Housing and Urban Development; Unknown Tenant #1 NKA Jose Pagan; Unknown Tenant #2 NKA Lizette Fernandez are Defendants, Stacy M. Butterfield, Polk County Clerk of Courts, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 a.m. on March 13, 2026, the following described property set forth in said Final Judgment, to wit:
TRACT E-20: THE EAST 1/2 OF THE EAST 266 FEET OF THE WEST 1061 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA. LESS THE SOUTH 553 FEET THEREOF.
TOGETHER WITH THAT CERTAIN 1996 MANUFACTURED HOME ID NO.(S) FLHMBFP101739318A/B.
Property address as: 6700 Patricia Dr, Bartow, FL 33830
Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.
If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
DATED February 6, 2026
/s/ Anthony Vamvas
Anthony Vamvas, Esq.
Florida Bar No. 42742
Lender Legal PLLC
1800 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 6 day of February 2026 to:
Stephanie Cunningham
58 EAST DAVIS Ave,
LAKELAND, GA 31635
Secretary of Housing and Urban Development
c/o John F. Rudy, III, Esq.
400 North Tampa St Suite 3200
Tampa FL 33602
USAFLM.HUD@usdoj.gov
JAXSFFORECLOSURES@hud.gov
Unknown Tenant #1 Jose Pagan
6700 Patricia Dr
Bartow, FL 33830
Unknown Tenant #2 NKA Lizette Fernandez
6700 Patricia Dr
Bartow, FL 33830
/s/ Anthony Vamvas
Anthony Vamvas, Esq.
11080-1029873

IN THE CIRCUIT COURT 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
CIVIL DIVISION
CASE NO. 2025CA003551A000BA

POLK COUNTY

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

POLK COUNTY

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

SARASOTA COUNTY

32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.
2/6-2/27/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT

POLK COUNTY

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 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

Receipt of Application Noticing

Notice is hereby given that the Southwest Florida Water Management District (SWFWMD) has received an Application for an individual ERP Permit No. 933847 from Ferguson Enterprises, LLC, 751 Lakefront Commons, Newport News, VA 23606. Application received: Jan. 26, 2026. Proposed activity: Construction and operation of new works, activities, and/or a stormwater management system. Project name: FEI – Sarasota. Project size: 25.13 acres. Location: Sections 31, Township 35 South, Range 18 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at the Tampa Regional Office for the Southwest Florida Water Management District, 7601 US Highway 301, Tampa, Florida 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of 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 Performance Management Department, 2379 Broad Street, Brooksville, Florida 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.
2/13/26LG 1T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA.
CASE No. 2019 CA 003185 NC
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF

SARASOTA COUNTY

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

SARASOTA COUNTY

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 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:
/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

SARASOTA COUNTY

CITY OF TAMPA
PURCHASING DEPARTMENT

REQUEST FOR PROPOSAL

Pursuant to Chapter 69-1119, Special Acts, Laws of Florida, sealed Request for Proposal for the furnishing of the following will be received by the Director of Purchasing, City of Tampa, in her office until

3:00 PM 3/13/26
Chemical Tank Inspection and Repair Services
Pre-Proposal Meeting to be held 2/23/26 @1:00PM

then and thereafter to be publicly opened and read. Requests for Proposals are available at the Purchasing Department (Phone No. 813/274-8351).

Dated: 02/13/2026
Deanna Faggart, CPPO
Director of Purchasing

City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610

2/13/26LG 1T

CITY OF TAMPA
PURCHASING DEPARTMENT

INVITATION TO BID

SHELTERED MARKET SOLICITATION

Sealed Bids from City of Tampa Certified Small Local Business Enterprises and Women/Minority Business Enterprises for the furnishing of the following will be received by the Director of Purchasing, City of Tampa.

3:00 PM 3/9/26
Sandbags and Erosion Materials (SMS)

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: 2/13/2026
Deanna Faggart, CPPO
Director of Purchasing

City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610

2/13/26LG 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 3/2/26
Removal, Towing, Storage and Disposal of Vessels

3:00 PM 3/13/26
Medical and First Aid Supplies (Bid-Discount)

3:00 PM 3/13/26
Vegetation Removal for the Hillsborough River Dam (Bid Discount) (Rebid)

Pre-Bid Meeting to be held 2/19/26 @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: 02/13/2026
Deanna Faggart, CPPO
Director of Purchasing

City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610

2/13/26LG 1T

City of Tampa – RFQ 26-D-00019; Water Production Master Plan; Pre-Submission Conference 3 PM, February 23, 2026; Deadline 2 PM, March 12, 2026. Download RFQ at https://www.tampa.gov/contract-administration/programs/architectural-engineering-construction-and-related-rfqs.

2/13/26LG 1T

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for Trojan golf cart batteries or an approved equal for use at Babe Zaharias Golf Course.

BID #25-08

Golf Cart Batteries, Trojan Motive T-875 or an Approved Equal
Babe Zaharias Golf Course

BID DUE DATE

Thursday, February 23, 2026 *not later than* 10am

Bid packages will be available for distribution on Monday, February 9, 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 4th Day of February 2026.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY

2/13/26LG 1T

NOTICE OF BOARD MEETING
SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Spring Lake Community Development District will hold a meeting to address any and all business which may properly come before them on Tuesday, March 24, 2026, at 6:30 p.m., at the Lucaya Lake Clubhouse located at 11305 Lake Lucaya Drive, Riverview, FL 33579.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained on the District's website at www.springlakecdd.org or from the District Manager, Halifax Solutions, LLC., via email at edailey@halifax-solutions.com or by calling (813) 575-1955.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 575-1955 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Eric Dailey
District Manager

2/13/26LG 1T

NOTICE OF INTENT TO NEGOTIATE
Hillsborough College
is accepting replies for the following:
ITN # 2930-26
Dining and Food Services College-wide
Due Date: February 27, 2026 before 10:00 a.m. ET
For more information, please visit:
www.hccfl.edu/resources/vendors/
and click on "Competitive Solicitations"

2/13/25LG 1T

HILLSBOROUGH TRANSIT AUTHORITY (HART)

The Hillsborough Transit Authority (HART) will be accepting proposals for the following:

Upcoming opportunities:

- Professional Environmental Engineering Services
- Benefits Broker Services

The solicitation documents are available to download from Bonfire at https://gohart.bonfirehub.com

All inquiries pertaining to the solicitations may be directed to: (813) 384-6433 or e-mail at aroney-reevesa@gohart.org

2/13/26LG 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

The Pasco County Planning and Development Department, in accordance with National Flood insurance Program regulation 65.7(b)(1), hereby gives notice of the County's intent to revise the flood hazard information, generally located between west of Cypress Creek south of SR 52. The flood hazard revisions are being proposed as part of Conditional Letter of Map Revision (CLOMR) Case No. 25-04-6544R for a proposed project along Cypress Creek. Once the Letter of Map Revision (LOMR) request should be submitted that will, in part, revise the following hazards along Lake Hancock.

As a result of the revision, the 1% annual chance water-surface elevation shall decrease, and the 1% annual chance floodplain shall widen and narrow and be established within the area of revision.

Maps and detailed analysis of the revision can be reviewed at the Planning and Development Department at 8731 Citizens Drive, Suite 360, New Port Richey, FL 34654. Interested persons may call the Pasco County floodplain administrator at 727-847-8132 for additional information from Monday through Friday, from 8:00 am to 5:00 pm

2/13/26LG 1T

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

NOTICE IS HEREBY GIVEN that the Tampa City Council will hold a public hearing to consider the transmittal to the Florida Department of Commerce of the below proposed amendments to the City of Tampa Comprehensive Plan on Tuesday, February 17, 2026, beginning at 5:01 p.m., or as soon thereafter as may be heard.

TA/CPA24-04: A publicly initiated text amendment to update the Future Land Use Section of the City of Tampa Comprehensive Plan with revisions through the 2045 horizon year, to update and modernize the land use related language and maps. The updated FLU Section proposes seven goals including language on the following topics: citizen participation in the planning process, proposed "Place Types" to support Tampa's existing and future urban form, a revised bonus structure to plan for increased density/intensity with a public benefit, pedestrian-oriented design standards, and development within the Coastal High Hazard Area.

TA/CPA24-05: A publicly initiated text amendment to update the Housing Section of the City of Tampa Comprehensive Plan with revisions through the 2045 horizon year, to update and modernize the housing-related language. This Section has one goal and five objectives, including language on the following topics: housing affordability; stability, resilience, and sustainability; healthy communities; supply; and access.

TA/CPA24-06: A publicly initiated text amendment to update and modernize the Coastal Management Section of the City of Tampa Comprehensive Plan with revisions through the 2045 horizon year. This Section has three goals and five objectives, including language on the following topics: living marine resources, beaches and shorelines, hazard mitigation, climate change and resiliency, hurricane evacuation and shelter, and coastal uses/marinas/dredge and fill.

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

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

Please note: In order to participate in quasi-judicial matters remotely via CMT, **cell phones and smartphones are not compatible as they will not allow you to share your camera when connected.** You must have access to a communications media device such as a tablet or a computer equipped with a camera and microphone that will enable you to be seen (video) and heard (audio) by the City Council and all other participants.
Persons requiring help in accessing these means of public participation should call 813-274-8397 for assistance.

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

In accordance with Section 286.0105, Florida Statutes, any person who decides to appeal any decision of the Tampa City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, MMC
CITY CLERK

2/13/26LG 1T