

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

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

BUTCHER BAIT AND TACKLE

Owner: Reel Chaz Adventures LLC / Jackie Butcher
8581 W Egret Ct
Homosassa, FL 34448

3/6/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

CONWAY PRESSURE WASHING

Owner: Sevin Patrick Conway
1200 S Glen Meadow Loop
Lecanto, FL 34461

3/6/26LG 1T

IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA

CASE NO. 2024 CA 000143 A

HIGH RIDGE VILLAGE HOME OWNERS ASSOCIATION, INC.,

a Florida non-profit Corporation,
Plaintiff,

vs.

LI MARIE ESPADA ORTIZ, et al,
Defendant(s).

NOTICE OF SALE PURSUANT TO CHAPTER 45

(To be published in La Gaceta Newspaper)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated February 25, 2026, entered in Case No. 2024 CA 000143 A in the Circuit Court in and for Citrus County, Florida wherein HIGH RIDGE VILLAGE HOME OWNERS ASSOCIATION, INC., is Plaintiff, and LI MARIE ESPADA ORTIZ, et al, is the Defendant, Foreclosure Sale will be held online via the Internet at www.citrus.realforeclose.com pursuant to Judgment or Order of the Court and section 45.031, Florida Statutes, at **10:00 AM on April 30, 2026** the following described real property as set forth in the Final Judgment, to wit:

LOT 10, BLOCK E, HIGH RIDGE VILLAGE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 18, PAGES 28 THROUGH 33, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

A/K/A: 559 W RUNYON LOOP, BEVERLY HILLS, FL 34465.

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

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

Dated February 26, 2026

/s/ Jared Block
Jared Block, Esq.
Fla. Bar No. 90297
Email: jared@fclg.com

Florida Community Law Group, P.L.
Attorneys for Plaintiff
P.O. Box 292965
Davie, FL 33329-2965
Telephone (954) 372-5298
Facsimile (866) 424-5348

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

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

Case No. 09-2025-CA-000568

Honorable Judge: Healis, Kristie Marie

PLANET HOME LENDING, LLC

Plaintiff,

vs.

JOE ARMSTRONG; PEARL TECARR;
CITRUS SPRINGS CIVIC ASSOCIATION,
INC.; UNKNOWN TENANT OCCUPANT
#1; UNKNOWN TENANT OCCUPANT #2;
Defendants.

NOTICE OF SALE UNDER F.S. CHAPTER 45

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated February 20, 2026, in the above-styled cause, that Traci Perry, the Clerk of the Circuit Court of Citrus County, Florida, will at **10:00 a.m. on the April 23, 2026**, at public sale at www.citrus.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:

LOT 12, BLOCK 187, CITRUS SPRINGS UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 108 THROUGH 115, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

PARCEL ID # 18E 17S 10 0020 01870 0120

COMMONLY KNOWN AS: 9202 N Abbot Drive, Citrus Springs, FL 34434

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 Citrus County, Kathy Rector, at (352) 341-6700, at least 7 days before

CITRUS COUNTY

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 24, 2026

/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service: mattw@wasingerlawoffice.com

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

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

THE PROPHET'S HOUSE

Owner: Vanguard Ministries International, LLC
796 N Suncoast Blvd
Crystal River, FL 34429

3/6/26LG 1T

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

CASE NO.: 2025 CA 000387 A
NEW DAY FINANCIAL, LLC
PLAINTIFF,

vs.

PATRICIA C. INNES ET AL.,
DEFENDANTS.

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta Publishing, Inc)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 19th day of February, 2026, and entered in Case No. 2025 CA 000387 A, of the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein New Day Financial, LLC is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, PATRICIA C. INNES, UNKNOWN SPOUSE OF PATRICIA C. INNES AND INVERNESS VILLAGE CONDOMINIUM ASSOCIATION, INC. are defendants. Traci Perry as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.citrus.realforeclose.com at 10:00 A.M. on the 9th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

Unit 103, Building A (1), Inverness Village, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 436, Page 469 through 534, and all amendments thereto, of the Public Records of Citrus County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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

If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: (352) 341-6700. Dated this 27th day of February, 2026.

By: /s/ Liana Hall
Liana Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
600 West Hillsboro Boulevard, Suite 600,
Deerfield Beach, FL 33441
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1031292

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

CIVIL DIVISION
CASE NO.: 2025 CA 000524 A
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,

vs.

UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF JAMES
ALLEN SMITH A/K/A JAMES A. SMITH,
ET AL.,
DEFENDANT(S).

NOTICE OF ACTION

TO: Unknown Spouse of James Allen Smith A/K/A James A. Smith
Last Known Address: 4 Utah St, Beverly Hills, FL 34465

Current Residence: UNKNOWN
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of James Allen Smith A/K/A James A. Smith
Last Known Address: 4 Utah St, Beverly Hills, FL 34465

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

Lot 4, Block 140, Beverly Hills Unit 6 Section 2, according to the Plat thereof, recorded in Plat Book 11, Page(s) 132, of the public records of Citrus County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675 and file the original with the

CITRUS COUNTY

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: (352) 341-6700.

WITNESS my hand and the seal of this Court this 18th day of February, 2026.

TRACI PERRY

As Clerk of Court

By: /s/ Dawn Peacock

As Deputy Clerk

Publish: La Gaceta Publishing, Inc, P.O
Box 5536, Tampa, FL 33675
11080-1030852

IN THE COUNTY COURT IN AND FOR CITRUS COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 26-CC-000072

CYPRESS VILLAGE PROPERTY
OWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

THE UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR
OTHER CLAIMANTS CLAIMING BY
THROUGH, UNDER, OR AGAINST
FREDERICK J. ADAMS, DECEASED;
THE UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR OTHER
CLAIMANTS CLAIMING BY THROUGH,
UNDER, OR AGAINST MARY LOU
ADAMS, DECEASED; AND ROBERT
FREDERICK ADAMS,
Defendant.

NOTICE OF ACTION

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or Other Claimants Claiming by Through, Under, or Against Frederick J. Adams, Deceased, and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or Other Claimants Claiming by Through, Under, or Against Mary Lou Adams 101 Golfview Drive Homosassa, FL 34446

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

Legal Description

Lot 98R, SUGARMILL WOODS, CYPRESS VILLAGE REPLAT, Citrus County, Florida, as recorded in Plat Book 11, pages 105 through 109, Inclusive of the Public Records of Citrus County, Florida.

Less and Except:

Begin at the Northeast corner of Lot 98R, CYPRESS VILLAGE, Villa Replat as recorded in Plat Book 11, pages 105 through 109, inclusive of the Public Records of Citrus County, Florida, thence South 4 deg. 25' 57" East along the East line of said Lot a distance of 2.0 feet, thence South 85 deg. 34' 03" West parallel to the North line of said Lot 98R a distance of 80.0 feet to the West line of said Lot, thence North 4 deg. 25' 57" West along said West line a distance of 2.0 feet to the Northwest corner of said Lot, thence North 85 deg. 34' 03" East along the North line of said Lot 98R a distance of 80.0 feet to the Point of Beginning.

AND

Begin at the Northeast corner of Lot 99R, CYPRESS VILLAGE, Villa Replat as recorded in Plat Book 11, pages 105 through 109, inclusive of the Public Records of Citrus County, Florida, thence South 4 deg. 25' 57" East along the East line of said Lot a distance of 2.0 feet, thence South 85 deg. 34' 03" West parallel to the North line of said Lot 99R a distance of 80.0 feet to the West line of said lot, thence North 4 deg. 25' 57" West along said West line a distance of 2.0 feet to the Northwest corner of said lot, thence North 85 deg. 34' 03" East along the North line of said Lot 99R, a distance of 80.0 feet to the Point of Beginning.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the Citrus County Clerk ADA Coordinator, 110 N Apopka Ave, Inverness, FL 34450, 1-352-341-7018, or via email at adacoordinator@citrusclerk.org at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days. Accessibility assistance is also available through the Federal Information Relay Service at 1-800-877-8339 for TTY communication.

WITNESS my hand and the seal of this Court on this 23rd day of February, 2026.

Traci Perry
Clerk of the Circuit Court & Comptroller

By /s/ L Greensor

Deputy Clerk

Katherine Martinez, Esq.

BUSH ROSS, P.A.

P.O. Box 3913, Tampa, FL 33601

Telephone: (813) 204-6492

Counsel for Plaintiff

BIR File: 013241.00046

2/27-3/6/26LG 2T

HERNANDO COUNTY**HERNANDO COUNTY**

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

CIVIL DIVISION

CASE NO.: 25001306CAAXMX

FREEDOM MORTGAGE CORPORATION
PLAINTIFF,

vs.

UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF OROM
FIELDS A/K/A OROM ALONZO FIELDS,
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 Orom Fields A/K/A Orom Alonzo Fields

Last Known Address: 6439 Landover Blvd, Spring Hill, FL 34608

Current Residence: UNKNOWN

TO: Unknown spouse of Orom Fields A/K/A Orom Alonzo Fields

Last Known Address: 6439 Landover Blvd, Spring Hill, FL 34608

Current Residence: UNKNOWN

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

Lot 4, Block 1357, Spring Hill, Unit 20, according to the map or plat thereof as recorded in Plat Book 9, Page 65, 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 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before March 27 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs 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 13 day of February, 2026.

DOUG CHORVAT, JR.

As Clerk of Court

By: /s/ Sonya Sanders

As Deputy Clerk

Publish: La Gaceta Publishing, Inc, P.O
Box 5536, Tampa, FL 33675
11080-1030636

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA

PROBATE DIVISION

File No. 26000197CPAXMX

IN RE: ESTATE OF

JOE E. FRUCIANO, A/K/A JOSEPH E.

FRUCIANO

Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOE E. FRUCIANO, A/K/A JOSEPH E. FRUCIANO, deceased, whose date of death was March 10, 2025; File Number 26000197CPAXMX, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court 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 27, 2026.

Personal Representative:

ANTHONY EUGENE FRUCIANO

809 Country Club Drive

Brooksville, FL 34613

Personal Representative's Attorneys:

Derek B. Alvarez, Esq. - FBN: 114278

DBA@GendersAlvarez.com

Anthony F. Diecidue, Esq. - FBN: 146528

AED@GendersAlvarez.com

Whitney C. Miranda, Esq. - FBN: 65928

WCM@GendersAlvarez.com

GENDERS♦ALVAREZ♦DIECIDUE, P.A.

2307 West Cleveland Street

Tampa, FL 33609

Phone: (813) 254-4744

Fax: (813) 254-5222

Eservice for all attorneys listed above:

GADeservice@GendersAlvarez.com

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026 CP 77

Division Probate

IN RE: ESTATE OF

JAMES CURTIS FREEMAN

AKA JAMES C. FREEMAN

AKA JAMES FREEMAN

HERNANDO COUNTY

Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES CURTIS FREEMAN aka JAMES C. FREEMAN aka JAMES FREEMAN, deceased, whose date of death was October 13, 2025, is pending in the Circuit Court for HERNANDO County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

HERNANDO COUNTY

ALLEN WAYNE PERRY,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Allen Wayne Perry, deceased, whose date of death was September 22, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 27, 2026.

Personal Representative:
Amber Simcox
423 Big Springs Rd.
Bluff City, TN 32618

Attorney for Personal Representative:
Paul M. Messina, Jr., Esq.
Florida Bar Number: 84490
MESSINA LAW GROUP, P.A.
2550 Permit Place
New Port Richey, FL 34655
Telephone: (813) 492-7798
Fax: (727) 216-4787
paul@messinalawgroup.com
service@messinalawgroup.com

2/27-3/6/26LG 2T

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

File No. 25001468CPAXMX

IN RE: ESTATE OF
GILBERT PELLETIER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GILBERT PELLETIER, deceased, whose date of death was December 20, 2023; File Number 25001468CPAXMX

HERNANDO COUNTY

, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court 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 27, 2026.

Personal Representative:
LORETTA PELLETIER-KESSLER
33542 Lake Myrtle Blvd
Leesburg, FL 34748

Personal Representative's Attorneys:
/s/ Whitney C. Miranda, Esq. - FBN 65928
WCM@GendersAlvarez.com
Derek B. Alvarez, Esq. - FBN 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN 146528
AFD@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

2/27-3/6/26LG 2T

**NOTICE OF
ADMINISTRATIVE COMPLAINT**

To: : ELIJAH C. GREEN

Case No.: CD202600518/D 3519124

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.

2/27-3/20/26LG 4T

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

PROBATE DIVISION

CASE NO. 2026-CP-187

HERNANDO COUNTY

IN RE: ESTATE OF
GARY BROOKS BROWDER
Deceased.

**NOTICE TO CREDITORS
(ancillary)**

The estate of GARY BROOKS BROWDER, File Number 2026-CP-187, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N Main St, Brooksville FL 34601.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The date of first publication of this notice is 27th day of February, 2026.

All creditors and those having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above named court within the later of 3 months after the date of the first publication of this notice or 30 days after the date of service of a copy of this notice on them.

All other creditors having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, are required to file their claims with the above-named court within 3 months after the date of the first publication of this notice.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

Ancillary Personal Representative:
/s/ Gary Steven Browder
Personal Representative
Gary Steven Browder
27247 Frampton Avenue
Brooksville, FL 34602

Attorney for Ancillary Personal Representative:
/s/ Louis Okun
27247 Frampton Avenue
Brooksville, FL 34602-7304
(352) 354-3787
louisokunlaw@gmail.com
www.okunlegal.com
Florida Bar Number 1025045

2/27-3/6/26LG 2T

**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

HERNANDO COUNTY

demand, without further notice.

DATED February 2, 2026
Clerk of the Circuit Court
By: /s/ Jessie McKendra
Deputy Clerk

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

HILLSBOROUGH COUNTY

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

CIVIL DIVISION

Case No. 25-CA-006829

ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability,
Plaintiff,
v.

LEGACY INVESTMENTS GROUP OF FLORIDA LLC, a Florida Limited Liability Company; RACQUEL NATALIE RICHARDS KELLEY; GWENDOLYN IONIE RICHARDS; GLORIA SMITH BLACKWOOD; LANCASTER III CONDOMINIUM ASSOCIATION, INC.; SUN CITY CENTER WEST MASTER ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Uniform Final Judgment of Foreclosure (as to Count II of the Complaint) entered on March 2, 2026, in the above-referenced matter pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the Clerk of this Court will sell the following described property situated in Hillsborough County, Florida:

Unit 294 of Phase 3, Lancaster III Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 5660, Pages(s) 1371, of the Public Records of the Hillsborough County, Florida, and any amendments thereto, together with its undivided share in the common elements.

For Informational Purposes Only:

Property Address: 2501 Lonigan Place, Sun City Center, FL 33573. Filing # 243018043 E-Filed 03/04/2026 10:20:41 AM

at public sale, to the highest and best bidder, for cash, on **March 25, 2026, at 10:00 a.m.**, via the internet at <http://www.hillsborough.realforeclose.com>.

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

HILLSBOROUGH COUNTY

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation to participate in a court proceeding, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

/s/ Gerald D. Davis
GERALD D. DAVIS
Florida Bar No. 764698
gdavis@trenam.com bshepard@trenam.com
alormeau@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN,
FRYE, O'NEILL & MULLIS, P.A.
200 Central Avenue, Suite 1600
St. Petersburg, FL 33701
Tel: (727) 896-7171
Attorneys for Plaintiff

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

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

CIVIL DIVISION

CASE NO.: 25-CC-057534

SCP DISTRIBUTORS, LLC, a foreign limited liability company,
Plaintiff,
vs.

OCEANS POOL AND SPA LLC, a Dissolved Florida limited liability company, KEVIN WILLIAMS and ERIC ZIAREK, jointly and severally, Defendants.

NOTICE OF ACTION

TO: Erik Ziarek

1051 Ashcroft Circle
Columbia, SC 29229

YOU ARE HEREBY NOTIFIED that an action for breach of contract/debt owing has been filed against you and you are required to appear for a Pre-Trial Conference on March 25, 2026 at 10:00 a.m. at the Hillsborough County Courthouse, 800 E Twigg St, Tampa, FL 33602 Courtroom 301; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

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

WITNESS my hand and seal at Hillsborough County, Florida this 27 day of February, 2026.

Victor D. Crist
Clerk of the Circuit Court
800 E. Twigg Street, Tampa, FL 33601
By: /s/ Jennifer Taylor
Deputy Clerk
Holcomb & Leung, P.A.

3/6-3/27/26LG 4T

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

CIVIL DIVISION

CASE NO.: 24-CA-007943

BRANDON TRIPP, INC., a Florida corporation, as General Partner of BRANDON OAKS PARTNERS, LP, a Florida limited partnership
Plaintiff,
vs.

CHARISSE OLIVER f/k/a
CHARISSE PHILLIPS, et al.,
Defendants.

NOTICE OF SALE

Notice is hereby given that, pursuant to an Amended Final Summary Judgment of Foreclosure entered in the above styled cause, in the Circuit Court of Hillsborough County, Florida, the Clerk will sell the property described below situated in Hillsborough County, Florida, described as:

Lot 25, Block 8, NORTHVIEW HILLS UNIT NO. 3, according to the map or plat thereof as recorded in Plat Book 40, Page 69, of the Public Records of Hillsborough County, Florida, including that portion of the vacated road abutting on the East side of Lot 25, Block 8, of NORTHVIEW HILLS UNIT NO. 3, according to the to the map or plat thereof as recoded in Plat book 40, Page 69, of the Public Records of Hillsborough County, Florida, being that portion of the North 666 ft of the West 25 feet of the Northwest ¼ of the Northwest ¼ of the Southwest ¼ of Section 3, Township 29 South, Range 19 East, being bounded on the North by an easterly extension of the North boundary of said Lot 25 and being bounded on the South by an easterly extension of the South boundary of said Lot 25.

at public sale, to the highest bidder, for cash. The judicial sale will be conducted electronically online at the following website: www.hillsborough.realforeclose.com at **10:00 a.m. on April 13, 2026.**

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg 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.

HOLCOMB & LEUNG, P.A.
3203 W. Cypress St.
Tampa, Florida 33607
(813) 258-5835
(813) 258-5124 - Facsimile
By: /s/ Shannon L. Hunter
SHANNON L. HUNTER
Florida Bar #56051
shannon@holcomblaw.com
meagan@holcomblaw.com

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

(Continued on next page)

**CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS
PUBLICATION NOTICE**

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

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

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

- CASE NO: COD-25-0003753
NAME OF VIOLATOR: RIZQ HOLDINGS LLC
LOCATION OF VIOLATION: 4066 HENDERSON BLVD, TAMPA, FL
CODE SECTIONS: 19-237(3)
LEGAL DESCRIPTION: THOMAS PLACE LOT 13
FOLIO: 120029.0000
- CASE NO: COD-25-0003901
NAME OF VIOLATOR: ERNESTINE A UPSHAW ESTATE OF
LOCATION OF VIOLATION: 2705 E 18TH AVE, TAMPA, FL
CODE SECTIONS: 19-50 19-231(10) 19-231(15)b
LEGAL DESCRIPTION: WATCH HILL LOT 5 BLOCK 6
FOLIO: 188429.0000
- CASE NO: COD-25-0004316
NAME OF VIOLATOR: SAMUEL MIRABELLA JR
LOCATION OF VIOLATION: 4909 W SAN RAFAEL ST, TAMPA, FL
CODE SECTIONS: 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: HENDERSON BEACH W 35 FT OF LOT 8 AND LOT 10 AND E 15.3 FT OF LOT 1 OF STONEY POINT SUB ADDITION BLOCK 15 LESS COMM AT SE COR OF LOT 8 BLK 15 THN S 90 DEG 00 MIN 00 SEC W 16.14 FT THN N 00 DEG 14 MIN 23 SEC 30.74 FT THN N 89 DEG 55 MIN 40 SEC W 35.39 FT S 48 DEG 52 MIN 31 SEC E 46.80 FT TO POB
FOLIO: 120961.0000
- CASE NO: COD-25-0004380
NAME OF VIOLATOR: HONAWICO GROUP LLC
LOCATION OF VIOLATION: 2303 E 4TH AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: TURMAN'S EAST YBOR LOT 6 BLOCK 30
FOLIO: 189380.0000
- CASE NO: COD-25-0004412
NAME OF VIOLATOR: LAZARO C VALDES / TRUSTEE ET
LOCATION OF VIOLATION: 2514 N 55TH ST, TAMPA, FL
CODE SECTIONS: 19-231(5)a 19-231(5)c 19-231(10) 19-231(13) 19-231(15)b 19-231(15)c 19-231(17)
LEGAL DESCRIPTION: UCETA LOTS 21 AND 22 BLOCK 2
FOLIO: 160227.0000
- CASE NO: COD-25-0004466
NAME OF VIOLATOR: CARLYLE FLATS OF TAMPA LLC
LOCATION OF VIOLATION: 227 S ARMENIA AVE, TAMPA, FL
CODE SECTIONS: 22-8 22-60
LEGAL DESCRIPTION: PARK CITY 2ND SECTION LOTS 11 TO 15 INCL BLOCK 5, LESS R/W
FOLIO: 116827.0000
- CASE NO: COD-25-0004468
NAME OF VIOLATOR: HAIRE PROPERTIES LLP
LOCATION OF VIOLATION: 9931 N FLORIDA AVE, TAMPA, FL
CODE SECTIONS: 19 237(3) 19 237(3)i,
LEGAL DESCRIPTION: HARVEY HEIGHTS N 125 FT OF W 125 FT OF LOT 14 LESS FLA AVE R/W
FOLIO: 98933.0000

- CASE NO: COD-25-0004504
NAME OF VIOLATOR: JERSEY MHP LLC
LOCATION OF VIOLATION: 222 HOBOKEN AVE. TAMPA, FL
CODE SECTIONS: 19-51 19-56 19-237 19-237(3) 19-237(3)f
LEGAL DESCRIPTION: 1 HARVEY HEIGHTS BEG 37 FT N AND 174 FT E OF SW COR OF LOT 2 N 124.85 FT E 464.02 FT SLY 124.85 FT TO A PT 464.01 FT E OF POB THN WLY 464.01 FT TO POB LESS N 60 FT OF S 97 FT OF E 100 FT 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

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA

File No. 25-CP-003862
Division B

IN RE: ESTATE OF
WILLIAM L. HICKS, SR.
Deceased.

**NOTICE OF ACTION FOR
SUMMARY ADMINISTRATION**

TO: SHAWN MICHAEL HICKS
Last known address:
3644 Granite Ct, Palm Harbor, FL 34684

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 William L. Hicks, Sr., 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 04/06/2026, and file the original with the Clerk of this Court, at the Hillsborough County Courthouse, 800 E. Twigg Street, Room 442 - Edgcomb Courthouse, Tampa, Florida 33602, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition for Summary Administration.

WITNESS my hand and seal of this Court on 02/26/2026.

Victor D. Crist
As Clerk of the Court
By: s/ Ryan Marsh
As Deputy Clerk

3/6-3/27/26LG 4T

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

File No. 2026-CP-000290
Division B

IN RE: ESTATE OF
COLLEEN RUSSO
Deceased.

**NOTICE TO CREDITORS OF ORDER
OF 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 Colleen Russo, deceased, File Number 2026-CP-000290, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa FL 33660 I; that the decedent's date of death was April 16th, 2025; that the total value of the estate is \$4,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Anthony Michael Kolodziej
3225 Tour Trace, Land O Lakes, FL 34638
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

Person Giving Notice:

Anthony Kolodziej
32255 Tour Trace
Land O Lakes, FL 34638

Attorneys for Person Giving Notice:

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

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

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

CASE NO.: 2024CA003253
DIVISION: I

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,

vs.

HARMONY BOOKER, KYLE BOOKER,
et al.,
Defendants.

NOTICE OF SALE

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered on February 2, 2026 in the above-styled cause, Victor D. Crist, Hillsborough county clerk of court, shall sell to the highest and best bidder for cash on **April 9, 2026 at 10:00 A.M.**, at www.hillsboroughrealforeclose.com, the following described property:

LOT 44, BLOCK 26, PANTHER TRACE PHASE 1B/1C ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE 23 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 11144 Rodeo Ln, Riverview, FL 33579

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE,

HILLSBOROUGH COUNTY

IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

AMERICANS WITH DISABILITIES ACT

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg 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. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated March 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@gpwblaw.com
E-mail: kchurch@gpwblaw.com
Attorney for Plaintiff

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

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

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

KESTREL CONSTRUCTION ADVISORS
Owner: Darton Holdings, LLC
6114 Kestrelpark Drive
Lithia, FL 33547

3/6/26LG 1T

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

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

KESTREL CONSTRUCTION COMPANY
Owner: Darton Holdings, LLC
6114 Kestrelpark Drive
Lithia, FL 33547

3/6/26LG 1T

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

CASE NO.: 25-CC-037148

HIGHGATE IV CONDOMINIUM
ASSOCIATION, INC.,

Plaintiff,

vs.

JANET M. HOUGH,
Defendant.

NOTICE OF ACTION

TO: JANET M. HOUGH
2209 Hartlebury Way, Sun City, FL
33573

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

Condominium Parcel No. 402 of PHASE 4 HIGHGATE IV CONDOMINIUM according to the Declaration of Condominium thereof, recorded in Official Record Book 4653, page 865 and all Amendments thereto, if any, and according to Condominium Plat Book 8, page 23 of the Hillsborough County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 4/6/2026 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg Street, Room 604, Tampa, FL 33602, 813.272.7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; if you are hearing or voice impaired, call 711.

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

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

By: /s/ Jennifer Taylor
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601

Telephone: (813) 204-6492
Counsel for Plaintiff

BJR File: 014289.00017

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

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

CASE NO.: 25-CC-051606, DIVISION O

NORTH BAY VILLAGE CONDOMINIUM
ASSOCIATION, INC.,
Plaintiff,

HILLSBOROUGH COUNTY

v.
JONATHAN EDMONSON, a single man,
Defendant.

NOTICE OF ACTION

TO: JONATHAN EDMONSON
6308 Newtown Circle #C1
Tampa, FL 33615

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

Condominium Unit 08C-1, NORTH BAY VILLAGE CONDOMINIUM, a condominium together with an undivided interest in the common elements according to the Declaration of Condominium thereof, as recorded in Official Records Book 3595, Page 385, all attachments and amendments thereto, and according to the Condominium Plat Book 2, Page 48, as amended from time to time, 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: 400 N. Ashley Drive, Suite 2020, Tampa, Florida 33602, on or before 3/26/2026, 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 February 18, 2026

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

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

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

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

CASE NO. 25-CA-010106
DIVISION "C"

Gaetan Barrette, widower and surviving spouse of Norma J. Barrette, deceased Plaintiff,

vs.

Lenard S. Keene, Annette J. Keene, Lucinda Keene, Donald R. Keene II, Janna L. Webb, Mark E. Keene, Anna L. Keene, Timothy S. Keene, as heirs and successors in interests to Perry O. Keene and Anna M. Keene, Deceased, and the unknown heirs, successors, assigns and all other persons claiming or purporting to claim any right, title, or interest in and to the property through them. Defendants.

NOTICE OF ACTION - PROPERTY

TO: Lenard S. Keene, Annette J. Keene, Janna L. Webb and Lucinda Keene, as heirs and successors in interests to Perry O. Keene and Anna L. Keene, Deceased, and the unknown heirs, successors, assigns and all other persons claiming or purporting to claim any right, title, or interest in and to the property through them and all parties claiming any right, title, or interest in the real property described below:

YOU ARE NOTIFIED that an action to quiet title to the following property in Hillsborough County, Florida, has been filed against you:

Lot 3, Block 36, Temple Crest Unit No.2, according to the map or plat thereof as recorded in plat Book 10, Page 62 of the public records of Hillsborough County, Florida.

Parcel Identification Number: A -28-28-19-46A -000036-00003.0 Property Address: 4321 E Regnas Ave, Tampa, Florida 33617

The purpose of this action is to quiet title in the Plaintiff as to the above-described real property, and to extinguish any alleged right, title, lien, or interest you may claim.

You are required to file your written defenses with the Clerk of the Circuit Court of Hillsborough County, 800 E. Twigg Street, Tampa, FL 33602, within 30 days after the first publication of this notice, and to serve a copy on Plaintiff's attorney, whose name and address are:

Albert C. Kreischer, Jr.
Fuentes and Kreischer, P.A.
1407 West Busch Boulevard
Tampa, Florida 33612
Phone: (813) 933-6647
Email: ack@fklaw.net

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

DATED this 27th day of February 2026

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

By: /s/ Jennifer Taylor
Deputy Clerk

3/6-3/27/26 4T

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

File No.: 25-CP-003996
Division: B

IN RE: ESTATE OF

RANDY D. LONSBURY,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of RANDY D. LONSBURY, deceased, whose date of death was September 22, 2025, and whose social security number is XXX-XX-7535, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 12509 Mid Pointe Drive, Riverview, FL 33578. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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 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 March 6, 2026.

Personal Representative:

/s/ Diann L. Harvey
DIANN L. HARVEY

Attorney for Personal Representative:

/s/ Samuel L. Wenzel, Jr.
Samuel L. Wenzel, Jr., Esq.
Florida Bar Number: 1022217
Osenton Law, P.A.
3433 Lithia Pinecrest Road
PMB 324
Valrico, Florida 33596
(813) 776-1282
slw@osentonlaw.com

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

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

Case No.: 26-002769
Division: D-P

KEVIN DENNIS,

Petitioner,

and

DANEILLE COLE,
Respondent

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

TO: DANEILLE COLE

Last Known Address: 1903 131st Ave
Apt 201, Tampa, FL 33612

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 KEVIN DENNIS, whose address is 1903 131st Ave Apt 201, Tampa, FL 33612 on or before 4/8/2026, and file the original with the clerk of this Court at 800 E. Twigg St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated March 3, 2026

Victor Crist, Clerk of the Circuit Court
800 E. Twigg St., Tampa, FL 33602
By: s/ Mary Glover
Deputy Clerk

3/6-3/27/26LG 4T

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

File No. 26-CP-000390
Division B

IN RE: ESTATE OF

PHYLLIS ANN DAVIS, A/K/A
PHYLLIS DAVIS, A/K/A PHYLLIS A.
DAVIS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Phyllis Ann Davis, a/k/a Phyllis Davis, a/k/a Phyllis A. Davis, deceased, whose date of death was December 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

HILLSBOROUGH COUNTY

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 March 6, 2026.

Personal Representative:

Melissa Henry
12730 Tar Flower Drive
Tampa, Florida 33626

Attorney for Personal Representative:

Jessica Marie Cooper, Esquire
Attorney
Florida Bar Number: 795011
Cooper Estate Law, PLLC
4805 S. Himes Avenue
Tampa, Florida 33611
Telephone: (813) 831-3376
Fax: (813) 327-8847
E-Mail: jcooper@cooperstatelaw.com
Secondary E-Mail:
service@cooperstatelaw.com

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

**Final Notice and Public Explanation
of a Proposed Activity in a Federal
Flood Risk Management Standard
Designated Floodplain**

To: All interested Agencies including all Federal, State, and Local, Groups and Individuals

This is to give notice that the City of Tampa, acting as the Responsible Entity under 24 CFR Part 58 has conducted an evaluation as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The City of Tampa has conducted an evaluation of practicable alternatives to locating this development in the FFRMS floodplain and the potential impacts on the floodplain from the proposed action. The extent of the FFRMS floodplain was determined using the freeboard value approach.

Gallery at Rome Yards, Phase IV, located at 2609 North Rome Avenue in Tampa, Hillsborough County, Florida 33607, consists of an approximate 3.412-acre portion of an overall 10.6-acre parcel of undeveloped land consisting of grassed land, vacant land, and paved areas. The Tampa Housing Authority is submitting this project for Project-Based Vouchers (PBVs) and seeking HOME funds for the development of one (1) eleven-story residential structure with a proposed 230 residential units. It should be additionally noted that the eastern adjacent tracts of land associated with demolition, ingress/egress, frontage improvements, and utilities; and western adjacent tract of land associated with demolition, grading, stormwater management, and sidewalk improvements are located in the Environmental Review due to HUD's aggregation requirements.

According to FEMA Flood Insurance Rate Map (FIRM) #12057C-0353J, dated October 7, 2021, as confirmed via the Hillsborough County Flood Zone Lookup accessed at [https://experience.arcgis.com/experience/27ae615b0b9c4d0597756307ae9d4](https://experience.arcgis.com/experience/27ae615b0b9c4d0597756307ae9d4c85?draft=true&org=hillsborough)

HILLSBOROUGH COUNTY

Phase IV, as the development of the subject property will contribute to revitalization efforts within the immediate site area. According to the Live Grow Thrive 2045, Tampa Comprehensive Plan Update accessed at <https://planhillsborough.org/livegrowthrive2045/>, the need for affordable and decent housing is a concern. The Housing Goal in the Plan is to facilitate the development of housing that is affordable

HILLSBOROUGH COUNTY

to residents of all income levels, offering a variety of housing options, and ensuring accessibility across the entire city. The Gallery at Rome Yards Phase IV apartment complex will carry out this objective by constructing a multifamily development that will provide quality housing to residents of varying income levels with a focus on affordable housing; will provide

HILLSBOROUGH COUNTY

the housing option of apartments; and will provide a realignment of roads that reconnects the street grid to allow residents to be connected to the larger Old West Tampa community. Additionally, upgraded sidewalks will allow safe passage to off-street transit stops that will connect residents to businesses in the Tampa Bay area.

HILLSBOROUGH COUNTY

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and wetlands, and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains and wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will consider actions taking place in floodplains and wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by the Responsible Entity at the following address on or before March 14, 2026 (a minimum 7 calendar day comment period will begin the day after publication). A full description of the project may also be reviewed from 8:00 am to 4:30 pm at this address:

Denise Papajorgji
City of Tampa Community Development Specialist
2555 E. Hanna Ave
Tampa, Florida 33610
813-274-8627

Comments may also be submitted via email at Denise.Papajorgji@tampagov.net.

Publication Date: March 6, 2026
3/6/26LG 1T

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

PROBATE DIVISION

Case No.: 25-CP-003737 Division: "B"

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

NOTICE OF ACTION

TO: Unknown heirs, devisees, assignees, grantees, lienors, and/or creditors claiming by, through, under or against WILLIAM TIMOTHY TAYLOR, D/O/D - May 17, 2023.

YOU ARE NOTIFIED that PETITION FOR FORMAL ADMINISTRATION for the deceased,

WILLIAM TIMOTHY TAYLOR

has been filed against you and you are required to serve a copy of your written defenses on or before 3/23/26 (a date not less than 28, nor more than 60 days after the first publication of the notice) if any, to it on PERRY G. GRUMAN, Esquire, Plaintiff's attorney, whose address is 3400 W. Kennedy Boulevard, Tampa, Florida 33609, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. DATED on 2/11, 2026.

Clerk of Court
By: RYAN MARSH, As Deputy Clerk
2/20-3/13/26LG 4T

NOTICE OF LIEN SALE

Notice is hereby given that CORCHO BODYSHOP LLC will sell at public sale, pursuant to Florida Statute 713.585, the following motor vehicle to satisfy a lien for repair, administrative, and storage charges.

Vehicle Description:
2025 TOYT COROLLA
VIN: 5YFB4MDE7SP282348
Color: Gray

The vehicle is being held at:
12729 N Florida Ave, Tampa, FL 33612.
The public sale will be held on:
03/18/2026 at 10:00AM
Location: 12729 N Florida Ave, Tampa, FL 33612.

Amount due as of 02/27/2026: \$14,534.00 plus additional storage accruing at \$200.00 per day.

For additional information, contact:
CORCHO BODYSHOP LLC
Phone: (656) 247-1832

3/6/26LG 1T

NOTICE OF LIEN SALE

Notice is hereby given that CORCHO BODYSHOP LLC will sell at public sale, pursuant to Florida Statute 713.585, the following motor vehicle to satisfy a lien

**NOTICE OF PUBLIC HEARING
CITY OF TEMPLE TERRACE**

The City Council of the City of Temple Terrace, Florida, has scheduled a PUBLIC HEARING for March 17, 2026 at 6:00 p.m., or as soon thereafter as possible in the Council Chambers at City Hall, 11250 N. 56th Street to consider adopting an Ordinance revising the Solid Waste and Disposal Code Section in the Code of Ordinances, Chapter 22, Article VI.

ORDINANCE

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA; AMENDING CHAPTER 22 OF THE CITY OF TEMPLE TERRACE CODE OF ORDINANCES, UTILITIES, ARTICLE VI, SOLID WASTE COLLECTION AND DISPOSAL, BY AMENDING SECTION 22-336, DEFINITIONS; RETITLING AND RENAMING SECTION 22-337, COLLECTION OF CONSTRUCTION/DEMOLITION & CLASS III MATERIAL BY ORDINARY SERVICES; AMENDING SECTION 22-338, COLLECTION BY CITY; AMENDING SECTION 22-339, COLLECTION SUPERVISED BY DIRECTOR OF PUBLIC WORKS - APPEAL TO CITY MANAGER; AMENDING SECTION 22-340, COLLECTION PRACTICES FOR RESIDENTIAL SOLID WASTE; AMENDING SECTION 22-341, COLLECTION PRACTICES FOR YARD WASTE; RENAMING AND AMENDING SECTION 22-342, SPECIAL/ANNUAL PICK-UPS; AMENDING SECTION 22-343, COLLECTION PRACTICES FOR RESIDENTIAL RECYCLABLES; AMENDING SECTION 22-344, COLLECTION PRACTICES FOR COMMERCIAL COLLECTION; BY RENAMING AND AMENDING SECTION 22-345, STORAGE OF SOLID WASTE, TRASH, RECYCLABLES AND YARD DEBRIS; RENAMING AND AMENDING SECTION 22-346, DISPOSAL OF DANGEROUS/HAZARDOUS WASTE; AMENDING SECTION 22-347, SERVICE BY PRIVATE HAULER CONTRACTORS; PROVIDING FOR SEVERABILITY; DIRECTING FOR THE CODIFICATION OF THE AMENDMENTS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING AN EFFECTIVE DATE.

All interested persons may appear at the meetings and be heard with respect to the proposed Ordinance. A copy of the ordinance is available and may be emailed for public inspection by contacting the City Clerk during regular business hours at 813-506-6440.

Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with Florida Statute Section 286.26, persons with disabilities needing special accommodation to participate in these meetings should contact the Mayor, through the City Clerk's office, no later than 5:00 p.m. two business days prior to the meetings. Dated this 2nd day of March 2026.

Lynda Sader, City Clerk

3/6/26LG 1T

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Zoning Hearing Master, pursuant to Hillsborough County Ordinance 92-05, beginning at 6:00 p.m., **March 23, 2026**, at the Board Room, 2nd floor of the County Center, 601 E. Kennedy Blvd., Tampa, FL 33602 to hear the following requests. **Virtual participation in this public hearing is available through communications media technology, as described below.**

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

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

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

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

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

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HDTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFCL.gov website by going to [HCFCL.gov/Newsroom](https://hillsborough.gov/Newsroom) and selecting the "Meetings & Events" button
- Listening to the hearing on smart phones by going to the above YouTube link.

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

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

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

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION OR RECOMMENDATION MADE BY THE ZONING HEARING MASTER OR THE GOVERNING BODY REGARDING ANY MATTER CONSIDERED AT THE FORTHCOMING PUBLIC HEARING OR MEETING IS HEREBY ADVISED THAT THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE AS IT WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH SUCH APPEAL IS TO BE BASED.

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

REZONING REQUESTS

Petition RZ-PD 25-1338, filed on 08/27/25 by Syed L. Ali, represented by David Edmunds, of 2338 Lockwood Meadows Way, Sarasota, FL 34234, ph (941) 374-6597. Requesting a Rezone to Planned Development. The property is presently zoned RSC-6 MH and is located at 7814 E Elm St.

Petition RZ-PD 26-0237, filed on 11/19/25 by The Disbrow Corporation & Mini Vacations LLC, represented by Jesse Blackstock, of 1646 W Snow Ave, Tampa, FL 33606, ph (813) 455-2184. Requesting a Rezone to Planned Development. The property is presently zoned AS-1 and is located at 8422 & 8510 Radio Ln.

Petition RZ-PD 26-0270, filed on 11/24/25 by Todd Pressman, of 200 2nd Ave S, #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Rezone to Planned Development. The property is presently zoned PD 94-0260 & RSC-6 and is located at SE corner of N Falkenburg Rd & Lynn Ave.

Petition RZ-PD 26-0281, filed on 12/02/25 by Equity Trust Company / Custodian Et Al, represented by Justyna Gale / Forward Planning & Design, of 19046 Bruce B Downs Blvd, #308, Tampa, FL 33647, ph (352) 514-6158. Requesting a Rezone to Planned Development. The property is presently zoned RSC-4 and is located at NE corner of Livingston Ave & Fiddlers Ln.

Petition RZ-PD 26-0283, filed on 12/01/25 by Todd Pressman, of 200 2nd Ave S, #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Rezone to Planned Development. The property is presently zoned PD 92-0077, AS-1, RSC-6 MH, & CN and is located at 9304 Paradise Dr.

Petition RZ-PD 26-0303, filed on 12/03/25 by Todd Pressman, of 200 2nd Ave S, #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Rezone to Planned Development. The property is presently zoned CG and is located at 10423 Harney Rd.

Petition RZ-PD 26-0328, filed on 12/10/25 by Okoye Morgan / Rock Solid Construction, represented by Susan Bradley / Okoye Morgan, of 3501 Bessie Coleman Blvd, #25592, Tampa, FL 33622, ph (813) 200-8825. Requesting a Rezone to Planned Development. The property is presently zoned CN and is located at 5600 & 5602 E Dr. Martin Luther King Jr. Blvd.

Petition RZ-PD 26-0329, filed on 12/10/25 by Todd Pressman, of 200 2nd Ave S, #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Rezone to Planned Development. The property is presently zoned CG and is located at 5624 Anna Dr.

Petition RZ-PD 26-0338, filed on 12/12/25 by Richmond American Homes, represented by Kami Corbett / Hill Ward Henderson, of 101 E Kennedy Blvd, Ste 3700, Tampa, FL 33602, ph (813) 227-8421. Requesting a Rezone to Planned Development. The property is presently zoned ASC-1-R & RSC-6 and is located at Williams Rd, 300' N of May St & Williams Rd intersection, E side of the street.

Petition RZ-PD 26-0349, filed on 12/11/25 by Hill Ward Henderson, represented by Kami Corbett / Hill Ward Henderson, of 101 E Kennedy Blvd, Ste 3700, Tampa, FL 33602, ph (813) 227-8421, and Kayla Witkowski / Clearview Land Design, of 3010 W Azeelle St, Ste 150, Tampa, FL 33609, ph (813) 223-3919. Requesting a Rezone to Planned Development. The property is presently zoned PD 25-0371 & AR and is located at NW corner of S County Rd 579 & Saffold Rd.

Petition RZ-STD 26-0359, filed on 12/17/25 by Matthew Spero, of 311 W Palm Ave, Tampa, FL 33602, ph (813) 819-2005. Requesting a Rezone to RMC-12. The property is presently zoned RDC-12 and is located at 3614 Orient Rd.

Petition RZ-STD 26-0457, filed on 01/23/26 by Donald A. & Katharine M. Thompson, of 10829 Albritton Rd, Lithia, FL 33547, ph (813) 220-2096. Requesting a Rezone to AS-1. The property is presently zoned AR and is located at 10737 Albritton Rd.

Petition RZ-STD 26-0468, filed on 01/27/26 by Arthur Gillette, of 13194 US Hwy 301 S, #115, Riverview, FL 33578, ph (413) 441-9591. Requesting a Rezone to AS-1 SB. The property is presently zoned AS-1 and is located at 10002 Alafia St.

Petition RZ-STD 26-0470, filed on 01/27/26 by Todd Pressman, of 200 2nd Ave S, #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Rezone to RMC-9. The property is presently zoned AR and is located at Bessie Dix Rd, 900' W of Bessie Dix Rd & Trixie Dr intersection, end of the street.

Petition RZ-STD 26-0471, filed on 01/27/26 by Todd Pressman, of 200 2nd Ave S, #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Rezone to RMC-6. The property is presently zoned AR & ASC-1 and is located at 7607 & 7709 Williams Rd.

MAJOR MODIFICATION REQUESTS

Petition MM 26-0335, filed on 12/11/25 by Mark Bentley, of 400 N Ashley Dr, Ste 3100, Tampa, FL 33602, ph (813) 225-2500. Requesting a Major Modification to Planned Development. The property is presently zoned PD 23-0257 and is located at 11004 Bloomingdale Ave.

Petition MM 26-0340, filed on 12/11/25 by Jacob T. Cremer / Barbas Cremer, PLLC, of 2002 W Cleveland St, Ste 203, Tampa, FL 33606, ph (813) 419-3914. Requesting a Major Modification to Planned Development. The property is presently zoned PD 98-0667 and is located at 6210 579 Hwy.

Petition MM 26-0346, filed on 12/12/25 by ACG BBQ, LLC, represented by Isabelle Albert / Half, of 1000 N Ashley Dr, Ste 900, Tampa, FL 33602, ph (813) 331-0976. Requesting a Major Modification to Planned Development. The property is presently zoned PD 15-0079 and is located at 9603 Alafia Trace Blvd.

3/6/26LG 1T

for repair, administrative, and storage charges.

Vehicle Description:
2022 TOYT COROLLA
VIN: JTDFFPMAEXN3009463
Color: White

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

The public sale will be held on:
03/19/2026 at 8:00AM
Location: 12729 N Florida Ave, Tampa, FL 33612.

Amount due as of 02/27/2026: \$18,978.60 plus additional storage accruing at \$200.00 per day.

For additional information, contact:
CORCHO BODYSHOP LLC
Phone: (656) 247-1832

3/6/26LG 1T

NOTICE OF LIEN SALE

Notice is hereby given that CORCHO BODYSHOP LLC will sell at public sale, pursuant to Florida Statute 713.585, the following motor vehicle to satisfy a lien for repair, administrative, and storage charges.

Vehicle Description:
2024 MITSUBISHI OUTLANDER
VIN: JA4J4VA80RZ050166
Color: Silver

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

The public sale will be held on:
03/21/2026 at 10:00AM
Location: 12729 N Florida Ave, Tampa, FL 33612.

Amount due as of 02/27/2026: \$14,696.25 plus additional storage accruing at \$300.00 per day.

For additional information, contact:
CORCHO BODYSHOP LLC
Phone: (656) 247-1832

3/6/26LG 1T

NOTICE OF LIEN SALE

Notice is hereby given that CORCHO BODYSHOP LLC will sell at public sale, pursuant to Florida Statute 713.585, the following motor vehicle to satisfy a lien for repair, administrative, and storage charges.

Vehicle Description:
2023 TOYT RAV4
VIN: 2T3W1RFV9PW253533
Color: Gray

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

The public sale will be held on:
03/18/2026 at 8:00AM
Location: 12729 N Florida Ave, Tampa, FL 33612.

Amount due as of 02/27/2026: \$20,126.20 plus additional storage accruing at \$200.00 per day.

For additional information, contact:
CORCHO BODYSHOP LLC
Phone: (656) 247-1832

3/6/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

FRIENDS & FAMILY MINISTRY
Owner: Friends & Family Church, Inc.
PO Box 1500
Wimauma, FL 33598

3/6/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

CATALA FENCING SOLUTIONS
Owner: Dreamy Gardens Lawn Care LLC
6019 West Burke Street
Tampa, FL 33634

3/6/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

APARATAJE DISTRIBUTION
Owner: Jairo Antonio Bautista Peralta
6517 Dovewood Place
Tampa, FL 33634

3/6/26LG 1T

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

Case No.: 24-DR-5076
Division: J-P

HILDA D AGUILAR,
Petitioner,
and
TONY AGUILAR,
Respondent

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

TO: TONY AGUILAR
Last Known Address: 1 Beach St,
Revere MA / 106 Chestnut St Apt 2,
Chelsea MA 02150

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 HILDA D AGUILAR, whose address is 23400 Rolling Meadow Lane, Land O Lakes, FL 34639 on or before 4/6/26, and file the original with the clerk of this Court at 800 East Twigg St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so,**

(Continued on next page)

HILLSBOROUGH COUNTY

a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated February 27, 2026

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

By: s/ Jessica Saladin
Deputy Clerk

3/6-3/27/26LG 4T

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

Case No.: 26-002543

Division: D-P

KAPALI PRAVIND MESHAM,
Petitioner,

and

PRAVIND YUORAJ MESHAM,
Respondent

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

TO: PRAVIND YUORAJ MESHAM

Last Known Address: 9213 Rockrose Drive, Tampa, FL 33647

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 KAPALI PRAVIND MESHAM, whose address is 9213 Rockrose Drive, Tampa, FL 33647 on or before 4/6/26, and file the original with the clerk of this Court at George Edgecomb Court-house, 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated February 26, 2026

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

By: s/ Erma Yerdon
Deputy Clerk

3/6-3/27/26LG 4T

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

Case No.: 26-002577

Division: C-P

JESSICA FORAKER,
Petitioner,

HILLSBOROUGH COUNTY

and
BAYLEN FORAKER,
Respondent

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

TO: BAYLEN FORAKER

Last Known Address: 15165 Cypress Cay Blvd, Unit 104, Lutz, FL 33559

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JESSICA FORAKER, whose address is 15165 Cypress Cay Blvd, Unit 104, Lutz, FL 33559 on or before 4/6/2026, 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: 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 Notice of Current Address, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

Dated February 26, 2026

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

By: s/ Mary Glover
Deputy Clerk

3/6-3/27/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 26-CP-000604

Division B

IN RE: ESTATE OF
BEVERLY E. ROHLER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of BEVERLY E. ROHLER, 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 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

HILLSBOROUGH COUNTY

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 March 6, 2026.

Personal Representative:
/s/ Lewis Jeffrey Rohleder
LEWIS JEFFREY ROHLER
12515 Safari Lane
Riverview, Florida 33579

Attorney for Personal Representative:

/s/ Dana Kemper
Dana Kemper, Esq.
HEMNESS FALLER ELDER LAW
Florida Bar # 0044337
309 N. Parsons Avenue
Brandon, Florida 33510-4515
(813) 661-5297
(813) 689-8725 fax
dana@hemnesslaw.com
service@hemnesslaw.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 26-CP-000553

IN RE: ESTATE OF
JAMES ALOYSIUS RUYLE,
A/K/A JAMES A. RUYLE
Deceased

NOTICE TO CREDITORS

The administration of the estate of JAMES ALOYSIUS RUYLE, A/K/A JAMES A. RUYLE, deceased, whose date of death was September 26, 2025; File Number 26-CP-000553, 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 March 6, 2026.

Personal Representative:
CATHERINE M. FREEMAN
3381 Alan Mark Drive
Ann Arbor, MI 48105

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
GENDESA@ALVAREZDIECIDUE, P.A.
2307 W. Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:

HILLSBOROUGH COUNTY

GADeservice@GendersAlvarez.com

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

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

SELAH AND STONE RESEARCH

Owner: Mildred Brown
10838 Carloway Hills Dr
Wimauma, FL 33598

3/6/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

PROACTIVE PLUMBING

Owner: Brian Wesley - Proactive Construction & Design, LLC
13529 Prestige Place, Suite 108
Tampa, FL 33635

3/6/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

ZaneO MUSIC PUBLISHING

Owner: Jairo Antonio Bautista Peralta
6517 Dovewood Place
Tampa, FL 33634

3/6/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 26-CP-000557

Division A

IN RE: ESTATE OF
PATRICIA J. HART
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PATRICIA J. HART, deceased, whose date of death was November 30, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

HILLSBOROUGH COUNTY

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

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

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

Personal Representative:
CYRUS L. HART III
3104 W. Wyoming Avenue
Tampa, Florida 33611

Attorney for Personal Representative:
IAN S. GIOVINCO

Florida Bar Number: 994588
611 W. Bay Street, Suite 2B
Tampa, Florida 33606
Telephone: (813) 505-5477
E-Mail: ian@giovincolaw.com
Secondary E-Mail: amy@giovincolaw.com

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

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

CASE NO. 26-CP-000570

DIVISION A

Florida Bar #308447

IN RE: ESTATE OF
RONALD J. HUEY,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of RONALD J. HUEY, deceased, Case Number 26-CP-000570, 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 March 6, 2026.

Personal Representative:
BEVERLY A. HUEY
406 Greenview Drive
Brandon, FL 33510

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

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

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

PROBATE DIVISION

CASE #26-CP-000287

IN RE: THE ESTATE OF
JOAN RHOADS,
aka JOAN MATHIS RHOADS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Joan Rhoads, aka Joan Mathis Rhoads deceased, whose date of death was August 27, 2025 is pending in the Circuit Court of Hillsborough County, Florida, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

(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 3/18/2026 at 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-25-0002785

NAME OF VIOLATOR: 41 PROPERTIES LLC
LOCATION OF VIOLATION: 2426 E DR MARTIN LUTHER KING JR BLVD, TAMPA, FL
CODE SECTIONS: 27-156 27-289.7(b) 27-326
LEGAL DESCRIPTION: PROGRESO E 38 FT OF LOT 24 AND W 1/2 OF LOT Z BLOCK 5
FOLIO: 156026.0000

CASE NO: COD-25-0004534

NAME OF VIOLATOR: AO PROPCO LLC
LOCATION OF VIOLATION: 1322 W HIAWATHA ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: RIVIERA SUBDIVISION E 50 FT OF W 150 FT OF LOT 48 AND E 50 FT OF W 100 FT OF N 100 FT OF LOT 48
FOLIO: 103999.0000

CASE NO: COD-25-0004544

NAME OF VIOLATOR: HILLSBOROUGH HEIGHTS LLC
LOCATION OF VIOLATION: 1710 W PERDIZ ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: TAMPA'S NORTH SIDE COUNTRY CLUB AREA UNIT NO 1 SOUTHGATE LOT 35 BLOCK 38
FOLIO: 97729.0000

CASE NO: COD-25-0004629

NAME OF VIOLATOR: EAGLE HOMES AND INVESTMENTS LLC
LOCATION OF VIOLATION: 10416 N PAWNEE AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: TERRACE PARK UNIT NO 4 LOTS 13 14 AND 15 BLOCK 83
FOLIO: 140428.5000

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOX-KNOWLES, CMC
CITY CLERK

2/20-3/13/26LG 4T

**NOTICE OF PUBLIC HEARINGS
CITY OF TEMPLE TERRACE**

The City Council of the City of Temple Terrace, Florida, has scheduled PUBLIC HEARINGS for March 17, 2026 and April 7, 2026 at 6:00 p.m., or as soon thereafter as possible in the Council Chambers at City Hall, 11250 N. 56th Street to consider an adoption of the following Ordinance for a zoning reclassification (RZP-25-04) for property generally located on the south side of Harney Road approximately 1500 feet east of the intersection of North 78th Street (Folios 38206.0000 and 38206.0020) and generally as shown below.

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, REZONING TWO PARCELS TOTALING FIVE ACRES (±) GENERALLY LOCATED ON THE SOUTH SIDE OF HARNEY ROAD APPROXIMATELY 1500 FEET EAST OF THE INTERSECTION OF NORTH 78th STREET MORE SPECIFICALLY DESCRIBED AS FOLIO 38206.0000 (7911 HARNEY ROAD) AND FOLIO 38206.0020 AND LEGALLY DESCRIBED IN EXHIBIT "A"; CHANGING THE ZONING ATLAS MAP DESIGNATION ON SAID PROPERTY FROM ZONING CLASSIFICATION AGRICULTURAL-URBAN (A-U) TO PUBLIC/QUASI-PUBLIC (P/QP); PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING ATLAS MAP OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE



The complete legal description by metes and bounds, the application, and the ordinance can be obtained from the Office of the City Clerk during regular business hours. All interested persons may appear at the meetings and be heard with respect to the proposed Ordinances. A copy of the application is available for public inspection in the office of the City Clerk and in the Community Development Department during regular business hours. Additional information may be obtained by emailing Joe Moreda, AICP, City Planner at Jmoreda@templeterrace.gov.

Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such

HILLSBOROUGH COUNTY

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 March 6, 2026.

Personal Representative:
Janine Hartfield
2824 Timberway Pl
Brandon, FL 33511

Attorney for Personal Representative:
JOHN A. GRANT, JR.
FL Bar No. 107989
10025 Orange Grove Dr
Tampa, FL 33618
Telephone: (813) 787-9900
E-Mail: john.grant@johngrant.net

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 23-CP-001675
Division Probate

IN RE: ESTATE OF
MARRICA MOURTAKOS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Marica Mourtakos, deceased, whose date of death was December 10, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 March 6, 2026.

Personal Representative:
Chrissy Ratner
17618 Archland Pass Road
Lutz, Florida 33558

Attorney for Personal Representative:
Arthur Jones, Esq.
Zoeklein Law PA
E-mail Address:
arthur@zoekleinlawpa.com
Florida Bar No. 1008304
150 E. Bloomingdale Avenue
Brandon, Florida 33511
Telephone: (813) 501-5071

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

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

PROBATE DIVISION
File No. 26-CP-000456
Division A

IN RE: ESTATE OF
DONNA DERICKS SCHODER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DONNA DERICKS SCHODER, deceased, whose date of death was January 20, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 700 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE 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 March 6, 2026.

Personal Representative:
Stephanie Schoder Lynch
2034 Sherwood Ave.
Charlotte, NC 28207

Attorney for Personal Representative:
Megan Flynn McAteer, Esq.
Florida Bar No. 643173
Attorney for Stephanie Schoder Lynch
Megan Flynn McAteer PL
601 S. Boulevard
Tampa, FL 33606
Phone: (813) 251-4210
Email: mfm@meganmcaateerlaw.com

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

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

CIVIL DIVISION

CASE NO.: 25-CA-012144

FREEDOM MORTGAGE CORPORATION
PLAINTIFF,

VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DARWIN LYNN AYRES A/K/A DARWIN AYRES, 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 Darwin Lynn Ayres A/K/A Darwin Ayres
Last Known Address: 7206 E Cayuga St, Tampa, FL 33610

Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure

HILLSBOROUGH COUNTY

of Mortgage on the following described property:
LOT 22, BLOCK 3, Pardeau Shores Unit No. 2, according to the map or plat thereof, as recorded in plat book 34, page 51, of the public records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before 04/01/2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc., P.O. Box 5536, Tampa, FL 33675 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 24 day of February, 2026.

VICTOR D. CRIST

As Clerk of Court

By: Patricia Corbin

As Deputy Clerk

Publish: La Gaceta Publishing, Inc., P.O. Box 5536, Tampa, FL 33675

11080-1031291

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

CIVIL DIVISION

CASE NO.: 25-CA-012555

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF LVS TITLE TRUST XIII

PLAINTIFF,

VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VIOLA E. WARBURTON A/K/A VIOLA P. WARBURTON A/K/A VIOLA ESTELL WARBURTON F/K/A VIOLA E. PILGRIM, 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 Viola E. Warburton A/K/A Viola P. Warburton A/K/A Viola Estell Warburton F/K/A Viola E. Pilgrim
Last Known Address: 107 Valencia Court North, Plant City, FL 33566

Current Residence: UNKNOWN

TO: Unknown spouse of Viola E. Warburton A/K/A Viola P. Warburton A/K/A Viola Estell Warburton F/K/A Viola E. Pilgrim
Last Known Address: 107 Valencia Court North, Plant City, FL 33566

Current Residence: UNKNOWN

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

Lot 10B of Walden Lake Fairway Villas, according to the map or plat thereof, as recorded in Plat Book 50, Page 18, of the Public Records of Hillsborough County, Florida, together with an undivided interest in the common elements.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before 03/29/2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc., P.O. Box 5536, Tampa, FL 33675 and file the original with the

HILLSBOROUGH COUNTY

Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 13 day of February, 2026.

VICTOR D. CRIST

As Clerk of Court

By: /s/ Patricia Corbin

As Deputy Clerk

Publish: La Gaceta Publishing, Inc., P.O. Box 5536, Tampa, FL 33675

11080-1030747

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

CASE NO. 23-CA-000629

MORTGAGE ASSETS MANAGEMENT, LLC,

PLAINTIFF,

VS.

BETTY J. LEWIS, ET AL.

DEFENDANT(S).

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 17, 2026 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on March 24, 2026, at 10:00 AM, at www.hillsborough.realforeclose.com for the following described property:

"LOTS 83, 84 AND THE EAST 25 FEET OF LOT 85 OF MORA SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 29 ON PAGE 14, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA."

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

Tromberg, Miller, Morris & Partners, PLLC

Attorney for Plaintiff

600 West Hillsboro Boulevard

Suite 600

Deerfield Beach, FL 33441

Telephone #: 561-338-4101

Fax #: 561-338-4077

Email: eservice@tmppllc.com

By: /s/Tiffany Hamilton, Esq.

Tiffany Hamilton, Esq.

FBN:1058051

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twigg 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. 11080-1030848

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIRCUIT CIVIL DIVISION

CASE NO.: 24-CA-007745

GENERAL CIVIL DIVISION:

HILLSBOROUGH COUNTY

Freedom Mortgage Corporation

Plaintiff(s),

v.

WESLEY TUNING, UNKNOWN SPOUSE OF WESLEY TUNING, CONSTRUCTION TRADES SOLUTIONS L.L.C. A/K/A CTS CONSTRUCTION TRADES SOLUTION LLC, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND 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 18th day of February, 2026, and entered in Case No. 24-CA-007745, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and WESLEY TUNING, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OSPREY LANDING OF RUSKIN HOMEOWNERS ASSOCIATION, INC. AND NVR, INC. are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com> at 10:00 A.M. on the 24th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

Being known and designated as Lot 11, Block A as shown on plat entitled "Osprey Landing" and recorded with the Clerk of the Circuit Court, Public Records of Hillsborough County, Florida in Book 125, Page 145-149.

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. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

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

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

Dated this 23rd day of February, 2026.

By: /s/ Liana Hall

Liana 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

11080-1030964

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIRCUIT CIVIL DIVISION

Freedom Mortgage Corporation

Plaintiff(s),

CASE NO.: 25-CA-008140

v. GENERAL CIVIL DIVISION:

LAUREN A. PAINO A/K/A LAUREN PAINO; UNKNOWN SPOUSE OF LAUREN A. PAINO A/K/A LAUREN PAINO; LAUREN A. PAINO A/K/A LAUREN PAINO AS TRUSTEE OF THE LAUREN A. PAINO REVOCABLE LIVING TRUST UTD 01/27/2023; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s).

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta Publishing, Inc)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 13th day of February, 2026, and entered in Case No. 25-CA-008140, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LAUREN A. PAINO A/K/A LAUREN PAINO AS TRUSTEE OF THE LAUREN A. PAINO REVOCABLE LIVING TRUST UTD 01/27/2023, UNKNOWN SPOUSE OF LAUREN A. PAINO A/K/A LAUREN PAINO, ALAN JOSEPH PUJO, JR., LAUREN A. PAINO A/K/A LAUREN PAINO AND UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com> at 10:00 A.M. on the 22nd day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 14, Block 6, Bloomingdale-Section "W", according to the Map or Plat thereof, as recorded in Plat Book 59, Page (s) 23-14, Inclusive, 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. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can

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 **4/1/2026 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-25-0004096
NAME OF VIOLATOR: VIRGINIA F ABOSIDA LIFE ESTATE
LOCATION OF VIOLATION: 8518 N TAMPA ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)a
LEGAL DESCRIPTION: MANOR HILLS SUBDIVISION LOT 7 LESS N 10 FT LOT 8 AND N 15 FT OF LOT 9 BLOCK 6
FOLIO: 99992.0000

CASE NO: COD-25-0004129
NAME OF VIOLATOR: DELAWARE FINANCIAL
LOCATION OF VIOLATION: 8518 N TAMPA ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)a
LEGAL DESCRIPTION: MANOR HILLS SUBDIVISION LOT 7 LESS N 10 FT LOT 8 AND N 15 FT OF LOT 9 BLOCK 6
FOLIO: 99992.0000

CASE NO: COD-25-0004357
NAME OF VIOLATOR: WENDY L T SNOW
LOCATION OF VIOLATION: 2115 W PARIS ST, TAMPA, FL
CODE SECTIONS: 19-231(10)
LEGAL DESCRIPTION: 1 HAMNER'S MARJORY B FIRST ADDITION TO RENMAH LOT 31 LESS W 2.83 FT BLOCK 1
FOLIO: 104629.0100

CASE NO: COD-25-0004432
NAME OF VIOLATOR: NATAHSA N BROWN
LOCATION OF VIOLATION: 2109 E BIRD ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: KATHRYN PARK LOTS 142 143 & 144 & W 1/2 OF VACATED ST ABUTTING THEREON AND E 1/2 OF ALLEY ABUTTING THEREON
FOLIO: 150175.0000

CASE NO: COD-25-0004433
NAME OF VIOLATOR: JASON ROBERT FAUSETTE
LOCATION OF VIOLATION: 612 W DR MARTIN LUTHER KING JR BLVD, TAMPA, FL
CODE SECTIONS: 19-231(15)a 19-231(15

HILLSBOROUGH COUNTY

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 17th day of February, 2026.
 By: /s/ Liana Hall
 Liana 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
 11080-1030578

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Probate Division
 CASE NO.: 26-CP-000535;
 DIVISION: B

IN RE:
 ESTATE OF LYDIA LOUISE GRIBOS,

HILLSBOROUGH COUNTY

Deceased.

NOTICE TO CREDITORS

The administration of the estate of Lydia Louise Gribos, deceased, whose date of death was January 11, 2026, is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 de-

HILLSBOROUGH COUNTY

mand is made by a creditor as specified under Section 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 27, 2026.

Personal Representative:
 ARLENE ISABEL CZYZOWSKI
 633 Half Moon Lake Road
 Tampa, Florida 33625

Attorney for Personal Representative:
 ADRIAN J. MUSIAL, JR., ESQUIRE, of
 A. J. Musial, Jr., P.A.
 1211 West Fletcher Avenue
 Tampa, Florida 33612-3363
 (813) 265-4051
 FL Bar no.: 157330

HILLSBOROUGH COUNTY

Email service:
ajmusialattorney@yahoo.com

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
 File No. 2026-CP-000446

IN RE: ESTATE OF
 JOSE RIVERA SANLLEY
 Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jose Rivera Sanlley, deceased, whose date of death was November 29, 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 27, 2026.

Personal Representative:
 /s/ Nayda Velez
 12410 Cardiff Drive
 Tampa, Florida 33625

Attorney for Personal Representative:
 /s/ Desiree Sanchez
 Desiree Sanchez
 Attorney
 Florida Bar Number: 10082
 Sanchez Law Group, P.A.
 605 E. Robinson Street, Suite 650
 Orlando, FL 32801
 Telephone: (407) 500-4444
 Fax: (407) 236-0444
 E-Mail: desiree@sanchezlaw.com
 Secondary E-Mail: elena@sanchezlaw.com

2/27-3/6/26LG 2T

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

Case No.: 25-CA-002557
 Division: P

REGIONS BANK, SUCCESSOR BY MERGER WITH AMSOUTH BANK, Plaintiff,

-vs-

DAVID ARMBRUSTER A/K/A DAVID E. ARMBRUSTER; TERESA ARMBRUSTER A/K/A TERESA M. ARMBRUSTER; if living, and all unknown parties claiming by, through, under or against the above-named Defendant who is 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; COUNTRY HILLS HOMEOWNERS ASSOCIATION, INC., a Florida Not for Profit Corporation; 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 45, Block 6, COUNTRY HILLS UNIT ONE C, according to plat thereof as recorded in Plat Book 59, Page 21, of the Public Records of Hillsborough County, Florida.

at public sale, to the highest and best bidder, for cash, online on April 20, 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

HILLSBOROUGH COUNTY

time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED this 24th day of February, 2026.

ROD B. NEUMAN, Esquire

For the Court

By: /s/ ROD B. NEUMAN, Esquire

Gibbons | Neuman
 3321 Henderson Blvd, Tampa, FL 33609

2/27-3/6/26LG 2T

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

CASE NO.: 24-CC-067263, DIVISION M

THE TAMPA RACQUET CLUB ASSOCIATION, INC., Plaintiff,

vs.

JUAN ROMERO,

Defendant.

NOTICE OF SALE

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

That certain Condominium parcel composed of Unit 446 and an undivided interest or share in the common elements appurtenant thereto, in accordance with, and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium of THE TAMPA RACQUET CLUB, A CONDOMINIUM and Exhibits attached hereto, all as recorded in Official Record 3450, page 1175, et seq., and the Plat thereof recorded in Condominium Plat Book 2, page 27, et seq., together with such additions and amendments to said Declaration and Condominium Plat as from time to time may be made, all as recorded in the Public Records of Hillsborough County, Florida.

TOGETHER WITH Parking Space No. 62 at THE TAMPA RACQUET CLUB, A CONDOMINIUM, shown on Plat recorded in Condominium Plat Book 2, page 27, et seq., Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 5820 N. Church Avenue, Unit 446, Tampa, FL 33614.

will be sold by the Hillsborough County Clerk at public sale on **March 27, 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

2/27-3/6/26LG 2T

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

FAMILY LAW DIVISION
 CASE NO.: 26-DR-001450
 DIVISION: C

Shineka T. Johnson,
 Petitioner,

Vs.

Sasha S. Earnest,
 Octavius J. Johnson,
 Respondents.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: **Sasha S. Earnest, Respondent/ Mother**, whose last known address is: 1311 W. Waters Ave. Tampa, FL 33604-2836

YOU ARE HEREBY NOTIFIED that an action for Temporary Custody of Minor Child by Extended Family has been filed against you by **Shineka T. Johnson**, 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 03/27/2026; 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 19, 2026.

(Continued on next page)

NOTICE OF INVITATION FOR PROPOSALS FOR DEVELOPMENT OF ALL OR A PORTION OF APPROXIMATELY 3.49 ACRES MORE OR LESS OF REAL PROPERTY WITHIN THE TEMPLE TERRACE REDEVELOPMENT AREA LOCATED EAST OF NORTH 56TH STREET, SOUTH OF BULLARD PARKWAY, AND NORTH OF THE HILLSBOROUGH RIVER IN THE CITY OF TEMPLE TERRACE

Notice is hereby given pursuant to Section 163.380(3)(a), Florida Statutes, of the intention of the City of Temple Terrace and the Temple Terrace Community Redevelopment Agency (City/CRA) to dispose of real property generally located south of Bullard Parkway, east of North 56th Street, and north of the Hillsborough River in the City of Temple Terrace, comprising approximately 3.49 acres 'more or less', a site map of which is set forth herein identifying two separate parcels, shown as Parcels A and B (the "Property"). All pertinent information relating to the disposition and development of the Property may be obtained from the City of Temple Terrace's agent, John Lochner, Broker, Florida ROI Commercial Property Brokerage, Inc., 412 East Madison Street, Suite 1206, Tampa, Florida 33602.

For complete listing details, please visit:
<https://roireal.estate/commercial-properties-for-sale/commercial-property-listings/>

The City/CRA will consider all redevelopment proposals and the financial and legal ability of the persons or entities making such proposals to complete the contemplated redevelopment of the property. The City/CRA may negotiate with any parties submitting proposals for the purchase, lease, or other transfer of the Property and may accept such proposals as it deems to be in the public interest and in furtherance of the purposes of Chapter 163, Part III, Florida Statutes. The City/CRA reserves the right to reject any and all proposals and waive any minor irregularities.

All or a portion of the Property will be conveyed at a value determined to be in the best public interest for uses in accordance with the Community Redevelopment Plan and in accordance with such reasonable disposal procedures as the City/CRA may prescribe. In determining that the sale price of the Property is in the public interest and that the proposed use(s) are in compliance with the Community Redevelopment Plan, the City/CRA will take into account and give consideration to the criteria set forth in Section 163.380, Florida Statutes, and other criteria, including, but not limited to:

1. The consideration being offered for the Property;
2. The economic impact of the proposed project on the City's redevelopment efforts;
3. The proposed project's consistency with the goals and objectives of the Community Redevelopment Plan.

The City/CRA reserves the right to include within conveyance documents such terms, restrictions, conditions, covenants and obligations as deemed to be necessary to carry out the purposes of the Community Redevelopment Act, including, but not limited to those provided in Section 163.380, Florida Statutes, and that are otherwise deemed to be in the public interest.

Any party interested in purchasing Property pursuant to this notice, for the purposes of redevelopment under this publication, is hereby notified that sealed proposals to acquire the Property must be received on or before the deadline of Monday, April 6, 2026, at 5:00 p.m. c/o John Lochner, Broker, Florida ROI Commercial Property Brokerage, Inc., 412 East Madison Street, Suite 1206, Tampa, Florida 33602.

Proposals received after that date will not be considered. Proposals must include, at a minimum, the following: (i) a description and preliminary drawings of the proposed development to be built on the Property, (ii) an explanation of how the proposed development meets the zoning and land use requirements of the City's Land Development Code, as well as the goals and objectives of the Community Redevelopment Plan, (iii) the proposed end-uses of the Property, (iv) a purchase bid for the Property, (v) a summary of the applicant's most recent personal and/or corporate financial statement, and evidence demonstrating that the applicant either has, or can secure within a reasonable amount of time, the necessary financial resources to complete the proposed project in a timely fashion and provide long term financial support to the project after it is built; and (vi) identify previous projects that the applicant's proposed team (applicant / architect / contractor) has successfully developed. Provide the name, address, and photographs of each significant project and a brief description of each.

LEGAL DESCRIPTION OF CITY OWNED PROPERTIES

PARCEL A:

Commence at the Northwest corner of the Southeast 1/4 of said Section 22; thence S.00 degrees 10'56"W., on the center line of 56th Street (State Road No. 5-583), a distance of 50.30 feet to a point on the Westerly extension of the South right of way of Bullard Parkway (formerly known as Temple Terrace Highway); thence S.89 degrees 13'30"E., departing the center line of said 56th Street (State Road No. S-583) and on the Westerly extension of the South right of way line of said Bullard Parkway (formerly known as Temple Terrace Highway), a distance of 45.00 feet to a point on the East right of way line of said 56th Street (State Road No. S-583) and the POINT OF BEGINNING thence S.89 degrees 13'30"E., on the South right of way line of said Bullard Parkway (formerly known as Temple Terrace Highway), a distance of 589.71 feet to a point on the Northerly extension of the East right of way line of Commonwealth Avenue (Broadway per plat) (Closed), thence S.00 degrees 12'20"W., on the East right of way line of Commonwealth Avenue (Broadway per plat) (Closed) and the Northerly extension thereof, a distance of 904.19 feet; thence N.89 degrees 50'09"W., departing the East line of said Commonwealth Avenue (Broadway per plat) (Closed) and its Northerly extension thereof, a distance of 589.31 feet to a point on the East right of way line of 56th Street (State Road No. S-583); thence N.00 degrees 10'56"E., on the East right of way line of said 56th Street (State Road No. S-583), a distance of 910.48 feet to the POINT OF BEGINNING.

LESS Block 1, Lots 1 - 18.
 LESS Block 2, Lots 1 - 35.

Short Description:
 8901 North 56th Street
 Downtown Temple Terrace, Block 3, Lots 1-13
 Approximately 1.75 acres (MOL)

PARCEL B:

Part of Block D-13, together with: Part of the alleys (now closed) within said Block D-13 and part of Warren Avenue (now closed) abutting said Block D-13 on the north, all as shown on the plat of Temple Terrace Estates, as recorded in Plat Book 17, Page 22, of the Public Records of Hillsborough County, Florida, described as follows:

Commence at the northwest corner of Block D-12 of said Temple Terrace Estates; thence N89°59'00"E, along the north boundary line of said Block D-12, for a distance of 15.00 feet to the east right-of-way line of State Road 583 (N. 56th Street); thence S00°06'16"E, along said east right-of-way line for a distance of 185.74 feet; thence N89°53'44"E, for a distance of 25.00 feet; thence S00°06'16"E, for a distance of 74.29 feet to the point of beginning; thence N89°58'33"E, for a distance of 355.66 feet to a point on the northerly extension of the curved easterly boundary line of said Block D-13; thence southerly, 238.10 feet, along the said easterly boundary line and the northerly extension thereof and along the arc of a curve, concave westerly, having a radius of 817.36 feet and a chord bearing and distance of S08°51'15"W, 237.26 feet, to the northerly right-of-way line of S. Riverhills Drive, as recorded in Deed Book 1064, Page 244, of the Public Records of Hillsborough County, Florida; thence S78°28'08"W, along the said northerly right-of-way line, for a distance of 210.02 feet; thence N00°05'37"W, for a distance of 150.07 feet; thence S78°28'08"W, for a distance of 140.67 feet to the said east right-of-way line of State Road 583 (N. 56th Street); thence N00°06'16"W, along said east right-of-way line, for a distance of 81.93 feet; thence N89°53'44"E, for a distance of 25.00 feet; thence N00°06'16"W, for a distance of 72.34 feet to the point of beginning.

Containing 75,798 square feet, more or less.

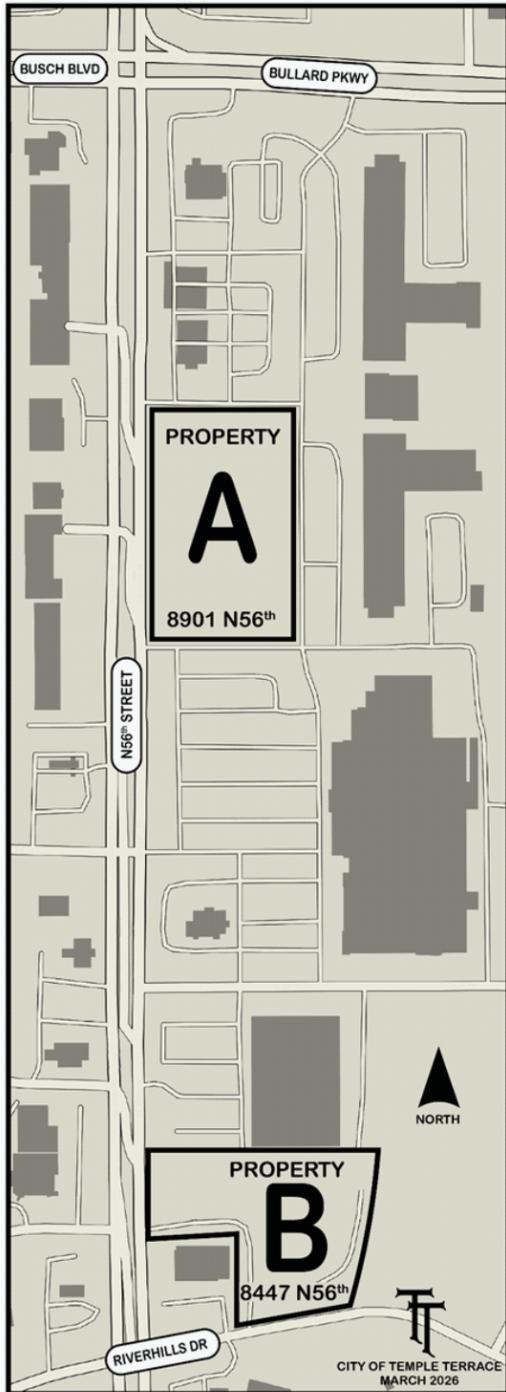
Short Description:
 8447 North 56th Street
 Approximately 1.74 acres (MOL)

###

Dated this 2nd day of March 2026.

Lynda Sader, City Clerk

3/6/26 LG 2T



HILLSBOROUGH COUNTY

Victor D. Crist
Clerk of the Circuit Court
By: s/ Jennifer Taylor
Deputy Clerk

2/27-3/20/26LG 4T

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

CASE NO.: 25-CC-043349

CAMELOT WOODS II HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.
JED HONRADO,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-043349, that resulted from the Final Hearing on or about February 19, 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-043349 on about February 19, 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 10, Block 3, CAMELOT WOODS PHASE 2, according to the map or plat thereof as recorded in Plat Book 87, Page 83, of the Public Records of Hillsborough County, Florida

and commonly known as: 94 Camelot Ridge Dr, Brandon, FL 33511; 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 April 10, 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. Twigg 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 23, 2026

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

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

45143.22

2/27-3/6/26LG 2T

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

CASE NO.: 25-CC-054602

FISH HAWK TRAILS HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.
MELINDA BENT, RACHEL SUTTER, WILLIAM HARWOOD AND THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANT CLAIMING BY, THROUGH, UNDER OR AGAINST KENNETH HARWOOD,
Defendant.

HILLSBOROUGH COUNTY

NOTICE OF ACTION

TO: RACHEL SUTTER

6104 AUDUBON MANOR BLVD.,
LITHIA, FL 33547

133 19TH STREET, RUSKIN, FL 33570

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

Lot 6, Block, 12, FISH HAWK TRAILS UNIT 4 PHASE II, according to the map or plat thereof as recorded in Plat Book 85, Page 30, of the Public Records of Hillsborough County, Florida.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 3/27/26, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on February 19, 2026.

/s/ Victor D. Crist
As Clerk of the Court
800 E. Twigg St., Tampa, FL 33602

By: Jennifer Taylor
Deputy Clerk

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

2/27-3/6/26LG 2T

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

CASE NO.: 25-CC-054602

FISH HAWK TRAILS HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

MELINDA BENT, RACHEL SUTTER, WILLIAM HARWOOD AND THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANT CLAIMING BY, THROUGH, UNDER OR AGAINST KENNETH HARWOOD,
Defendant.

NOTICE OF ACTION

TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST KENNETH HARWOOD

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

Lot 6, Block, 12, FISH HAWK TRAILS UNIT 4 PHASE II, according to the map or plat thereof as recorded in Plat Book 85, Page 30, of the Public Records of Hillsborough County, Florida.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 3/27/26, 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.

HILLSBOROUGH COUNTY

DATED on February 19, 2026.

/s/ Victor D. Crist
As Clerk of the Court
800 E. Twigg St., Tampa, FL 33602

By: Jennifer Taylor
Deputy Clerk

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

2/27-3/6/26LG 2T

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

CASE NO. 25-DP-606

DIVISION: D

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

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: Keeley Bayne DOB: 12/12/1983

Address Unknown
YOU ARE HEREBY NOTIFIED 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 **May 4, 2026, at 10:45 AM** before the Honorable Lisa D. Campbell General Magistrate Lisa Phillips via audio-visual communication technology or at the Hillsborough Courthouse, Edgcomb Courthouse 800 East Twigg 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

HILLSBOROUGH COUNTY

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 20th day of February, 2026.

Victor D. Crist, Clerk of Court
Hillsborough County, Florida
By: s/ Santiago Zambrano
As Deputy Clerk

2/27-3/20/26LG 4T

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

Case No.: 2025 DR 16770

Division: Family

Paul Antonio Jones,
Petitioner,
and
Dana Michelle West,
Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: Dana Michelle West
Last Known Address: Unknown - 4610
Pompano Dr. Tampa, FL 33617

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Paul Antonio Jones, whose address is 1390 S. Dixie Hwy, Ste 1108, Coral Gables, FL 33146 on or before 3/26/26, and file the original with the clerk of this Court at 800 E. Twigg St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

Dated February 18, 2026

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

By: s/ Jennifer Taylor
Deputy Clerk

2/27-3/20/26LG 4T

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

CASE NO: 25-CC-039451

LAKEWOOD RIDGE TOWNHOMES ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

MYRLEX DAVILMAR, an unmarried man and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE

PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-039451, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEWOOD RIDGE TOWNHOMES ASSOCIATION, INC. is Plaintiff, and MYRLEX DAVILMAR, an unmarried man, is Defendant, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on April 17, 2026, in an online sale at www.hillsborough.realforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg 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 24, 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

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 26-CP-000220

Division B

IN RE: ESTATE OF
MARY JANE CHRISTIAN
Deceased.

NOTICE TO CREDITORS

HILLSBOROUGH COUNTY

The administration of the estate of Mary Jane Christian, deceased, whose date of death was November 16, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Room 442, 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 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 27, 2026.

Personal Representative:

John Rosiello a/k/a Jack Rosiello
9019 Quail Creek Drive
Tampa, Florida 33647

Attorney for Personal Representative:

David Toback, Esq.
Attorney for Petitioners
Florida Bar No. 120560
DAVID TOBACK
1211 N. Westshore Blvd., Suite 315
Tampa, Florida 33607
Telephone: (813) 252-7529
Email: admin@davidtobacklaw.com
Secondary Email:
court@davidtobacklaw.com

2/27-3/6/26LG 2T

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

FAMILY LAW DIVISION

CASE NO: 25-DR-13973

In Re: The Adoption of a Minor Child:
E.G.S.

NOTICE OF ACTION – TERMINATION OF PARENTAL RIGHTS AND GRANDPARENT ADOPTION

TO: AMY LEIGH SCHLETER

Address unknown

YOU ARE NOTIFIED that an action for Termination of Parental Rights and Grandparent Adoption has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Nancy L. Browder, Esq., Law Offices of Robert M. Geller, P.A., 807 W. Azelee St., Tampa, Florida 33606, U.S.A., Petitioner's attorney, on or before 2/18/26 the original with the clerk at of this court at 800 E. Twigg St., Tampa, FL 33602 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 13 day of January, 2026.

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

By: s/ Jennifer Taylor
As Deputy Clerk

2/27-3/20/26LG 4T

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

Probate/Guardianship Division

File: 26-CP-000196

Division: A

IN RE: ESTATE OF
RICHARD D. SHEEHAN,
(Deceased December 10,2025).

NOTICE TO CREDITORS

The administration of the Estate of RICHARD D. SHEEHAN, deceased, whose date of death was December 10, 2025; File Number 26-CP-000196, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgcomb Courthouse, 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA

(Continued on next page)

**NOTICE OF PUBLIC HEARINGS
SITE PLAN REVIEW APPLICATION IN A PLANNED DEVELOPMENT
CITY OF TEMPLE TERRACE**

The City Council of the City of Temple Terrace, Florida, has scheduled PUBLIC HEARINGS for March 17, 2026 and April 7, 2026 at 6:00 p.m., or as soon thereafter as possible in the Council Chambers at City Hall, 11250 N. 56th Street to consider an adoption of the following Resolution for a Site Plan Review Application in a Planned Development (SPR-25-09) for 0.88 ± acres of property, generally located at the Northeast corner of N 53rd Street and Fletcher Avenue (Folio 036993-0000) and generally as shown below.

RESOLUTION

A RESOLUTION OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING SITE PLAN REVIEW APPLICATION SPR-25-09 FOR 0.88 ± ACRES OF PROPERTY LOCATED EAST OF NORTH 53RD STREET AND SOUTH OF EAST FLETCHER AVENUE, WITH FOLIO NUMBER 036993-0000, ADDRESSED AS 13401 N 53rd STREET, TO ALLOW FOR THE DEVELOPMENT OF A NEW 10,000 SQUARE FOOT ONE-STORY MEDICAL OFFICE SUBJECT TO CONDITIONS OF APPROVAL; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HERewith; PROVIDING AN EFFECTIVE DATE.



All interested persons may appear at the meetings and be heard with respect to the proposed Ordinances. A copy of the application is available for public inspection in the office of the City Clerk and in the Community Development Department during regular business hours. Additional information may be obtained by emailing Alyssa Livingstone, Senior Planner at alivingstone@templeterrace.gov.

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

Dated this 2nd day of March 2026.

Lynda Sader, City Clerk

3/6/26 LG 2T

HILLSBOROUGH COUNTY

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 27, 2026.

Personal Representative:

/s/ Lona DiCerb
P.O. Box 342095
Tampa, FL 33694
(813) 949-2700

Attorney for Personal Representative:

/s/ Allen West, Esq., / FBN 0788511
For C. Allen West, P.L.
10018 Water Works Lane
Riverview, FL 33578
Ph.: (813) 892-3861
Email: allenwestlaw@gmail.com

2/27-3/6/26LG 2T

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

CASE NO.: 25-CC-044238

COUNTRY PLACE COMMUNITY ASSOCIATION, INC.,

Plaintiff,

vs.

MARIA A. GREMLI SANDERS and BEDIA P. GREMLI,
Defendant(s).

NOTICE OF ACTION

TO: Maria A. Gremli Sanders and Bedia P. Gremli
4502 Grainary Avenue
Tampa, FL 33624

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

Lot 13, Block 4, COUNTRY PLACE UNIT V, as per plat thereof, as recorded in Plat Book 49, Page 67, of the Public Records of Hillsborough County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 3/26/2026 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, 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, FL 33602, 813.272.7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; If you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court on this 18th day of February, 2026.

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

By: s/ Jennifer Taylor
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
BJR File: 020957.00023

2/27-3/6/26LG 2T

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

CASE NO.: 23-CC-101290

RIDGEWOOD HOMEOWNERS ASSOCIATION OF HILLSBOROUGH COUNTY, INC.,

Plaintiff,

vs.

SHEILA YAMILKA PEREZ RODRIGUEZ and JONATHAN MILIAN SALVA,
Defendant(s).

NOTICE OF RESCHEDULED 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 19, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

Lot 5, Block 13, Ridgewood, a subdivision according to the plat thereof recorded in Plat Book 137, Page 149, 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.hillsboroughcountyclear.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

HILLSBOROUGH COUNTY

Attorney for Plaintiff

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No.: 25-CP-004381

Division: A

IN RE: ESTATE OF
PATRICIA MARIE
LEIBFRIED
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Patricia Marie Leibfried, whose date of death was October 3, 2025 and whose social security number is XXX-XX-7549, 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, March 6, 2026.

Personal Representative:
Kristina Marie Harrison
10709 Siena Drive
Clermont, Florida 34711

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

2/27-3/6/26LG 2T

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

CASE NO.: 26-CP-000392; DIVISION: O

IN RE: ESTATE OF DONNA GALE PEQUIGNOT,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Donna Gale Pequignot, deceased, whose date of death was December 1, 2025, is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 a creditor as specified under Section 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 27, 2026.

Personal Representative:
MARC EDMUND PEQUIGNOT
161 Mockingbird Hill
Plant City, Florida 33565

Attorney for Personal Representative:
ADRIAN J. MUSIAL, JR., ESQUIRE, of
A. J. Musial, Jr., P.A.
1211 West Fletcher Avenue
Tampa, Florida 33612-3363
(813) 265-4051
FL Bar no.: 157330
Email service:
ajmusialattorney@yahoo.com

2/27-3/6/26LG 2T

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

CASE NO.: 25-CC-049754

SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNERS ASSOCIATION, INC.,

Plaintiff,

vs.

MATTHIAS F. PETROVICH, A MARRIED MAN AND GAIL PETROVICH, AN

HILLSBOROUGH COUNTY

UNMARRIED WOMAN
Defendant.

NOTICE OF ACTION

TO: Gail Petrovich
13207 Graham Yarden Dr
Riverview, FL 33579

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

LOT NO. 80, IN BLOCK NO. 1, SOUTH FORK UNIT 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGES 269 THROUGH 287, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Commonly known as 13207 Graham Yarden Dr, Riverview, FL 33579, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon as Frazier & Bowles, Attorneys at Law, Plaintiff's attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before March 27, 2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated February 19, 2026

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

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 26-CP-000379

IN RE: ESTATE OF
ROY DOUGLAS MASON
a/k/a ROY D. MASON,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Roy Douglas Mason a/k/a Roy D. Mason, deceased, whose date of death was January 11, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at 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 27, 2026.

Personal Representative:
Carrie Jones Mason
6646 NW 66th Street
Ocala, Florida 34482

Attorney for Personal Representative:

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

2/27-3/6/26LG 2T

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

CASE NO.: 25-CC-051799, DIVISION P

SOUTH POINTE OF TAMPA HOMEOWNERS ASSOCIATION, INC.,

Plaintiff,

vs.

2017-1 IH BORROWER L.P., a Delaware limited partnership,

Defendant.

NOTICE OF SALE

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

LOT 48, BLOCK 28, SOUTH POINTE PHASE 10 AND 11, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 93,

HILLSBOROUGH COUNTY

PAGE(S) 18, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 12511 Herons Path Place, Riverview, FL 33578.

will be sold by the Hillsborough County Clerk at public sale on March 27, 2026 at 10:00 A.M., electronically online at <http://www.hillsboroughcountyclear.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

2/27-3/6/26LG 2T

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

CASE NO.: 25-CC-036221, DIVISION P

SOUTH POINTE OF TAMPA HOMEOWNERS ASSOCIATION, INC.,

Plaintiff,

vs.

INVITATION HOMES 7 LP, a Delaware limited partnership,

Defendants.

NOTICE OF SALE

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

Lot 53, Block 1, South Pointe, Phase 3A - 3B, according to the map or plat thereof, as recorded in Plat Book 86, Page(s) 43, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 12218 Dawn Vista Drive, Riverview, FL 33578.

will be sold by the Hillsborough County Clerk at public sale on **March 27, 2026 at 10:00 A.M.**, electronically online at <http://www.hillsboroughcountyclear.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

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-004087

IN RE: ESTATE OF
DE'ANDRE LLOYD ERVIN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DE'ANDRE LLOYD ERVIN, deceased, whose date of death was March 20, 2024; File Number 25-CP-004087, 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.

HILLSBOROUGH COUNTY

The date of first publication of this notice is February 27, 2026.

Signed on February 17, 2026.

Personal Representative:
/s/ DELORES O. GRIFFIN

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

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-003948

Division A

IN RE: ESTATE OF
CECILIA KATHLEEN SMALLWOOD
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CECILIA KATHLEEN SMALLWOOD, deceased, whose date of death was February 24, 2025, 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 27, 2026.

Personal Representative:
Lavinia S Nordgren
1813 E Sitka St
Tampa, Florida 33604

HILLSBOROUGH COUNTY

HILLSBOROUGH COUNTY

To: Antwon D. Mcmillan

Case No: CD202511654/D 3315287

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.

2/27-3/20/26LG 4T

IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 24-DP-694
DIVISION: C

IN THE INTEREST OF:
A.E. DOB: 5/4/2021
MINOR CHILD

**NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS**

TO: Alisia Elizabeth Pride,
DOB: 01/10/2002

Last Known Address: 7805 River Resort
Lane, Tampa, Florida 33617

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.E. born on 5/4/2021. You are hereby **commanded** to appear on April 28, 2026, at 1:00 PM before the General Magistrate Tracy Ellis at the Hillsborough Courthouse, Edgcomb Courthouse 800 East Twigg Street Tampa, FL 33602 – Courtroom 313, for an **ADVISORY HEARING**.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. THE PARENTS HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY AT THE ARRAIGNMENT HEARING AND DURING THE DEPENDENCY PROCEEDINGS.

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 12th day of February, 2026.

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

By: /s/ Santiago Zambrano
Deputy Clerk

2/20-3/13/26LG 4T

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

CIVIL DIVISION

Case No.: 25-CA-010883

GEORGE DE GROOT,
Plaintiff,
vs.

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

NOTICE OF ACTION

TO: BROOKE COLLINS

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

Lot 4, Block 3, WINDMERE UNIT #1, according to map or plat thereof as recorded in Plat Book 48, Page 48 of the Public Records of Hillsborough County, Florida. ("Real Property")
PIN: U-18-27-19-1BC-000003-00004.0
Folio: 033863-8106

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

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

The date of first publication of this Notice is 2/20/2026.

DATED on February 5, 2026.

Victor Crist, Clerk of the Court

By: Jennifer Taylor
As Deputy Clerk

PERRY G. GRUMAN, P.A.
3400 W. Kennedy Boulevard
Tampa, Florida 33609
(813)870-1614

Attorney for Plaintiffs
Florida Bar No. 396052
Perry@grumanlaw.com

2/20-3/13/26LG 4T

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

HILLSBOROUGH COUNTY

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 reforma-
tion of deed. The action involves real prop-
erty 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 South-
west 1/4 of the Southeast 1/4 of Sec-
tion 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 Thir-
teenth Judicial Circuit Court, Hillsborough
County, Florida, and is styled New Wave
Sports, Inc. n/k/a Grant's, Inc. v Estate of
Grant E. Warren and Estate of Janice L.
Warren.

You are required to serve a copy of your
written defenses, if any, to the action on
Rory B. Weiner, Plaintiff's attorney, whose
address is 635 W Lumsden Rd, Brandon,
FL 33511, on or before March 23, 2026,
and file the original with the clerk of this
court either before service on Rory B.
Weiner or immediately after service; other-
wise, a default will be entered against you
for the relief demanded in the complaint or
petition.

The Court has authority in this suit to en-
ter 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 Address: Unknown

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

**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 Fam-
ily Law Form 12.915.) Future papers in
this lawsuit will be mailed or e-mailed to
the addresses on record at the Clerk's
office.**

**WARNING: Rule 12.285, Florida Fam-
ily Law Rules of Procedure, requires cer-
tain automatic disclosure of docu-
ments and information. Failure to com-
ply can result in sanctions, including dis-
missal or striking pleadings.**

DATED: January 15th, 2026

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

By: /s/ John Rollo
As Deputy Clerk

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

IN THE CIRCUIT COURT 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

HILLSBOROUGH COUNTY

Court at 800 E. Twigg St, Tampa, FL
33602, before service on Petitioner or im-
mediately thereafter. **If you fail to do so,
a default may be entered against you for
the relief demanded in the petition.**

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

**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 Fam-
ily Law Form 12.915.) Future papers in
this lawsuit will be mailed or e-mailed to
the address(es) on record at the clerk's
office.**

**WARNING: Rule 12.285, Florida Fam-
ily Law Rules of Procedure, requires cer-
tain automatic disclosure of docu-
ments and information. Failure to com-
ply can result in sanctions, including dis-
missal or striking of pleadings.**

DATED February 05, 2026

Victor Crist, Clerk of the Circuit Court
800 E. Twigg 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.: 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. Twigg St, Tampa, FL
33602, before service on Petitioner or im-
mediately thereafter. **If you fail to do so,
a default may be entered against you for
the relief demanded in the petition.**

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

**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 Fam-
ily Law Form 12.915.) Future papers in
this lawsuit will be mailed or e-mailed to
the address(es) on record at the clerk's
office.**

**WARNING: Rule 12.285, Florida Fam-
ily Law Rules of Procedure, requires cer-
tain automatic disclosure of docu-
ments and information. Failure to com-
ply can result in sanctions, including dis-
missal or striking of pleadings.**

DATED February 10, 2026

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

By: /s/ Mary Glover
Deputy Clerk

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

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 COM-
PLAINT 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. Ken-
nedey 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

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 Hill-
sborough 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 Twigg Street, Room 445 - Edge-
comb Courthouse Tampa, Florida 33602,
Courtroom #415, either before service on
Petitioner's attorney or immediately there-
after; or a default will be entered against
you for the relief demanded in the Petition
for Summary Administration.

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

Victor D. Crist
As Clerk of the Court

By: /s/ Ryan Marsh
As Deputy Clerk

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

**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

**NOTICE OF APPLICATION
FOR TAX DEED**

The holder of the following tax cer-
tificates 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 re-
deemed 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.earthtaxdeed.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 ex-
tension 4205, two working days prior to
the date the service is needed; if you are
hearing or voice impaired, call 711.

DATED 2/3/2026

Victor D. Crist
Clerk of the Circuit Court

Hillsborough County Florida

By Gabreele Stewart, Deputy Clerk

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

**NOTICE OF APPLICATION
FOR TAX DEED**

The holder of the following tax cer-
tificates 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 re-
deemed 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.earthtaxdeed.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

HILLSBOROUGH COUNTY

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 Gabrielle 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 re-deemed 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 Gabrielle 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 re-deemed 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 Gabrielle 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 re-deemed 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.

HILLSBOROUGH COUNTY

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 Gabrielle 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 re-deemed 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 Gabrielle 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 re-deemed 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 Gabrielle 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 re-deemed 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.

HILLSBOROUGH COUNTY

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 Gabrielle Stewart, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

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

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

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

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

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

Unless such certificate shall be re-deemed 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 Gabrielle Stewart, Deputy Clerk

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

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION

CASE NO.: 24-DR-010990

DIVISION: B

IN RE: ADOPTION OF

A.G.G.,
Adoptee

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

TO: Andres Felipe Londono Giraldo

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

The minor child is identified as follows:

Name of child on birth certificate, Date of Birth, Place of Birth
A.L.G., 08/12/2014, Miami, Florida
NAME TO BE GIVEN TO CHILD
A.G.G.
Physical Description of Respondent:
Age: 44, DOB 08/13/1981
Race: White
Hair Color: black/ dark brown
Eye Color: black/ dark brown
Approximate Height: 5'7"
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

HILLSBOROUGH COUNTY**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
1/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. Azelee 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

MANATEE COUNTY**NOTICE OF SALE**

BEST LIEN SERVICES:7290 SW 41 ST MIAMI, FL 33155 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLES LISTED BELOW AT THE FOLLOWING LOCATIONS TO SATISFY LIEN PURSUANT TO SECTIONS 713.585 OF THE FLORIDA STATUTES.

2020 TOYT 4D JTD54RCEXLJ037936 MAR. 31, 2026 AT: CUIBAS BODY SHOP LLC. 921 26 AVE E #6C BRADENTON, FL 34208 P#:765-243-0420 TOTAL: \$11,724.00

TERMS OF THE SALE ARE CASH, NO CHECKS. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL, NO REFUNDS. NO GUARANTEES. VEHICLES ARE SUBJECT TO RELEASE PRIOR TO SALE.

3/6/26LG 1T

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 935652 from Hawk Land Investors New, LLC., 2502 N Rocky Point Drive, Suite 1050, Tampa, FL 33607. Application received: 02/23/2025. Proposed activity: Construction of driveway to access the FPL Power Poles located in the FPL easement. Project name: Parrish Lakes Ph1 MG Mod - FPL Grading. Project size: 3.88 acres. Location: Sections 24 Township 33 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 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

3/6/26LG 1T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2026CP000230AX

IN RE: ESTATE OF
EDWARD SELSKY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of EDWARD SELSKY, deceased, whose date of death was December 30, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other

MANATEE COUNTY

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.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property. Unless an extension is granted pursuant to section 732.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an agent under chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death. Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to challenge the validity of a trust or other writing incorporated by reference into a will.

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

Personal Representative:

/s/ Neal S. Kaufman
NEAL S. KAUFMAN
11 East 86th Street, 14A
New York, NY 10028

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

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

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-2889-CPA-XMA

IN RE: ESTATE OF

CHARLES OTTO FULKES
A/K/A CHARLES O. FULKES,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Charles Otto Fulkus a/k/a Charles O. Fulkus, deceased, whose date of death was March 15, 2024, 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.

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

MANATEE COUNTY

Division Probate

IN RE: ESTATE OF CAMERON KELLEY, Deceased.

NOTICE TO CREDITORS

The administration of the estate of CAMERON KELLEY, deceased, whose date of death was February 9, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Attn: Probate and Guardianship, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 27, 2026.

Personal Representative:

LANA KAY KELLEY
1875 Arbor Creek Drive Apt 133
Carrollton, TX 75010

Attorney for Personal Representative:

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

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026CP000075AX

IN RE: ESTATE OF KELLY ROBERT STEWART
Deceased.

NOTICE TO CREDITORS

The administration of the estate of KELLY ROBERT STEWART, deceased, whose date of death was June 25, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave. 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 27, 2026.

Personal Representative:

SHANNON STEWART
920 Springwood Circle
Bradenton, FL 34212

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

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 412026CP000132CPAXMA

IN RE: ESTATE OF BERNARD WILLIS COBLER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of BERNARD WILLIS COBLER, deceased, whose date of death was September 12, 2024; File Number 412026CP000132-CPAXMA, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other

MANATEE COUNTY

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 27, 2026.

Personal Representative:

DOUGLAS B. STALLEY
16637 Fishhawk Boulevard, Suite 106
Lithia, FL 33547

Personal Representative's Attorneys:

Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com

Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com

Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com

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

Phone: (813) 254-4744

Fax: (813) 254-5222

Eservice for all attorneys listed above:

GADeservice@GendersAlvarez.com

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026 CP 299

Division Probate

IN RE: ESTATE OF JAMES PEPPER HUFF
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES PEPPER HUFF, deceased, whose date of death was December 26, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 27, 2026.

Personal Representative:

CECILIA HERNANDEZ
3618 1st Avenue West
Bradenton, Florida 34205

Attorney for Personal Representative:

JASON M. DEPAOLA
Florida Bar Number: 0180040
DYE HARRISON KNOWLES
KIRKLAND PRATT & DEPAOLA, PLLC
1206 Manatee Avenue West
Bradenton, Florida 34205
Telephone: (941) 746-1167
Fax: (941) 747-0583
E-Mail: jmd@dyeharrison.com
Secondary E-Mail:
beckyc@dyeharrison.com

2/27-3/6/26LG 2T

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

Case No.: 2024-CC-014122-O

Oxford Moor Homeowners Association, Inc.,
Plaintiff,
vs.
Sebastian Vanella Munoz; et al.
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated March 2, 2026, and entered in Case Number: 2024-CC-014122-O, of the County Court in and for Orange County, Florida. To be published in the La Gaceta Newspaper,

ORANGE COUNTY

wherein Oxford Moor Homeowners Association, Inc. is the Plaintiff, and Sebastian Vanella Munoz and All Unknown Tenants/Owners are the Defendants, the clerk will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com at 11:00 o'clock A.M. on May 26, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description:

LOT 20, OXFORD MOOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGES 30-32, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 5705 Oxford Moor Blvd., Windermere, FL 34786

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated March 2, 2026

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

By: /s/ Ryan Fong

Ryan Fong, Esquire

Florida Bar No. 113279

ryan@dhnatorneys.com

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

NOTICE OF SALE

BEST LIEN SERVICES: 7290 SW 41 ST MIAMI, FL 33155 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLES LISTED BELOW AT THE FOLLOWING LOCATIONS TO SATISFY LIEN PURSUANT TO SECTION 713.585 OF THE FLORIDA STATUTES.

2023 HYUN PK 5NTJEDAF9PH046022 APR. 13, 2026 AT: DB ORLANDO COLLISION INC. 6359 EDGEWATER DR ORLANDO, FL 32810 P#:407-436-6500 TOTAL: 2,624.13

2018 HOND UT 7FARW1H86JE041861 APR. 13, 2026 AT: DB ORLANDO COLLISION INC. 6359 EDGEWATER DR ORLANDO, FL 32810 P#: 407-436-6500 TOTAL: 5,354.66

2025 HOND UT 2HKRS3H45SH300990 APR. 13, 2026 AT: DB ORLANDO COLLISION INC. 6359 EDGEWATER DR ORLANDO, FL 32810 P#: 407-436-6500 TOTAL: 4,587.80

2024 TOYT UT 2T3UWRFV5RW199823 APR. 13, 2026 AT: MUSCLE AUTO CUSTOMIZING AND SALES LLC. 9311 S ORANGE AVE ORLANDO, FL 32824 P#:407-693-5902 TOTAL: 16,818.35

THE LIEN CLAIMED BY THE LIENOR IS SUBJECT TO ENFORCEMENT PURSUANT TO SECTION 713.585, F.S. AND THE VEHICLE MAY BE SOLD TO SATISFY THE LIEN.

THE LIEN IS CLAIMED FOR LABOR, SERVICES PERFORMED, AND STORAGE CHARGES, IF ANY, AND THE AMOUNT DUE IN CASH ON THE DAY OF SALE, IF PAID TO THE LIENOR, WOULD REDEEM THE MOTOR VEHICLE.

AT ANY TIME BEFORE THE DATE OF THE SALE OR PROPOSED SALE THE OWNER OR ANY PERSON CLAIMING AN INTEREST OR A LIEN ON THE VEHICLE MAY FILE A DEMAND FOR HEARING WITH THE CLERK OF THE CIRCUIT COURT IN THE COUNTY WHERE THE VEHICLE IS HELD TO DETERMINE WHETHER THE VEHICLE HAS BEEN WRONGFULLY TAKEN OR WITHHELD FROM HIM OR HER.

AT ANY TIME BEFORE THE DATE OF THE SALE OR PROPOSED SALE A CUSTOMER OR A PERSON OF RECORD CLAIMING A LIEN ON THE VEHICLE MAY POST A CASH OR SURETY BOND IN THE AMOUNT STATED ON THE INVOICE WITH THE CLERK OF THE CIRCUIT COURT WHERE THE DISPUTED TRANSACTION OCCURRED.

ANY PERSON(S) CLAIMING ANY INTEREST IN THE ABOVE VEHICLES SHOULD CONTACT BEST LIEN SERVICES (1-866-299-9391) AT LEAST 1 WEEK PRIOR TO THE LIEN SALE.

3/6/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

SIGNATURE ONE

Owner: W Signature Group LLC
8822 Albury Drive, #4202
Orlando, FL 32827

3/6/26LG 1T

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE

CONTRACT NO.: 14009954.0

FILE NO.: 26-000927

PALM FINANCIAL SERVICES, LLC,
Lienholder,

vs.
LAURA ANN SUNDERMAN; MEGAN L. SUNDERMAN

Obligor(s)

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

TO: Laura Ann Sunderman
1 Wills Ave
Mastic, NY 11950-4311

Megan L. Sunderman
1 Wills Ave
Mastic, NY 11950-4311

The Manley Law Firm LLC has been appointed as trustee by Palm Financial

ORANGE COUNTY

Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Disney's Polynesian Villas & Bungalows described as:

An undivided 0.3802% interest in Unit 42 of the Disney's Polynesian Villas & Bungalows, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 10857, Page 4004, Public Records of Orange County, Florida and all amendments thereto (the "Declaration")

The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$6,783.39, plus interest (calculated by multiplying \$2.73 times the number of days that have elapsed since February 18, 2026), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage.

Michael E. Carleton, Esq.
Jordan A. Zepetello, Esq.

Jasmin Hernandez, Esq.
Adam B. Hall, Esq.

as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028

Columbus, OH 43216-5028
Telephone: 407-404-5266

Telecopier: 614-220-5613

11080-1030618

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE

CONTRACT NO.: 14032205.0

FILE NO.: 26-000929

PALM FINANCIAL SERVICES, LLC,
Lienholder,

vs.
JENNIFER CLEMENTE; AMELIA SPIEGEL-CERBELLI

Obligor(s)

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

TO: Jennifer Clemente
402 Winton Ave
Glen Burnie, MD 21061-2429

Amelia Spiegel-Cerbelli
2297 Walnut Trl
Bushkill, PA 18324-8778

The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Disney's Polynesian Villas & Bungalows described as:

An undivided 0.1142% interest in Unit 88A of the Disney's Polynesian Villas & Bungalows, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 10857, Page 4004, Public Records of Orange County, Florida and all amendments thereto (the "Declaration")

The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$35,959.37, plus interest (calculated by multiplying \$9.97 times the number of days that have elapsed since February 16, 2026), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage.

Michael E. Carleton, Esq.
Jordan A. Zepetello, Esq.

Jasmin Hernandez, Esq.
Adam B. Hall, Esq.

as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028

Columbus, OH 43216-5028
Telephone: 407-404-5266

Telecopier: 614-220-5613

11080-1030632

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT,

IN AND FOR ORANGE COUNTY, FLORIDA

Valerie N. Edgecombe, as Foreclosure Trustee for Palm Financial Services, LLC Plaintiff,

vs.
Veronica Ines Giovanniello, et al.

Defendants. Case No.: 2024-CC-010883-O

Division: 71

Judge Amy J. Carter

PUBLISH 4 CONSECUTIVE WEEKS

NOTICE OF INTERPLEADER ACTION AGAINST DEFENDANT VERONICA INES GIOVANNIELLO AND EMILIANO JAIR MENSOR

To:

VERONICA INES GIOVANNIELLO
STROBEL 6075

MAR DE PLATA, Buenos Aires 7600 ARGENTINA

EMILIANO JAIR MENSOR
STROBEL 6075

MAR DE PLATA, Buenos Aires 7600 ARGENTINA

and all parties claiming interest by, through, under or against Defendant(s)

ORANGE COUNTY

VERONICA INES GIOVANNIELLO AND EMILIANO JAIR MENSOR, and all parties having or claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an interpleader action involving funds available following the enforcement of a lien on the following described Timeshare Ownership Interest in Orange County, Florida:

An undivided 0.9823% interest in Unit 79A of the Disney's Animal Kingdom Villas, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 9077, Page 4252, Public Records of Orange County, Florida and all amendments thereto (the "Declaration")
Contract No.: 9027131.0

has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on MICHAEL E. CARLETON, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of this Court on the 5th day of February, 2026.

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA

By: Naline Bahadur
Deputy Clerk

NOTICE TO PERSONS WITH DISABILITIES

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

FOR PUBLICATION - RETURN TO COPY:

THE MANLEY LAW FIRM LLC
11080-1030165

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT,

ORANGE COUNTY

Probate Division, the address of which is 425 N. Orange Ave. #340, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 March 6, 2026.

Personal Representative:
/s/ Eladio Valle Campos
6714 Beret Drive
Orlando, Florida 32809

Attorney for Personal Representative:
/s/ Rachel M. Alvarez, Esq.
E-mail Address: rma@rachelalvarez.com
Florida Bar No. 702961
The Alvarez Law Firm
1035 S. Semoran Boulevard, Ste. 1021F
Winter Park, Florida 32792
Telephone: (407) 970-2954

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

NOTICE OF SUSPENSION**ORANGE COUNTY**

To: VICTOR BERTIL

Case No.: CD202600338/D 3435439

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.

3/6-3/27/26LG 4T

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

CIVIL DIVISION

CASE NO.: 2025-CC-025331-O

WINTER PARK WOODS CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

MILAD JABBOUR,
Defendant.

NOTICE OF ACTION

TO: MILAD JABBOUR

263 SCOTTSDALES SQ., UNIT 263,
WINTER PARK, FL 327921208 THUNDER TRAIL, MAITLAND,
FL 32751

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

Unit 263, Building K, Winter Park Woods, A Condominium, formerly known as Place 436, A Condominium, recorded at Condo Book 6, Pages 70-81 of the Public Records of Orange County, Florida, with the property address of 263 Scottsdale Square, Winter Park, Florida 32792

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

DATED on February 19, 2026.

Tiffany Moore Russell, Clerk of Courts
Civil - 425 N Orange Ave Room 350
Orlando, FL 32801

By: /s/ Rosa Aviles
Deputy Clerk

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

2/27-3/6/26LG 2T

NOTICE OF SUSPENSION**ORANGE COUNTY**

To: JULIAN J. VAUGHN

Case No.: CD202600147/D 3528745

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

ORANGE COUNTY

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.

2/27-3/20/26LG 4T

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

CIVIL DIVISION

CASE NO.: 2025-CC-025339-O

WINTER PARK WOODS CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

343 SCOTTSDALE SQ, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
Defendant.

NOTICE OF ACTION

TO: ALI RAHBER - MANAGER & REGISTERED AGENT OF 343 SCOTTSDALE SQ, LLC, A FLORIDA LIMITED LIABILITY COMPANY

343 SCOTTSDALE SQUARE, UNIT
343, WINTER PARK, FL 3279229 MEADOW HAVEN DRIVE,
MASHPEE, MA 02649

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

Unit 343, WINTER PARK WOODS, A CONDOMINIUM, FORMERLY KNOWN AS PLACE 436, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium, recorded in Official Records Book 3192, Pages 297 through 357, of the Public Records of Orange County, Florida.

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

DATED on February 23, 2026.

Tiffany Moore Russell, Clerk of Courts
Civil - 425 N Orange Ave Room 350
Orlando, FL 32801

By: /s/ Rosa Aviles
Deputy Clerk

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

2/27-3/6/26LG 2T

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

CASE NO.: 2025-CC-003548-O

Lake Preserve Homeowners Association,
Inc.,
Plaintiff,

vs.

Gilbert Borrero and Martha Liliiana
Padilla,
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated February 11, 2026, and entered in Case Number: 2025-CC-003548-O, of the County Court in and for Orange County, Florida. To be published in the La Gaceta Newspaper, wherein Lake Preserve Homeowners Association, Inc. is the Plaintiff, and Gilbert Borrero and Martha Liliiana Padilla are the Defendants, the clerk will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 o'clock A.M. on April 7, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description:

LOT 24 OF LAKE PRESERVE - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE(S) 139-145 AS AFFECTED BY AFFIDAVIT RECORDED IN BOOK 10971, PAGE 6544, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 3106 Stonewyck St.,
Orlando, FL 32824

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

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

2/27-3/6/26LG 4T

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

CASE NO.: 2025-CA-012292

YONAS DEKSISSA,
Plaintiff,

vs.

ORANGE COUNTY

JAMIE TAVERAS and UNKNOWN SPOUSE OF JAMIE TAVERAS,
Defendants.

NOTICE OF ACTION

TO: JAMIE TAVERAS
6165 CARRIER DR., UNIT 2604
ORLANDO, FLORIDA 32819
UNKNOWN SPOUSE OF JAMIE TAVERAS
6165 CARRIER DR., UNIT 2604
ORLANDO, FLORIDA 32819

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

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

Unit No. 2106, of The Enclave at Orlando, a Condominium according to the Declaration of Condominium thereof: recorded in Official Records Book 3721, Page(s) 1505, of the Public Records of Orange County, Florida, and any amendments thereto, together with its undivided share in the common elements.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 101 N. Apopka Ave., Inverness, Florida 34450 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 21st day of January, 2026.
Tiffany Moore Russell
Clerk of the Circuit Court

By: // S Gre
As Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando Florida 32801

2/27-3/20/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT**ORANGE COUNTY**

To: Michael O. Wells

Case No.: CD202508549/D

1919613/3503582

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.

2/27-3/20/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT**ORANGE COUNTY**

To: Ja'nyia M. Mcmillen-Jones

Case No.: CD202512171/D 3524411

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.

2/27-3/20/26LG 4T

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

CIVIL DIVISION

CASE NO.: 2025-CC-025329-O

WINTER PARK WOODS CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

MILAD JABBOUR,
Defendants.

NOTICE OF ACTION

TO: MILAD JABBOUR

303 SCOTTSDALES SQ., UNIT 303,
WINTER PARK, FL 327921208 THUNDER TRAIL, MAITLAND, FL
32751

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

Unit 303, WINTER PARK WOODS, A CONDOMINIUM, formerly known as place 436, A CONDOMINIUM, according to the Declaration of Condominium as recorded in Official Records Book 3192, at page 297 and as amended by the following amendments: Official Records Book 3196, at Page 2135, Official Records Book 3246, at page 2377, Official Records Book 4061, at Page 4746, Official Records Book 4061, at Page 4751, Official Records Book 4130, at Page 558, Official Records Book 4130, at Page 563, Official Records Book 4242, at Page 208, Official Records Book 4242, at Page 212 and Official Records Book 4651, at Page 1318, of the Public Records of Orange County, Florida, together with appurtenances thereto, including an undivided interest in the common elements and common surplus of said condominium as set forth in the Declaration and Amendments thereto.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before a date

ORANGE COUNTY

within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on February 19, 2026.

Tiffany Moore Russell, Clerk of Courts
Civil Div - 425 N Orange Ave Room 350
Orlando, FL 32801

By: /s/ Sandra Jackson
Deputy Clerk

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

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

CIVIL DIVISION

CASE NO.: 2025 CC 007095

BIG SKY HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

CARLOS KALIEL FIGUEROA,
Defendant.

NOTICE OF ACTION

TO: CARLOS KALIEL FIGUEROA

1338 Asher Mason Ave., Kissimmee,
FL 347442795 Madison Ln, Kissimmee, FL 34744
948 Whalebone Bay Dr., Kissimmee,
FL 34741

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

Lot 275 of SEASONS AT BIG SKY PHASE 2, according to the Plat thereof as recorded in Plat Book 33, Page(s) 134 through 138, of the Public Records of Osceola County, Florida.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 15th April 2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on February 25th, 2026.

Kelvin Soto, Esq.
Clerk of the Court & Comptroller

By: s/ Kevin Soto
Deputy Clerk

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

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

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

CASE NO.: 2025 CC 003225 CF

King Oak Villas Homeowners
Association, Inc.,
Plaintiff,

vs.

Lawrence J. McGrath and
Roberta A. McGrath,
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated February 19, 2026, and entered in Case Number: 2025 CC 003225 CF, of the County Court in and for Osceola County, Florida. To be published in the La Gaceta Newspaper, wherein King Oak Villas Homeowners Association, Inc. is the Plaintiff, and Lawrence J McGrath and Roberta A. McGrath 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 21, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description:

LOT 108, KING OAK VILLAS, PHASE 2, FOURTH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 165 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Property Address: 2426 King Oak Ct.,
St. Cloud, FL 34769

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

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

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

OSCEOLA COUNTY

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

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

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

Case No.: 2025 CC 003503 CF

Overlook Reserve Homeowners
Association, Inc.,
Plaintiff,

vs.

Alisha L Fazio a/k/a Alisha L Wood; et al.
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated February 19, 2026, and entered in Case Number: 2025 CC 003503 CF, of the County Court in and for Osceola County, Florida. To be published in the La Gaceta Newspaper, wherein Overlook Reserve Homeowners Association, Inc. is the Plaintiff, and Alisha L Fazio a/k/a Alisha L Wood, The Estate of Andrew W. Bruno, All Unknown Tenants/Owners, and Secretary of Housing and Urban Development are the Defendants, the clerk will sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Room 204, Kissimmee, FL 34741, at 11:00 o'clock A.M. on April 21, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description:

LOT 73, OVERLOOK RESERVE PHASE I, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE(S) 50 AND 51, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Property Address: 4813 Marcos Cir.,
Kissimmee, FL 34758

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

OSCEOLA COUNTY**IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA**CIVIL DIVISION
CASE NO. 492025CA001236XXXAXANEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff,
vs.RAMON LEONARDO MAYOL RODRIGUEZ, et al,
Defendants.**NOTICE OF SALE PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated February 13, 2026, and entered in Case No. 492025CA001236XXXAXA of the Circuit Court of the NINTH Judicial Circuit in and for Osceola County, Florida, where-in NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and RAMON LEONARDO MAYOL RODRIGUEZ, NORMA RODRIGUEZ the Defendants. Kevin Soto, Esq., Clerk of the Circuit Court in and for Osceola County, Florida will sell to the highest and best bidder for cash at the Osceola County Courthouse, 2 Courthouse Square, Suite 2000, Kissimmee, Florida at 11:00 a.m. on **April 14, 2026**, the following described property as set forth in said Order of Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN OSCEOLA COUNTY, FLORIDA, VIZ:

LOT 111, COUNTRYSIDE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 18 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

TOGETHER WITH THE 2006 MOBILE HOME I.D. #S: GAFL575A77131AV21 AND GAFL575B77131AV21.

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 Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, FL 34741, Telephone: (407) 742-2417, within two (2) working days of your receipt of this notice; If you are hearing or voice impaired, call 1-800-955-8771. To file response please contact Osceola County Clerk of Court, 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741, Tel: (407) 742-3479; Fax: (407) 742-3652.

DATED at Osceola County, Florida, this 24th day of February, 2026.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemingservice@rlselaw.com
By: /s/ Brittany L. Harvey
Brittany L. Harvey, Esq.
Florida Bar No. 124795
JS0120/25-F001213

2/27-3/6/26LG 2T

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

CASE NO.: 2023-CA-003113

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST,
Plaintiff,

vs.

JOSE ORTIZ; et al.,
Defendants.**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered on October 5, 2023, in the above-captioned action, the following property situated in Osceola County, Florida, described as:

LOT 156, DORAL POINTE - UNIT 20, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 19, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, Kelvin Soto, on the **21st day of April, 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.

Dated this 25th day of February, 2026

OSCEOLA COUNTY

/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
Secondary Email:
sbaker@storeylawgroup.com
Attorneys for Plaintiff

2/27-3/6/26LG 2T

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

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

NOTICE OF ACTION (formal notice by publication)

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

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

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

Ashly Mae Guernacini, 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

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

Case No.: 2025CC007083CCAXWS

CHRISTINE DIVINCENZO,
Plaintiff,
v.

HARBOR VIEW MOBILE HOMEOWNERS ASSOCIATION, INC., a/k/a HARBOR VIEW MOBILE MANOR ASSOCIATION, INC., a Florida Not For Profit Corporation, THE ESTATE OF ROBERT F. SCHWARZ, Bridget Burke, Robert F. Schwarz, Jr., and Bradley Schwarz
Defendants.

NOTICE OF ACTION

TO: THE ESTATE OF ROBERT F. SCHWARZ BRIDGET BURKE ROBERT F. SCHWARZ, JR. BRADLEY SCHWARZ

and any unknown heirs, devisees, grantees, creditors, or other claimants claiming by, through, under, or against ROBERT F. SCHWARZ, deceased.

Last Known Address: Unknown / Believed to reside outside the State of Florida.

YOU ARE NOTIFIED that an action for Declaratory Judgment has been filed against you in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, regarding claims involving the lot lease and assumption of lease for Lot 123 located at 5830 Eastlake Drive, New Port Richey, Florida 34653, within Harbor View Mobile Manor.

You are required to serve a copy of your written defenses, if any, to Whitney L. Smith, Esq., Vaughn Law, PLLC, 350 Corey Avenue, St. Pete Beach, Florida 33706, within thirty (30) days after the first date of publication of this Notice of Action, and file the original with the Clerk of this Court at:

Clerk of the Circuit Court
Pasco County Courthouse
38053 Live Oak Avenue
Dade City, Florida 33523

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. DUE ON/ BEFORE APRIL 7, 2026

This Notice of Action is issued pursuant to Chapter 49, Florida Statutes, and the Court's Order Granting Plaintiff's Motion for Service of Process by Publication.

WITNESS my hand and seal of the Court on this March 4, 2026.

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller

By: /s/ Shakira Ramirez Pagan
Deputy Clerk

3/6-3/27/26LG 4T

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

CIVIL DIVISION

Case No. 2026CC000032CCAXES

CYPRESS ESTATES ASSOCIATION, INC., a Florida not-for profit corporation,
Plaintiff,
v.

JOSEPHINE A. CHAN, RENE S. CHAN, and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to

PASCO COUNTY

the Default Final Judgment of Foreclosure dated February 25, 2026, entered in Case No. 2026-CC-000032CCAXES, of the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, where-in CYPRESS ESTATES ASSOCIATION, INC., a Florida not-for-profit Corporation is Plaintiff, and JOSEPHINE A. CHAN and RENE S. CHAN, are Defendants, Nikki Alvarez-Sowles, as Clerk of Court for Pasco County, will sell to the highest bidder for cash on **March 26, 2026**, in an online sale at www.pasco.realforeclose.com beginning at **11:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

Lot 126, CYPRESS ESTATES PHASE III-A, according to the Plat thereof, as recorded in Plat Book 28, pages 4 and 5, of the Public Records of Pasco County, Florida.

Property Address: 25515 Sweetfern Court, Land O' Lakes, FL 34639.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031.

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, Pasco County, 7530 Little Road, Suite 106, New Port Richey, FL 34654, Telephone (727) 847-8199, via Florida Relay Service.

Dated February 26, 2026

/s/ Bryan B. Levine
Primary Email: pleadings@knoxlevine.com
Jessica L. Knox, Esq., FBN 95636
Bryan B. Levine, Esq., FBN 89821
36354 U.S. 19 N.
Palm Harbor FL 34684
Main Line: (727) 223-6368
Fax: (727) 478-4579

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

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

CASE NO. 2025CA003545CAAXES

PHH MORTGAGE CORPORATION,
Plaintiff,
vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF CAROLYN A. KURKA/KIA CAROLYN A. BAKERA/KIA CAROLYN ANN KURK (DECEASED), ET AL.
Defendant(s).

NOTICE OF ACTION

TO: ALICIA M. KURK A/K/A ALICIA MARIE KURK
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
566 Highway D, Bland, MO 65014

BERI ANN LACHANCE A/K/A BERI ANN DURAN
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
316 S. Wakeley Road, Grayling, MI 49738

THE UNKNOWN HEIRS AND BENEFICIARIES OF THE ESTATE OF JERRY DALE KURK (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
3347 Trish Drive, Zephyrhills, FL 33543

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF CAROLYN A. KURK A/K/A CAROLYN A. BAKER A/K/A CAROLYN ANN KURK (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
3347 Trish Drive, Zephyrhills, FL 33543

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

WILLIAMS GROVE ESTATES UNRECORDED PLAT, NORTH 1/2 LOT 20, DESCRIBED AS: COMMENCING AT NORTHEAST CORNER OF SOUTHWEST 1/4 OF SECTION 19; THENCE SOUTH 01 DEGREE 37 MINUTES 03 SECONDS EAST ALONG EAST BOUNDARY OF SAID SOUTHWEST 1/4, 15.00 FEET TO SOUTH RIGHT OF WAY LINE OF CHANCEY ROAD, THENCE NORTH 89 DEGREES 26 MINUTES 58 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE 16.54 FEET TO WEST RIGHT OF WAY LINE OF MORRIS BRIDGE ROAD, THENCE SOUTH 01 DEGREE 24 MINUTES 33 SECONDS EAST 325.00 FEET, THENCE NORTH 89 DEGREES 26 MINUTES 58 SECONDS WEST 325.00 FEET, THENCE SOUTH 01 DEGREE 24 MINUTES 33 SECONDS EAST 175.00 FEET FOR POINT OF BEGINNING, THENCE NORTH 89 DEGREES 26 MINUTES 58 SECONDS WEST 288.38 FEET, THENCE SOUTH 37 DEGREES 39 MINUTES 23 SECONDS WEST 93.99 FEET, THENCE SOUTH 89 DEGREES 26 MINUTES 58 SECONDS EAST 347.65 FEET, THENCE NORTH 01 DEGREE 24 MINUTES 33 SECONDS WEST 75.0 FEET TO POINT OF BEGINNING, RESERVING AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS EASTERLY 25.00 FEET THEREOF, ALSO KNOWN AS PARCEL A, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH A 1988 MOBILE HOME VIN #14603930AAND 14603930B

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before April 7th, 2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in

PASCO COUNTY

the La Gaceta Publishing, Inc.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 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 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.

Date: March 3, 2026

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller

By: /s/ Haley Joyner
Deputy Clerk

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

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

CivicStead Build Group

Owner: Carter Layne
13132 Summerfield Way
Dade City, FL 33525

3/6/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

CardForge Analytics

Owner: Travis Sandoe
21600 Snowy Orchid Terrace
Land O Lakes, FL 34637

3/6/26LG 1T

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

CASE NO.: 51-2023-CA-003252-CAAX-ES

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,
vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST EDWARD ANTHONY RADEMAKER,
Defendant(s).

NOTICE OF SALE

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered on January 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 **April 6, 2026 at 11:00 A.M.**, at www.pasco.realforeclose.com, the following described property:

LOT 68, BLOCK 8, LEXINGTON OAKS, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE(S) 57 THROUGH 75, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 5141 Silver Charm Terrace, Wesley Chapel, FL 33544

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 March 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@gpwbllaw.com
E-mail: kchurch@gpwbllaw.com
Attorney for Plaintiff

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

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Speckled Bird Sober Living, intends to register the said name with the Florida Department of State, Division of Corporations, Tallahassee, Florida.

The principal place of business is located at 7344 Sandalwood Dr. Port Richey, FL 34668, Pasco County, Florida.

The business is operated by Speckled Bird Homecare Agency LLC.

3/6/26LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

PASCO COUNTY

File No. 26-CP-000113

IN RE: ESTATE OF KATHERYN RAE SMITH A/K/A KATHERYN R. SMITH A/K/A KATHERYN SMITH,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Kathryn Rae Smith a/k/a Kathryn R. Smith a/k/a Kathryn Smith, deceased, whose date of death was December 8, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as 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 March 6, 2026.

Personal Representative:
/s/ Constance Buckley
10344 Chateau Drive
San Antonio, Florida 33576

Attorney for Personal Representative:
/s/ Linda S. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 963-7705
Fax: (888) 673-0072
E-Mail: linda@tampabayelderlaw.com

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

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2025CC008855CCAXWS

NORTH BUENA VISTA CIVIC ASSOCIATION, INC.,
Plaintiff,
vs.

THOMAS W. SEIBERT and EDWARD F. SEIBERT,
Defendant(s).

AMENDED NOTICE OF ACTION

TO: Thomas W. Seibert and Edward F. Seibert
2129 Shady Cove Drive
Holiday, FL 34691

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

The South 40 feet of Lot 491, BUENA VISTA THIRD ADDITION, according to the map or plat thereof as recorded in Plat Book 5, Page 172, of the public records of Pasco County, Florida. Together with that certain 1962 HICK Mobile Home identified by LD. #31H77736 and designated Real Property by Tag No. R0350412.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 04/6/2026 or 30 days after the first publication of this Notice of Action, on Katherine Martinez original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this Notice of Action please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL

PASCO COUNTY

IN RE: ESTATE OF VICENTE EVELIO NAVARRO Deceased

NOTICE TO CREDITORS

The administration of the estate of VICENTE EVELIO NAVARRO, deceased, whose date of death was September 8, 2025; File Number 2026CP000261CPAX-ES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33525. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
DIANE NAVARRO
30610 Bayhead Road
Dade City, FL 33523

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

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

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

Case No.: 2026DR1011WS
Division: F

VASILEIOS KRITSOTAKIS,
Petitioner,
and
ANASTASIA KRITSOTAKIS,
Respondent.

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

TO: ANASTASIA KRITSOTAKIS
5204 Autumn Oak Ave
Port Richey, FL 34668

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 VASILEIOS KRITSOTAKIS, whose address is 9033 Rawlings Ave, Port Richey, FL 34665, on or before April 7, 2026, and file the original with the clerk of this Court at 7530 Little Rd, 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 February 26, 2026

Nikki Alvarez-Sowles
Clerk of the Circuit Court

By: /s/ Illegible
Deputy Clerk

3/6-3/27/26LG 4T

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

CIVIL DIVISION

CASE NO: 2025CC007485

GULF LANDINGS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.
MICHAEL A. HURCKES, 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. 2025CC007485, of the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein GULF LANDINGS ASSOCIATION, INC. is Plaintiff, and MICHAEL A. HURCKES, a single man, is Defendant, the Clerk of the Pasco County Court will sell to the highest bidder for cash on **April 8, 2026**, in an online sale at www.pasco.realforeclose.com.

PASCO COUNTY

com, beginning at **11:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

Lot 9, Sea Colony at Gulf Landings Phase Two, according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 108 through 110, inclusive, of the Public Records of Pasco County, Florida.

Property Address: 5339 Cades Cove, New Port Richey, FL 34652

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

Any persons with a disability requiring accommodations should call 727-464-4062; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding.

Dated February 27, 2026

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

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

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

PROBATE DIVISION

File No. 51-2025-CP-002019CPAXES

IN RE: ESTATE OF CLAIRE L. MULLEN, a/k/a CLAIRE LOUISE MULLEN, Deceased.

NOTICE TO CREDITORS

The administration of the estate of CLAIRE L. MULLEN, a/k/a CLAIRE LOUISE MULLEN, deceased, whose date of death was October 17, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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 Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

Personal Representative:
Daniel A. Mullen
9221 Tudor Drive, Apt. 101
Tampa, Florida 33615

Attorneys for Personal Representative:
BAUMANNKANGAS ESTATE LAW
201 E. Kennedy Boulevard, Suite 830
Post Office Box 399
Tampa, Florida 33601-0399

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

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

CASE NO.: 2019CA003624CAAXES
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.

NELSON LUIS REBELO, ET AL.,
DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta Publishing, Inc)

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 26th day of February, 2026, and entered in Case No. 2019CA003624CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and NELSON LUIS REBELO; JACQUELINE GONZALEZ; NEVAREEZ SPOUSE OF DENNIS NEVAREEZ PAGAN; UNKNOWN TENANT; AND GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL; 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 13th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 8, TURTLE LAKES UNIT 3 PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 107 AND 108, OF THE PUBLIC RECORDS OF PASCO 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

PASCO COUNTY

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 26th day of February, 2026.
By: /s/ Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1031220

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.
CASE NO. 2023CA004936CAAXWS
CARRINGTON MORTGAGE SERVICES, LLC,
PLAINTIFF,
VS.
KWAKU ODAME KWAPONG, ET AL.
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 14, 2026 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on April 14, 2026, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:
LOT 193, VETERANS VILLAS PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 92 AND 93, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND CORRECTED BY SURVEYOR'S AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1152, PAGE 1066 AND 1067, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

Business Observer
Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 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 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.
11080-1030783

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY, FLORIDA
NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING,
Plaintiff,
vs.

INDIA RAYCHELLE PEEPLES; et al,
Defendants. Case No.: 2025-CA-001735
NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated February 3, 2026, and entered in Case No. 2025-CA-001735 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and INDIA RAYCHELLE PEEPLES and CAPITAL ONE, N.A., are Defendant(s), Nichole "Nikki" Alvarez-Sowles, Pasco County Clerk of Courts, will sell to the highest and best bidder for cash at 11:00 a.m. at www.pasco.realforeclose.com on April 6, 2026 the following described property set forth in said Final Judgment, to wit:

LOT 53, HUDSON BEACH ESTATES, REVISED, UNIT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Commonly known as: 13913 Muriel Ave, Hudson, FL 34667

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

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

PASCO COUNTY

Mortgagee's attorney.
DATED February 18, 2026
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
Florida Bar No. 109137
Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
akalman@lenderlegal.com
EService@LenderLegal.com
CERTIFICATE OF SERVICE
I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 18th day of February 2026 to:
INDIA RAYCHELLE PEEPLES
13913 Muriel Ave.
Hudson, FL 34667
CAPITAL ONE, N.A.
4851 Cox Road
Glen Allen, VA 23060
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
11080-1030670

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.
CASE No. 2025CA001553CAAXWS
PHH MORTGAGE CORPORATION,
PLAINTIFF,
VS.
MARTIN JOHN LEWALSKI A/K/A
MARTIN LEWALSKI, ET AL.
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 5, 2026 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on April 8, 2026, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:

LOT 851, BEACON WOODS VILLAGE 9-B, ACCORDING TO PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PASCO COUNTY, FLORIDA, PLAT BOOK 14, PAGES 34 AND 35.

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.

Business Observer
Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 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 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.
11080-1030781

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT,
IN AND FOR PASCO COUNTY, FLORIDA
PNC Bank, National Association
Plaintiff,
vs.

Melanie M. Kessler, et al,
Defendants. Case No.:
2025CA002867CAAXWS
Division: Civil
Judge Kamba Johnson Lewis

NOTICE OF SALE

Notice is hereby given that on April 6, 2026 at 11:00AM, the below named Clerk of Court will offer by electronic sale at www.pasco.realforeclose.com the following described real property:

All that certain land situate in Pasco County, Florida, viz:
Lot 25, Block 4, Magnolia Valley, Unit One, according to the plat thereof as recorded in Plat Book 9, Page(s) 104, of the Public Records of Pasco County, Florida.
Commonly known as: 7517 Hollyridge Drive, New Port Richey, FL 34653

Any person claiming an interest in the surplus from this 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 sale is being held pursuant to the Final Judgment of Foreclosure, entered on February 5, 2026, in Civil Case No. 2025CA002867CAAXWS, pending in the Circuit Court in Pasco County, Florida.

NIKKI ALVAREZ-SOWLES
CLERK OF THE CIRCUIT COURT
PASCO COUNTY, FLORIDA
Craig P. Rogers (FLBN: 352128)
Michael E. Carleton (FLBN: 1007924)
Jordan A. Zepetello (FLBN: 1049568)
Jasmin Hernandez (FLBN: 1044494)
Adam B. Hall (FLBN: 1019218)
The Manley Law Firm LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telexcopier: 614-220-5613
Primary: statee-file@mdklegal.com
Secondary: CPRogers@mdklegal.com
Attorney for Plaintiff
11080-1030497

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

Case No: 2025CA1354

PASCO COUNTY

Carrington Mortgage Services, LLC,
Plaintiff,
vs.
PAMELA J BARNETT; et al,
Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated **02/19/2026**, and entered in Case No. 2025CA1354 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Florida wherein **Carrington Mortgage Services, LLC**, is the Plaintiff and **PAMELA J BARNETT; BEACON WOODS CIVIC ASSOCIATION, INC.**, are Defendants, Nichole "Nikki" Alvarez-Sowles Pasco County Clerk of Courts, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11 a.m. on April 10, 2026, the following described property set forth in said Final Judgment, to wit:

LOT 1259, BEACON WOODS, VILLAGE 5-C, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE(S) 130 AND 131, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 12506 Stone House Loop, Hudson, FL 34667

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this notice, 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 23, 2026
/s/ Anthony Vamvas
Anthony Vamvas, Esq.
Florida Bar No. 42742
Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
avamvas@lenderlegal.com
EService@LenderLegal.com

2/27-3/6/26LG 2T

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

CIVIL DIVISION

CASE NO. 2023CA000075CAAXES

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-HE1 ASSET-BACKED PASS-THROUGH CERTIFICATES
Plaintiff,
vs.

LEROY BRIM, et al,
Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order dated February 20, 2026 and entered in Case No. 2023CA000075CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Florida, wherein HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-HE1 ASSET-BACKED PASS-THROUGH CERTIFICATES is the Plaintiff and GLORIA BRIM, UNKNOWN TENANT #1, the Defendants. Nikkie Alvarez-Sowles, Esq. Clerk of the Circuit Court in and for Pasco County, Florida will sell to the highest and best bidder for cash at www.pasco.realforeclose.com the Clerk's website for on-line auctions, the Clerk's website for on-line auctions at 11:00 A.M. on March 30, 2026, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 10, BLOCK 14, FOX RIDGE, UNIT FIVE, PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 116 OF THE PUBLIC RECORDS OF PASCO 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 Mortgagee, Mortgagee or the Mortgagee's Attorney.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated

(Continued on next page)

PASCO COUNTY

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 Pasco County, Florida, this 23rd 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
JS0120/033615

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2026-CP-000243-ES

IN RE: ESTATE OF
LAURIE ANN LAVOY
Deceased

NOTICE TO CREDITORS

The administration of the estate of LAURIE ANN LAVOY, deceased, whose date of death was December 16, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33525. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 as 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 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 27, 2026.

Personal Representative:

Robert James LaVoy
3988 Round Table Court
Land O' Lakes, FL 34638

Attorney for Personal Representative:

Paul James Monsanto, Esq.
Attorney for Petitioner
Florida Bar Number: 1025961
26852 Tanic Drive, Suite 102
Wesley Chapel, FL 33544
Telephone: (813) 997-5290
E-Mail: paul@pjmattorneys.com

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CA-003617

FAIRWAY ASSOCIATION, INC.,

Plaintiff,

vs.

LAURIE MARCOUX,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on February 18, 2026, by the Circuit Court of Pasco County, Florida, for the following property described as:

Lot 29, Fairway Village Phase 1, according to the map or plat thereof, as recorded in Plat Book 23, Page 138, of the Public Records of Pasco County, Florida, together with a non-exclusive easement for ingress and egress over and across the land described in Official Records Book 821, Page 1006 and Official Records Book 839, Page 1763, Public Records of Pasco County, Florida.

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on **March 17, 2026 at 11:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be

PASCO COUNTY

initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

2/27-3/6/26LG 2T

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

Case No.: 2025-DR-004816

RYAN WILLIAMS,

Petitioner,

and

TABATHA WOLFGRAM,
Respondent.

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

TO: Tabitha Wolfram Address Unknown

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

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

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

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

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

Dated December 31, 2026

Nikki Alvarez-Sowles
Clerk of the Circuit Court

By: /s/ Ruth Mujer
Deputy Clerk

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

PINELLAS COUNTY**IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA**

Case No.: 26-1220-FD

SYLVIA NEWTON,
Petitioner

and

TYLER STONE,
Respondent.

NOTICE OF ACTION FOR TEMPORARY CUSTODY

TO: TYLER STONE

Last known address:
1990 Westwood Northern Blvd Apt 328
Cincinnati, Ohio 45225

YOU ARE NOTIFIED that an action for temporary custody has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on SYLVIA NEWTON, whose address is 601 Rosery Rd NE Apt 2503, Largo, FL 33770, 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: 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 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 3/2/2026

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court Street, Clearwater, FL 33756
By: /s/ Illegible
Deputy Clerk

3/6-3/27/25LG 4T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

Case No.: 26-1365-FD

TOMASZ WOJTKUN,

Petitioner,

and

BRITTNEY A. HENRY,

PINELLAS COUNTY

Respondent.

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

TO: BRITTNEY A. HENRY

Last known address: 4203 Pinehurst Dr., Boynton Beach, FL 33426

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 TOMASZ WOJTKUN, whose address is 9615 Gulf Blvd Apt 402, Treasure Island, FL 33706 on or before 30 days from first publication, and file the original with the clerk of this Court at 545 1st Ave North, St. Petersburg, FL 33701 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the Petition.**

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

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

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

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

Dated March 3, 2026

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: /s/ Stevie Ayars
Deputy Clerk

3/6-3/27/26LG 4T

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

CIVIL DIVISION

CASE NO. 25-005183-CI

NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING

Plaintiff,

vs.

NICHOLAS INTHAVONG; et al
Defendant

NOTICE OF ACTION FORECLOSURE PROCEEDINGS – PROPERTY

TO: NICHOLAS INTHAVONG WHOSE
LAST KNOWN ADDRESS IS 8897
54TH STREET NORTH, PINELLAS
PARK, FL 33782

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property, to-wit:

LOT 124, GREENDALE ESTATES -FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE(S) 77, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

more commonly known as 8897 54TH STREET NORTH, PINELLAS PARK, FL 33782.

This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, RUBIN LUBLIN, LLC, whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before 30 days after the date of first publication and file the original with the Clerk of the Circuit 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.

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

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

Ken Burke, CPA
Clerk of The Circuit Court
By: /s/ Stevie Ayars
Deputy Clerk

RUBIN LUBLIN, LLC

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

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

CASE NO.: 25-006566-CI

CARRINGTON MORTGAGE SERVICES,
LLC,

Plaintiff,

vs.

DIONNESHAE FORLAND; et al.
Defendants.

NOTICE OF ACTION

TO: DIONNESHAE FORLAND
4662 Behlmann Fanns Blvd.
Florissant, MO 63034

and
3837 Windsor Place
Saint Louis, MO 63113

LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN
And any unknown heirs, devisees,
grantees, creditors and other unknown
person or unknown spouses claiming
by, through and under the above-named

PINELLAS COUNTY

Defendant(s), if deceased or whose last known addresses are unknown.

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

LOT 7, BLOCK 1, SHOREVIEW PHASE -1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 84, PAGE 51, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defense, if any, to it on Michael C. Coyle, Storey Law Group, 221 NE Ivanhoe Blvd., Suite 300, Orlando, FL 32804 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and seal of said Court on February 25, 2026.

Ken Burke, CPA
Clerk of The Circuit Court

By: /s/ Stevie Ayars
As Deputy Clerk

Storey Law Group

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

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

Case No.: 25-006535-CO

GREEN DOLPHIN PARK VILLAS
CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

TROY GORDON BROWN,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on February 19, 2026, by the County Court of Pinellas County, Florida, the property described as:

UNIT No. 1201, Green Dolphin Villas, a Condominium, together with an undivided interest or share in the common elements appurtenant thereto, all in accordance with the Declaration of Condominium recorded in Official Records Book 5314, at Page 1429, et seq., and including all amendments thereto, and the plat thereof recorded in Condominium Plat Book 59, Page 1 of the Public Records of Pinellas County, Florida.

and more commonly known as 1201 Palm Dr., Tarpon Springs, FL 34689 (hereinafter "Property").

will be sold to the highest bidder for cash at public sale by the Pinellas County Clerk of Court, electronically online at www.pinellas.realforeclose.com at **10:00 A.M. on April 2, 2026.**

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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, Pinellas County Office of Human Rights, 400 S. Fort Harrison Ave., 5th Floor, Clearwater, FL 33756, (727) 464-4062, 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 4th day of March 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

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 26-002172-ES

IN RE: ESTATE OF
WENDY SUE DANICOURT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of WENDY SUE DANICOURT, deceased, whose date of death was November 30, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court on or before the later of 3 months after the time of the first publication of this notice or 30 days after the date of service of a copy of this notice on them.

PINELLAS COUNTY

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court within 3 months after the date of the first publication of this notice.

All claims not filed within the time periods set forth in the Florida Statutes Section 733.702 will be forever barred.

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

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 March 6, 2026.

Personal Representative:

DARYL L. PIXLEY
102 Main Street
Dent, MN 56528

Attorney for Personal Representative:
Amanda A. Felten, Esq. FBN: 90296
amanda.felten@webercrabb.com
amanda.whitaker@webercrabb.com
Weber, Crabb & Wein, P.A.
5453 Central Avenue
St. Petersburg, FL 33710
Telephone No.: (727) 828-9919
Facsimile: (727) 828-9924

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

PUBLIC SALE

LANDLORD LIEN SALE

F.S.715.106

ELLEN GARZA

7232 WILLOW ST

SARASOTA, FL 34243

2007 HONDA 2HJYK163X7H538470

2017 THOR 1F65F5DY0H0A02508

SD03-21-26@10AM

34 TIER PROPERTIES

3490 13TH AVE S

ST PETERSBURG, FL 33711

2004 FORD 1FTPW12584KD29910

SD03-21-26@10AM

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 26-000272-ES

IN RE: ESTATE OF
ERIC EDWARD NASON,
Deceased

NOTICE TO CREDITORS

The administration of the estate of ERIC EDWARD NASON, deceased, whose date of death was September 18, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue N., St. Petersburg, Florida 33701. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

PINELLAS COUNTY

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

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

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

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

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

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

Personal Representative:
Renata Makeeva
4090 40th Ave N
St Petersburg, FL 33714

Attorney for Personal Representative:
SONYA C. COLON, ESQ.
13311 Winding Oak Ct, Suite A
Tampa, FL 33612
FL Bar #35491
Office: 813-969-0331
Fax: 813-969-2140
Email: sonya.colon.esq@gmail.com

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
Division Probate
File No. 25-009489-ES

IN RE: ESTATE OF
MARLA S. ROBINSON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Marla S. Robinson, deceased, whose date of death was August 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is PO Box 9000, Bartow, FL 33831-9000. 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 March 6, 2026.

Personal Representative:
Armando I. Gonzalez
8815 Conroy Windermere Rd., Ste. 322
Orlando, FL 32835

Attorney for Personal Representative:
Wesley T. Dunaway Esq.
E-mail Address:
wtdfilings@kovarlawgroup.com
Florida Bar No. 98385
Kovar Law Group
111 N. Orange Ave., Ste. 800
Orlando, FL 32801
Telephone: 407-603-6652

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

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

Case No.: 26-001279-FD

KENT MARTIN STUBBS,
Petitioner,
and
PAMELA STUBBS,
Respondent.

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

TO: PAMELA STUBBS
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 KENT MARTIN STUBBS, whose address is 3447 38th St N, St. Petersburg, FL 33713 on or before 30 days from first publication, and file the original with the clerk of this Court at 545 First Ave N, St. Petersburg, FL 33701 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the Petition.**

PINELLAS COUNTY

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 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 February 26, 2026

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756
By: /s/ Stevie Ayars
Deputy Clerk

3/6-3/27/26LG 4T

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

Case No. 25-010083-CO

IMPERIAL PINES CONDOMINIUM ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,
vs.

FRANK J. FOLEY 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. 25-010083-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein IMPERIAL PINES CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and FRANK J. FOLEY and UNKNOWN TENANT, are Defendants, the Clerk of the Pinellas County Court will sell to the highest bidder for cash on **April 8, 2026**, in an online sale at www.pinellas.realforeclose.com, beginning at **10:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

IMPERIAL PINES CONDO, PHASE III, BUILDING D, UNIT 313, according to the map or plat thereof as recorded in Plat Book 11604, page 2331, Public Records of Pinellas County, Florida.
Property Address: 3062 Eastland Boulevard Unit 313, Clearwater, FL 33761

Any persons with a disability requiring accommodations should call 727-464-4062; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.

Dated February 27, 2026
/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
Primary E-Mail:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 Fax (727) 736-2305
Attorney for Plaintiff

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011139-ES

IN RE: ESTATE OF
CHERYL DENISE YOUNG
Deceased

NOTICE TO CREDITORS

The administration of the estate of CHERYL DENISE YOUNG, deceased, whose date of death was August 26, 2025; File Number 25-011139-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 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 March 6, 2026.

Personal Representative:
ERIC EDWARD YOUNG
1401 Wilson Road
Clearwater, FL 33755

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS*ALVAREZ*Diecidue, P.A.
2307 West Cleveland Street
Tampa, FL 33609

PINELLAS COUNTY

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

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

NOTICE OF ADMINISTRATIVE COMPLAINT PINELLAS COUNTY

To: ANDRE J. SMARR

Case No.: CD202509795/ D 3448456/3504193

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.

3/6-3/27/26LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-010671-ES

IN RE: ESTATE OF
RODNEY ALLEN KUEHL
Deceased

NOTICE TO CREDITORS

The administration of the estate of Rodney Allen Kuehl, deceased, whose date of death was September 11, 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

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

Personal Representatives:
Andrew James Kuehl
3031 Canton Dr. SE
Cedar Rapids, IA 52403
Jeffrey Steven Kuehl
1301 W. 5th St.
Marshfield, WI 54449

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

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY FLORIDA
PROBATE DIVISION
File No. 25-011680-ES
Division Section 4

IN RE: ESTATE OF
ANTHONY J. CHILLEMI
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Anthony J. Chillemi, deceased, whose date of death was September 30th, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, Florida 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.

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.

PINELLAS COUNTY

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

Personal Representative:
Marisa Muiholland-Chillemi
4424 1/2 9th Ave. S.
Saint Petersburg, FL 33710

Attorneys for Personal Representative:
Leavengood, Dauval, Boyle & Vasti, PLLC
3900 First Street North, Suite #100
St. Petersburg, FL 33703
Telephone: 7273273328
Florida Bar No. 506311
Email Addresses: pvasti@leavenlaw.com

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011579-ES

IN RE: ESTATE OF
CHARLES BERNARD MITCHELL
a/k/a CHARLES B. MITCHELL,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Charles Bernard Mitchell a/k/a Charles B. Mitchell, deceased, whose date of death was October 31, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street #300, 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 March 6, 2026.

Personal Representative:
James Richard Mitchell
11631 SE 69th Circle, Lot 27
Bellevue, Florida 34420

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

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA.
CASE No. 23-008044-CI
BANK OF AMERICA, N.A.,
PLAINTIFF,
VS.
CATHERINE FIELDS A/K/A CATHERINE D. FIELDS, ET AL.
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 12, 2024 in the above action, the Pinellas County Clerk of Court will sell to the highest bidder for cash at Pinellas, Florida, on April 8, 2026, at 10:00 AM, at www.pinellas.realforeclose.com for the following described property:
LOT 13 AND THE EAST 5 FEET OF LOT 12, BLOCK A, TIOGA SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 72 OF THE PUBLIC RECORDS OF PINELLAS 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
Bidder Number: 20286
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office at 727-464-4880 at 400 South Fort Harrison Avenue, Suite 500 Clearwater, FL 33756, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are

PINELLAS COUNTY

hearing or voice impaired call 711. 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.
11080-1030780

IN THE CIRCUIT COURT FOR PINELLAS COUNTY FLORIDA
PROBATE DIVISION
File No.: 25-011302-ES

IN RE: ESTATE OF
Gregory Scott Warren
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Gregory Scott Warren, deceased, whose date of death was July 23rd, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, Florida 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 the 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 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 27, 2026.

Personal Representative:
Stacy Evans Warren
532 4th Ave. S. #1
Saint Petersburg, FL 33701

Attorney for Personal Representative:
Leavengood, Dauval,
Boyle & Vasti, PLLC
Attorneys for Personal Representative
3900 First Street North
Suite #100
St. Petersburg, FL 33703
Telephone: 7273273328
Florida Bar No. 506311
Email Addresses: pvasti@leavenlaw.com

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000886-ES

IN RE: ESTATE OF
KEITH ALLEN FIELDS
a/k/a KEITH A. FIELDS,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Keith Allen Fields a/k/a Keith A. Fields, deceased, whose date of death was December 22, 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 27, 2026.

Personal Representative:
Damien Allen Fields
8500 Jacaranda Avenue
Seminole, Florida 33777

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

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT OF THE
(Continued on next page)

PINELLAS COUNTY

SIXTH JUDICIAL CIRCUIT IN AND FOR
PINELLAS COUNTY, FLORIDA
CASE NO.: 25-003003-CI

CARRINGTON MORTGAGE SERVICES,
LLC,
Plaintiff,
vs.

UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, GRANTEEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES,
OR OTHER CLAIMANTS CLAIMING BY,
THROUGH, UNDER, OR AGAINST THE
ESTATE OF BRODY A. SEIGER; et al.,
Defendants.

NOTICE OF ACTION

TO: UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES,
OR OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER, OR AGAINST
THE ESTATE OF BRODY A. SEIGER
10351 Cirimoya Lane
Seminole, FL 33772
LAST KNOWN ADDRESS STATED.
CURRENT RESIDENCE UNKNOWN
And any unknown heirs, devisees,
grantees, creditors and other unknown
person or unknown spouses claiming
by, through and under the above-named
Defendant(s), if deceased or whose last
known addresses are unknown.

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

LOT 27, BLOCK 8, BLOSSOM LAKE
VILLAGE SECTION IV, AS PER PLAT
THEREOF, RECORDED IN PLAT
BOOK 47, PAGE 60 AND 61, OF THE
PUBLIC RECORDS OF PINELLAS
COUNTY, FLORIDA.

has been filed against you and you are
required to serve a copy of your written
defense, if any, to it on Michael C. Coyle,
Storey Law Group, 221 NE Ivanhoe Blvd.,
Suite 300, Orlando, FL 32804 and file the
original with the Clerk of the above-styled
Court on or before 30 days from the first
publication, otherwise a Judgment may be
entered against you for the relief demand-
ed in the Complaint.

AMERICANS WITH DISABILITIES
ACT: If you are a person with a disability
who needs any accommodation in order to
participate in this proceeding, you are
entitled, at no cost to you, to the provision
of certain assistance. Please contact
the Human Rights Office, 400 S. Ft.
Harrison Ave., Ste. 500 Clearwater, FL
33756, (727) 464-4062 V/TDD; or 711
for the hearing impaired. Contact should
be initiated at least seven days before the
scheduled court appearance, or immedi-
ately upon receiving this notification if the
time before the scheduled appearance
is less than seven days. The court does
not provide transportation and cannot ac-
commodate such requests. Persons with
disabilities needing transportation to court
should contact their local public transpor-
tation providers for information regarding
transportation services.

WTNESS my hand and seal of said
Court on February 24, 2026.

Ken Burke, CPA
Clerk of The Circuit Court
By: /s/ Stevie Ayars
As Deputy Clerk
Storey Law Group

2/27-3/6/26LG 2T

**IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2026-CP-000318
Division Probate

IN RE: ESTATE OF
LOIS MAY KIRBY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Lois
May Kirby, deceased, whose date of death
was April 24, 2025, is pending in the Cir-
cuit Court for Pinellas County, Florida,
Probate Division, the address of which is
315 Court St # 300, Clearwater, FL 33756.
The names and addresses of the personal
representative and the personal represen-
tative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice
is February 27, 2026.

Personal Representative:
Mary P. O'Loughlin
869 NW Sorrento Lane
Port St. Lucie, Florida 34986

Attorney for Personal Representative:
Kara Evans, Attorney
Florida Bar Number: 381136
4631 Van Dyke Road
Lutz, FL 33558
Telephone: (813) 758-2173
Fax: (813) 926-6517

PINELLAS COUNTY

E-Mail: kara@karaevansattorney.com
Secondary E-Mail: evanskeene@aol.com
2/27-3/6/26LG 2T

**IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA**

Case No.: 26-1102-FD

SEBRINA WOODEN,
Petitioner,
and
DERRELL WOODEN,
Respondent.

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

TO: DERRELL WOODEN
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 SEBRINA WOODEN, whose
address is 5034 Foxbridge Circle N. Apt.
312, Clearwater, FL 33760, on or before
28 days after first publication, and file the
original with the clerk of this Court at 545
1st Ave. N., St. Petersburg, FL 33701 be-
fore 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 Cir-
cuit Court's office notified of your cur-
rent address. (You may file Designation
of Current Mailing and E-Mail Address,
Florida Supreme Court Approved Fam-
ily Law Form 12.915.) Future papers in
this lawsuit will be mailed or e-mailed to
the addresses on record at the clerk's
office.**

**WARNING: Rule 12.285, Florida Fam-
ily Law Rules of Procedure, requires cer-
tain automatic disclosure of documents
and information. Failure to comply can
result in sanctions, including dismissal
or striking of pleadings.**

Dated 2/24/2026

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: /s/ Stevie Ayars
Deputy Clerk

2/27-3/20/26LG 4T

**IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA**

Case No.: 258193FD

ANGELA VANROSSEM,
Petitioner,
and
MATTHEW VANROSSEM,
Respondent.

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

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

YOU ARE NOTIFIED that an action for
dissolution of marriage has been filed
against you and that you are required to
serve a copy of your written defenses, if
any, to it on Angela VanRossem, whose
address is 4659 25th Ave. S., Saint Pe-
tersburg, FL 33711, on or before 28 days
after first publication, and file the original
with the clerk of this Court at 545 1st Ave.
N. St. Petersburg, FL 33701 before ser-
vice on Petitioner or immediately there-
after. **If you fail to do so, a default may
be entered against you for the relief de-
manded in the Petition.**

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

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

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

**WARNING: Rule 12.285, Florida Fam-
ily Law Rules of Procedure, requires cer-
tain automatic disclosure of documents
and information. Failure to comply can
result in sanctions, including dismissal
or striking of pleadings.**

Dated 2/13/2026

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith
Deputy Clerk

2/20-3/13/26LG 4T

POLK COUNTY

**IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025-CP-004167

IN RE: ESTATE OF
HAYDEN E. HENDERSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of
Hayden E. Henderson, deceased, whose
date of death was November 12, 2025, is
pending in the Circuit Court for Polk Coun-
ty, Florida, Probate Division, the address

POLK COUNTY

of which is 255 N. Broadway Avenue, Bar-
tow, 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 PUBLI-
CATION OF THIS NOTICE OR 30 DAYS
AFTER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

Personal Representative:

/s/ Laura Neff Henderson
3903 Cheverly Drive W
Lakeland, Florida 33813

Attorney for Personal Representative:

/s/ J. Scott Reed, Esq.
Attorney
Florida Bar Number: 124699
Daniel F. Pilka, Esq.
Florida Bar Number: 442021
Pilka Adams & Reed, P.A.
330 Pauls Drive, Suite 100
Brandon, Florida 33511
Telephone: (813) 653-3800
Fax: (813) 651-0710
E-Mail: dpilka@pilka.com
Secondary E-Mail: eservice@pilka.com
law@pilka.com | sreed@pilka.com

3/6-3/13/26 2T

**STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL
PROTECTION NOTICE OF PROPOSED
AGENCY ACTION**

The Department of Environmental Pro-
tection gives notice of its intent to issue
a Formal Determination of the Landward
Extent of Wetlands and Other Surface
Waters (File No. FD-53-0463153-001) to
the Alvarez Millos, c/o Michael Vinson,
Environmental Consultants of Florida, 7910
North Tamiami Trail, Suite 206, Sarasota,
Florida 34243, for the property located in
Section 17, Township 25 South, Range 25
East, Polk County. The Department's file
is available online and can be accessed
through the Department's Information
Portal at: [https://prodenv.dep.state.fl.us/
DepNexus/public/electronicdocuments/
ERP_463153/gis-facility/search](https://prodenv.dep.state.fl.us/DepNexus/public/electronicdocuments/ERP_463153/gis-facility/search) If
you have any questions or are experiencing
difficulty viewing the electronic application,
please call Britney Verstraete at 813-470-
5936 or Britney.M.Verstraete@floridadep.
gov. A person whose substantial interests
are affected by the Department's action
may petition for an administrative pro-
ceeding (hearing) under Sections 120.569
and 120.57, F.S. Pursuant to Rule28-
106.201, F.A.C., a petition for an admin-
istrative hearing must contain the following
information:(a) The name and address of
each agency affected and each agency's
file or identification number, if known;(b)
The name, address, any email address,
any facsimile number, and telephone num-
ber of the petitioner; the name, address,
and telephone number of the petitioner's
representative, if any, which shall be the
address for service purposes during the
course of the proceeding; and an explana-
tion of how the petitioner's substantial in-
terests are or will be affected by the ag-
ency determination;(c) A statement of when
and how the petitioner received notice of
the agency decision;(d) A statement of all
disputed issues of material fact. If there
are none, the petition must so indicate;(e)
A concise statement of the ultimate facts
alleged, including the specific facts that
the petitioner contends warrant reversal
or modification of the agency's proposed
action;(f) A statement of the specific rules
or statutes that the petitioner contends
require reversal or modification of the
agency's proposed action, including an
explanation of how the alleged facts relate
to the specific rules or statutes; and(g) A
statement of the relief sought by the pe-
titioner, stating precisely the action that
the petitioner wishes the agency to take
with respect to the agency's proposed action.
The petition must be filed (received by the
Clerk) in the Office of General Counsel of
the Department at 3900 Commonwealth
Boulevard, Mail Station 35, Tallahassee,
Florida 32399-3000or at [agency_clerk@
dep.state.fl.us](mailto:agency_clerk@dep.state.fl.us). Also, a copy of the petition
shall be mailed to the applicant at the ad-
dress indicated above at the time of filing.

In accordance with Rule 62-110.106(3),
F.A.C., petitions for an administrative hear-
ing by the petitioner must be filed within 21
days of receipt of this notice. Petitions filed
by any persons other than the petitioner,
and other than those entitled to written no-
tice under Section 120.60(3), F.S., must
be filed within 21 days of publication of the
notice or within 21 days of receipt of the
written notice, whichever occurs first. Under
Section 120.60(3), F.S., however, any
person who has asked the Department for
notice of agency action may file a petition
within 21 days of receipt of such notice, re-
gardless of the date of publication. The fail-
ure 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 discretion of the presiding

POLK COUNTY

officer upon the filing of a motion in compli-
ance with Rule 28-106.205, F.A.C.

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 Office of General Counsel of
the Department at 3900 Commonwealth
Boulevard, Mail Station 35, Tallahassee,
Florida 32399-3000 or at [agency_clerk@
dep.state.fl.us](mailto:agency_clerk@dep.state.fl.us), before the applicable dead-
line for filing a petition for an administrative
hearing. A timely request for extension of
time shall toll the running of the time pe-
riod for filing a petition until the request is
acted upon.

Mediation is not available in this pro-
ceeding.

3/6/26LG 1T

NOTICE OF PUBLIC SALE

Notice is hereby given that on 03/27/2026
at 8:30am the following vehicle(s) may be
sold at public sale at Lake Hamilton Self
Park and Storage, LLC for the amount
owed on each vehicle to satisfy the lien for
storage, service and storage charges and
any administrative fees allowed pursuant
to Florida Statute 83.805. VIN# 3HSD-
JAPRGN135632/2014 FRT \$5,684.60.
The name, address and telephone num-
ber and public sale location of the stor-
age shop that is demanding full payment
of the unpaid charges is... Lienor Name:
Lake Hamilton Self Park and Storage,
LLC. Lienor Address: P.O. Box 1296,
Haines City, FL 33845 (Polk County).
Lienor telephone # (863) 508-6291, FÉ/
EIN 82-3944525. Location of Vehicle: 570
Detour Rd, Lake Hamilton, FL 33851 (Polk
County). The customer or person claiming
an interest, or a lien, may redeem the ve-
hicle by satisfying the amount due in cash
on or before the sale date and time. The
customer or person claiming an interest in
or lien on a vehicle may file a demand for
a hearing with the Clerk of Court in Polk
County where the vehicle is held to deter-
mine whether the vehicle has been wrong-
fully taken or withheld from him or her. At
any time before the date of sale, a cus-
tomer or person of record claiming a lien
on the vehicle may post a cash or surety
bond in the amount stated on the invoice
with the Clerk of Circuit Court where the
disputed transaction occurred

3/6/26LG 2T

NOTICE OF PUBLIC SALE

Notice is hereby given that on 03/27/2026
at 8:30am the following vehicle(s) may be
sold at public sale at Lake Hamilton Self
Park and Storage, LLC for the amount
owed on each vehicle to satisfy the lien for
storage, service and storage charges and
any administrative fees allowed pursuant
to Florida Statute 83.805. VIN# 3HSD-
JAPRGN135632/2016 INTL \$8,099.90.
The name, address and telephone num-
ber and public sale location of the stor-
age shop that is demanding full payment
of the unpaid charges is... Lienor Name:
Lake Hamilton Self Park and Storage,
LLC. Lienor Address: P.O. Box 1296,
Haines City, FL 33845 (Polk County).
Lienor telephone # (863) 508-6291, FÉ/
EIN 82-3944525. Location of Vehicle: 570
Detour Rd, Lake Hamilton, FL 33851 (Polk
County). The customer or person claiming
an interest, or a lien, may redeem the ve-
hicle by satisfying the amount due in cash
on or before the sale date and time. The
customer or person claiming an interest in
or lien on a vehicle may file a demand for
a hearing with the Clerk of Court in Polk
County where the vehicle is held to deter-
mine whether the vehicle has been wrong-
fully taken or withheld from him or her. At
any time before the date of sale, a cus-
tomer or person of record claiming a lien
on the vehicle may post a cash or surety
bond in the amount stated on the invoice
with the Clerk of Circuit Court where the
disputed transaction occurred.

3/6/26LG 2T

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

File No. 2026CP000665

IN RE: ESTATE OF
RICHARD KENNETH TARRY,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of
RICHARD KENNETH TARRY, deceased,
whose date of death was September
15, 2025; File Number 2026CP000665,
is pending in the Circuit Court for Polk
County, Florida, PROBATE Division, the
address of which is 255 North Broadway
Avenue, 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 NO-
TICE ON THEM.

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

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

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

NOTWITHSTANDING THE TIME PE-
RIOD SET FORTH ABOVE, ANY CLAIM
FILED TWO (2) YEARS OR MORE AFTER

POLK COUNTY

THE DECEDENT'S DATE OF DEATH IS
BARRED.

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

Signed on February 23, 2026.

Personal Representative:
/s/ RONALD MICHAEL TARRY

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

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

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

CIVIL DIVISION

Case No. 2025CA005362A000BA

NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING

Plaintiff,

vs.

JOHN O MCBRIDE; et al.
Defendants

**NOTICE OF ACTION FORECLOSURE
PROCEEDINGS - PROPERTY**

TO: UNKNOWN TRUSTEES OF
WILLIAMS/CHERRY FAMILY TRUST,
A PRIVATE FAMILY TRUST WHOSE
ADDRESS IS UNKNOWN

UNKNOWN BENEFICIARIES OF
WILLIAMS/CHERRY FAMILY TRUST,
A PRIVATE FAMILY TRUST WHOSE
ADDRESS IS UNKNOWN

YOU ARE HEREBY NOTIFIED of an ac-
tion to foreclose a mortgage on the follow-
ing described property, to-wit:

THE REAL PROPERTY (THE "LAND")
LOCATED IN POLK COUNTY, FLORI-
DA, AND MORE PARTICULARLY DE-
SCRIBED AS FOLLOWS:

LOT 112, SOLTERRA PHASE 2A1,
ACCORDING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN PLAT
BOOK 158, PAGE(S) 50, OF THE
PUBLIC RECORDS OF POLK COUN-
TY, FLORIDA.

more commonly known as 6008 OAK
GREEN LOOP, DAVENPORT, FL 33837.

This action has been filed against you,
and you are required to serve a copy of
your written defense, if any, to it on Plain-
tiff's attorney, Ruben Lublin, LLC, whose
address is 2313 W. Violet St., Tampa,
Florida 33603, on or before 4/6/2026, 30
days after date of first publication and file
the original with the Clerk of the Circuit
Court either before service on Plaintiff's
attorney or immediately thereafter; other-
wise a default will be entered against you
for the relief demanded in the Complaint.

"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 Avenue, Bar-
tow, Florida 33830, County phone: (863)
534-4000, via Florida Relay Service."

WTNESS my hand and seal of this
Court on the 27th day of February, 2026.

Stacy M. Butterfield
Polk County, Florida

By: s/ Illegible
Deputy Clerk

25-F001473

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

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

CIVIL DIVISION

Case No. 2025CC010162</

POLK COUNTY

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

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

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

PROBATE DIVISION
File No. 2025-CP-004289

IN RE: ESTATE OF
INEZ LEONIE SMYTHE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Inez Leonie Smythe, deceased, whose date of death was April 9, 2025, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

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

Personal Representatives:

Sean Smythe
20 Burling Lane 4F
New Rochelle, New York 10801
Annette Lewis-McCarthy
831 Roosevelt Street
West Hempstead, New York 11552

Attorney for Personal Representatives:

Aaron W. Saoud, Esquire
Florida Bar Number: 096124
AWS LAW FIRM
2202 N. Westshore Boulevard, Suite 200
Tampa, Florida 33607
Telephone: (813) 922-5293
E-Mail: attorney@awslaw.org
Secondary E-Mail: service@awslaw.org
3/6-3/13/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2025CA-004021-A000-BA
FREEDOM MORTGAGE CORPORATION PLAINTIFF,
VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CANDY FAIRFIELD HALE A/K/A CANDY F. HALE A/K/A CANDY IRENE HALE A/K/A CANDY IRENE FAIRFIELD HALE, ET AL.,
DEFENDANT(S).

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2025CA-004021-A000-BA
NOTICE OF ACTION

TO: Amanda Megan Fairfield Walker Ultimo

Last Known Address: 589 Del Rio St Orlando FL 32839

Current Residence: UNKNOWN

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Candy Fairfield Hale A/K/A Candy F. Hale A/K/A Candy Irene Hale A/K/A Candy Irene Fairfield Hale

Last Known Address: 313 Summer Grove Way, Haines City, FL 33844

Current Residence: UNKNOWN

TO: Unknown Spouse of Candy Fairfield Hale A/K/A Candy F. Hale A/K/A Candy Irene Hale A/K/A Candy Irene Fairfield Hale

Last Known Address: 313 Summer Grove Way, Haines City, FL 33844

Current Residence: UNKNOWN

TO: Unknown Tenant in possession of the subject property

Last Known Address: 313 Summer Grove Way, Haines City, FL 33844

Current Residence: UNKNOWN

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

LOT 4 OF SUMMERLIN GROVES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 188, PAGE(S) 7, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before 3/27/26, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, P.O. Box 5536, Tampa, FL 33675 and file the original with the Clerk of this Court either before service on Plaintiff's attorney

POLK COUNTY

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 18th day of February, 2026.
STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT
As Clerk of Court
By: /s/ Sebastian Irlanda
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, P.O. Box 5536, Tampa, FL 33675
11080-1031081

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

CASE NO.: 2025CA004416A000BA
LAKEVIEW LOAN SERVICING LLC PLAINTIFF,
VS.

ALBERTO L. COSTALES AND ROSE M. COSTALES, ET AL.,
DEFENDANT(S).

NOTICE OF ACTION
TO: Rose M. Costales

Last Known Address: 811 Stockport Way MC Leansville, NC 273.01

Current Residence: UNKNOWN

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

Lots 1065 and 1066, SOUTH LAKE WALES UNIT NUMBER FIVE, a subdivision according to the plat thereof recorded in Plat Book 42, Page 19, of the Public Records of Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before 3/29/26

, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, P.O. Box 5536, Tampa, FL 33675 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. WITNESS my hand and the seal of this Court this 9th day of February, 2026.
STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT
As Clerk of Court
By: /s/ Sebastian Irlanda
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, P.O. Box 5536, Tampa, FL 33675
11080-1030740

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

CASE NO. 2023CA0052960

MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC., PLAINTIFF,
VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CARMEN VAZQUEZ A/K/A CARMEN SANCHEZ, 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 Carmen Vazquez A/K/A Carmen Sanchez

RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 1153 View Pointe Cir, Lakes Wales, FL 33853

To: Tony J. Vasquez

RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 801 Cooper Landing Rd Apt B510, Cherry Hill, NJ 08002

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

"LOT 20, VIEW POINTE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 45 AND 46, PUBLIC RECORDS OF POLK COUNTY, FLORIDA."

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 3/29/2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc.

Date: 2/16/2026

Stacy M. Butterfield
Clerk of the Circuit Court

By: Deputy Clerk of the Court

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Office of the Court Administrator at 863-534-4686, 255 North Broadway Avenue, Bartow, FL 33830 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

POLK COUNTY

11080-1030739

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

TARA LENNETTE HINES; et al.,
Defendants. Case No: 2024-CA-002573
NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated January 28, 2026, and entered in Case No. 2024-CA-002573 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and TARA LENNETTE HINES; ISPC, INC.; BRIDGEFORD CROSSING HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A DAVE VION, are Defendant(s), Polk County Clerk of Courts, will sell to the highest and best bidder for cash at 10:00 a.m. at www.polk.realforeclosure.com on April 22, 2026 the following described property set forth in said Final Judgment, to wit:

Lot 128, BRIDGEFORD CROSSING, according to the map or plat thereof, as recorded in Plat Book 140, Page(s) 10 and 11, of the Public Records of Polk County, Florida.

Commonly known as: 349 Lake Davenport Cir, Davenport, FL 33837

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

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

DATED February 18, 2026

/s/ Alexandra Kalman
Alexandra Kalman, Esq.
Florida Bar No. 109137

Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810

Tel: (407) 730-4644
Attorney for Plaintiff

Service Emails:
akalman@lenderlegal.com
Eservice@LenderLegal.com
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 18th day of February 2026 to:

TARA LENNETTE HINES
349 Lake Davenport Cir.
Davenport, FL 33837

trafdor0302@gmail.com
Sean P. Belmudez, Esquire
1115 Gunn Highway, Ste. 100
Odessa, FL 33556

sbelmudez@theispc.com
fc-ispc@theispc.com
ATTORNEY FOR ISPC, INC.

Deborah N. Sugarman, Esquire
Shipwale Law Firm, P.A.
225 S. Swoope Ave., Ste. 110
Maitland, FL 32751

DSugarman@KBRLegal.com
BAnkfilings@KBRLegal.com
ATTORNEY FOR BRIDGEFORD CROSSING HOMEOWNERS' ASSOCIATION, INC.

UNKNOWN TENANT #1 N/K/A DAVE VION
349 Lake Davenport Cir.
Davenport, FL 33837

/s/ Alexandra Kalman
Alexandra Kalman, Esq.
11080-1030634

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

CASE NO. 2025CA003159A000BA
BANK OF AMERICA, N.A.,
PLAINTIFF,
VS.

VALERIE R. PERKINS, ET AL.
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 15, 2026 in the above action, the Polk County Clerk of Court will sell to the highest bidder for cash at Polk, Florida, on April 15, 2026, at 10:00 AM, at www.polk.realforeclosure.com for the following described property:

LOT 16, BLOCK 1057, POINCIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGE(S) 4 TO 18 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441

Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com

By: /s/ Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Office of the Court Administrator at 863-534-4686, 255 North Broadway Avenue, Bartow, FL 33830 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

11080-1030784

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-000084

POLK COUNTY

IN RE: ESTATE OF
PATRICIA L. WILSON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PATRICIA L. WILSON, deceased, whose date of death was October 12, 2025, and whose social security number is XXX-XX-6758, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 27, 2026.

Co-Personal Representatives:

/s/ Kelly E. Bullington
KELLY E. BULLINGTON
/s/ Brenton E. Wilson, Jr.,
BRENTON E. WILSON, JR.

Attorney for Personal Representative:

/s/ Samuel L. Wenzel, Jr.
Samuel L. Wenzel, Jr., Esq.
Attorney for Personal Representative
Florida Bar Number: 1022217
Osenton Law, P.A.
3433 Lithia Pinecrest Road
PMB 324

Valrico, Florida 33596
(813) 776-1282
slw@osentonlaw.com

2/27-3/6/26LG 2T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025-CC-008644

MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.,
Plaintiff,
vs.

ANTHONY HUTCHINSON AND
POCAHONTAS STATE BANK.
Defendants.

NOTICE OF ACTION

TO: ANTHONY HUTCHINSON

4991 SHORE LINE, POLK CITY, FL 33868

399 E. STATE HIGHWAY WW,
SPRINGFIELD, MO 65803

2504 CR 683, MOUNTAIN VIEW, MO 65548

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

Lot 42, and an undivided interest in all common areas of MT. OLIVE SHORES PHASE 2, according to the plat thereof, recorded in Plat Book 87, Page 26, of the Public Records of Polk County, Florida.

Parcel Identification Number: 25-27-06-298362-000420.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before March 27, 2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on July 18th, 2026.

Stacy M. Butterfield
As Clerk of the Court

By: /s/ Sebastian Irlanda
Deputy Clerk

Michelle T. Reiss, Esquire
Florida Bar No. 36993
APPLETON REISS, PLLC

215 N. Howard Avenue, Suite 200
Tampa, Florida 33606
(813) 542-8888

Attorneys for Plaintiff

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, STATE OF FLORIDA
PROBATE DIVISION
CASE NO.: 532026CP000249000BA

IN RE: ESTATE OF
JAMES EUGENE KOLTENBAH,
Deceased.

NOTICE TO CREDITORS

ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of JAMES EUGENE KOLTENBAH, deceased, File Number 532026CP000249000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this

POLK COUNTY

notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of the first publication of this Notice is February 27, 2026.

Personal Representative:

JASON DANIEL ANDERSON
17771 Springdale Road
Marysville, Ohio 43040

Attorney for Personal Representative:

JOHN W. GARDNER, ESQUIRE
THE GARDNER LAW FIRM
221 East Robertson Street
Brandon, Florida 33511
(813) 651-0055
Florida Bar No.: 745219

2/27-3/6/26LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-000084

IN RE: ESTATE OF
PATRICIA L. WILSON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PATRICIA L. WILSON, deceased, whose date of death was October 12, 2025, and whose social security number is XXX-XX-6758, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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

POLK COUNTY

are hearing or voice impaired, call 711.

/s/ **MICHAEL C. COYLE, ESQ.**
Florida Bar No.: 1054501
Email: m@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

2/27-3/6/26LG 2T

**IN THE COUNTY COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA**
CASE NO.: 2025CC-007164-A000-BA

SOLIVITA COMMUNITY ASSOCIATION,
INC.,
Plaintiff,
vs.

MICHELLE LUGO UNKNOWN
SPOUSE OF MICHELLE LUGO,
THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT, and
UNKNOWN PARTIES IN POSSESSION,
Defendants.

**NOTICE OF SALE PURSUANT TO
CHAPTER 45**

Notice is given pursuant to the Default Final Judgment of Foreclosure dated February 17, 2026, in Case No. 2025CC-007164-A000-BA, of the County Court in and for Polk County, Florida, wherein SOLIVITA COMMUNITY ASSOCIATION INC. is the Plaintiff and MICHELLE LUGO, UNKNOWN SPOUSE OF MICHELLE LUGO, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, and UNKNOWN PARTIES IN POSSESSION, are the Defendants, the Clerk of the Court shall sell the property at public sale on March 19, 2026, online at 10:00 a.m., according to Administrative Order 201-01, at www.polk.realforeclose.com, in accordance with Section 45.031, Fla.Stat. The following described property set forth in the Order of Final Judgment:

Lot 194, SOLIVITA - PHASE IIB, according to the plat thereof as recorded in Plat Book 115, at Pages 34-38, Public Records of Polk County, Florida;

A/K/A

Property Address: 181 Tall Pines Pass, Poinciana, Florida 34759.

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.

/s/ JANA M. DALMIDA
JANA M. DALMIDA, ESQUIRE
Florida Bar No.: 0043641
RUSSELL E. KLEMM, ESQUIRE
Florida Bar No.: 0292826
CLAYTON & MCCULLOH, P.A.
1065 Maitland Center Commons Blvd.
Maitland, Florida 32751
(407) 875-2655 Telephone
eservice@clayton-mcculloh.com
jdalmida@clayton-mcculloh.com
mgonzalez@clayton-mcculloh.com
Attorneys for Plaintiff

2/27-3/6/26LG 2T

**IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA**
CASE NO.: 2025-CA-000494

JPMORGAN CHASE BANK NATIONAL
ASSOCIATION,
Plaintiff,
vs.

MATTHEW WHATLEY; ET AL.,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on August 25, 2025, in the above-captioned action, the following property situated in Polk County, Florida, described as:

LOT 4, TAYLOR LANDING, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, AT PAGE 24 AND 25, OF THE PUBLIC RECORDS OF, POLK COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, Stacy M. Butterfield, on the 24th day of March, 2026 on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

/s/ **MICHAEL COYLE, ESQ.**
Florida Bar # 1054501
STOREY LAW GROUP, P.A.
221 NE Ivanhoe Blvd Suite 300
Orlando, FL 32804
Ph: (407) 488-1225
mcoyle@storeylawgroup.com
sbaker@storeylawgroup.com
Attorneys for Plaintiff

2/27-3/6/26LG 2T

POLK COUNTY

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

Case No. 2025CC009030

COVENTRY COVE PHASE II
HOMEOWNERS ASSOCIATION, INC., a
Florida not-for-profit corporation,
Plaintiff,
vs.

FORMEKA TAYLOR JOHN and
RANDOLPH MATTIS JOHN, SR.,
wife and husband, THE 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. 2025CC009030, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein COVENTRY COVE PHASE II HOMEOWNERS ASSOCIATION, INC. is Plaintiff and FORMEKA TAYLOR JOHN and RANDOLPH MATTIS JOHN, SR., wife and husband and THE 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 25, 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 148, COVENTRY COVE PHASE II, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 168, PAGES 42 AND 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 931 Summer Glen Drive, Winter Haven, FL 33880

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding 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 20, 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

2/27-3/6/26LG 2T

**IN THE COUNTY COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA**
CASE NO.: 2025CC-005935-A000-BA

SOLIVITA COMMUNITY ASSOCIATION,
INC.,
Plaintiff,
vs.

TERINA MANCE, THERESA
PETERSON, BOBBIE PETERSON,
THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT, and
UNKNOWN PARTIES IN POSSESSION,
Defendants.

**AMENDED NOTICE OF SALE
PURSUANT TO CHAPTER 45**

Notice is given pursuant to the Default Final Judgment of Foreclosure dated February 17, 2026, in Case No. 2025CC-005935-A000-BA, of the County Court in and for Polk County, Florida, wherein SOLIVITA COMMUNITY ASSOCIATION INC. is the Plaintiff and TERINA MANCE, THERESA PETERSON, BOBBIE PETERSON, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT UNKNOWN PARTIES IN POSSESSION, are the Defendants, the Clerk of the Court shall sell the property at public sale on March 19, 2026, online at 10:00 a.m., according to Administrative Order 201-01, at www.polk.realforeclose.com, in accordance with Section 45.031, Fla.Stat. The following described property set forth in the Order of Final Judgment:

Lot 28, SOLIVITA - PHASE I, according to the map or plat thereof, as recorded in Plat Book 112, at Page(s) 1 through 14, inclusive, of the Public Records of Polk County, Florida;

A/K/A

Property Address: 251 Rock Springs Dr. Poinciana, Florida 34759.

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.

/s/ JANA M. DALMIDA
JANA M. DALMIDA, ESQUIRE
Florida Bar No.: 0043641
RUSSELL E. KLEMM, ESQUIRE
Florida Bar No.: 0292826
CLAYTON & MCCULLOH, P.A.
1065 Maitland Center Commons Blvd.
Maitland, Florida 32751
(407) 875-2655 Telephone
eservice@clayton-mcculloh.com
jdalmida@clayton-mcculloh.com
mgonzalez@clayton-mcculloh.com
Attorneys for Plaintiff

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POLK COUNTY

**CIRCUIT COURT TENTH JUDICIAL
CIRCUIT POLK COUNTY FLORIDA**

CASE NO: 2025DR-9878

SECTION: 13

NATHANIEL THOMAS
Husband,
And
CHRISTIAN WALKER
Wife.

**NOTICE OF ACTION FOR DISSOLUTION
OF MARRIAGE**

TO: CHRISTIAN WALKER
36 BUCKEYE CIRCLE,
COLUMBUS, OH 43217

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to the Petitioner's counsel of record, Michael Amico, whose address is PO Box 2044, Winter Haven, Florida 33883, on or before 03-20-2026, and file the original with the clerk of Polk County, Florida before service on the Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuits Court's office notified of your current address.

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

Dated: 02/11/2026

STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
By: Sherie Reed (Deputy Clerk)

2/20-3/13/26LG 4T

SARASOTA COUNTY

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 3/6/2026.

Personal Representative:

Bret A. Gerner
9709 Bunker Court
Prince George, Virginia 23805

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

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

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

File No. 2025 CP 006124 SC

IN RE: ESTATE OF
DAVID GARFIELD COX (AKA DAVID
COX)
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DAVID GARFIELD COX, deceased, whose date of death was March 1, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE 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 March 6, 2026.

Petitioner:

STEPHEN GARFIELD COX
1349 Ottawa St.,
Kingston, ON K7P 0T5
Canada

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

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

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

Notice is given that the Southwest Florida Water Management District ("District") issued an Management of Surface Water Permit for the construction of a surface water management system to serve a acre commercial project known as Blackburn Pointe Plaza ("project"). The project is located in Sarasota County, in Section 15, Township 38 South, Range 18 East. The permit applicant is Mr. John Cox whose address is 1701 DeSoto Rd., Sarasota, FL 33577. The Permit No. is 401336.000.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

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 within 21 days of publication of this notice (or within 14 days for

SARASOTA COUNTY

an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9788. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about. 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.

3/6/26LG 1T

**IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA**
Case No. 2025 CP 5158 NC

IN RE: The Estate of:
ANDREW JOHN GUERRIERO, Jr. a/k/a
ANDREW J. GUERRIERO
Deceased.

NOTICE TO CREDITORS

Administration of the above captioned estate is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The name and address of the personal representative and the personal representative's attorney are below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO 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 the property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in F.S. §§732.216 - 732.228 applies or may apply, unless a written demand is made by a creditor as specified under F.S. §732.2211.

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

Personal Representative:

Lisa A. Weller
c/o John R. Lonergan, Esq.

Attorney for Personal Representative:

John R. Lonergan, Esq.
FL Bar No. 933937
15880 Summerlin Road, Suite 300-401
Fort Myers, Florida 33908
(239) 275-8200
john@jrlpa.com

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

SARASOTA COUNTY

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-003117

IN RE: ESTATE OF JOHN BOSCO MCKENNA, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of John Bosco McKenna, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 27, 2026.

Personal Representative:

Mayra E. Rivas
2137 Afton Street
Philadelphia, Pennsylvania 19152

Attorney for Personal Representative:

Marley Dodd, Esq.
Email Address:
marley@zoeckleinlawpa.com
Florida Bar No. 1058457
Brice Zoecklein, Esq.
Florida Bar No. 0085615
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511

2/27-3/6/26LG 2T

SARASOTA COUNTY

SARASOTA COUNTY

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SARASOTA COUNTY



Hillsborough County City-County Planning Commission

NOTICE OF PUBLIC HEARINGS

To be held March 9, 2026, at 5:30 PM
on changes in election districts for Tampa City Council

The Hillsborough County City-County Planning Commission invites public comment on a proposed redistricting plan for the **four single-member districts** of the Tampa City Council, ahead of the **March 2027 municipal election**.

Pursuant to *Chapter 79-573, Laws of Florida*, as amended by *Chapters 84-535 and 86-404* (codified in **Section 8 of the Related Laws of the City of Tampa**), the single-member districts must be reviewed and updated every four years to reflect changes in population.

Public Hearings

The Planning Commission will hold **two public hearings** in **hybrid format**, broadcast live on **Hillsborough Television (HTV)**. These hearings are part of the required redistricting process, during which the Planning Commission will consider staff recommendations and public input before adopting final district boundaries. The adopted plan will be submitted to the **Supervisor of Elections**.

Members of the public are encouraged to attend and participate in either or both meetings. If you would like to speak at a hearing, please complete the [Online Preference Form](#). You will receive a confirmation email with webinar access details prior to the hearing(s). **Public comment registration closes 30 minutes before each hearing begins**. Agendas will be posted on the Planning Commission's website at **least one week in advance**.

Learn More and Comment in Advance

View detailed information, draft maps, and leave public comment at:
<https://planhillsborough.org/project/tampa-redistricting-2026/>

All meetings will be conducted in accordance with requirements of Florida law. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate is asked to advise the Planning Commission's Staff at least two business days before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the Planning Commission's office.

If you are only able to speak Spanish, please call the Spanish helpline at 813-272-5940 and dial 1. Se recomienda a las personas que necesiten servicios de interpretación o adaptaciones por una discapacidad para participar en esta reunión, o ayuda para leer o interpretar los temas de esta agenda, sin costo alguno, que se pongan en contacto con Harmoni McGee, (813) 582-7368 o mcgeeh@plancom.org, tres días hábiles antes de la reunión. Si sólo habla español, por favor llame a la línea de ayuda en español al 813-272-5940.

Note: To appeal any decision made by the Planning Commission with respect to any matter considered at the forthcoming Public Hearings, you will need to ensure a verbatim record of the proceedings is made that includes the testimony and evidence upon which such an appeal is to be based.



ADVERTISEMENT

The Southwest Florida Water Management District (District) announces the following public meeting/Hearing and workshop to which all interested persons are invited:

Agricultural and Green Industry Advisory Committee and Governing Board member tour: During this two-hour tour, participants will learn about Polk County's Direct Potable Reuse Pilot Project.

One or more Governing Board members may attend.

DATE/TIME: Friday, March 27, 2026; 10:00 a.m.

PLACE: CherryHill Water Production Facility

3300 Raulerson Rd., Lakeland, FL 33810

A copy of the agenda may be obtained by contacting: WaterMatters.org – Boards, Meetings & Event Calendar; 1(800)423-1476 (FL only) or (352)796-7211.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop/meeting is asked to advise the agency at least 5 days before the workshop/meeting by contacting: SWFWMD Human Resources Office Chief at 1(800)423-1476 (FL only) or (352) 269-3929; or email to ADACoordinator@WaterMatters.org. If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1(800)955-8771 (TDD) or 1(800)955-8770 (Voice).

If any person decides to appeal any decision made by the Board with respect to any matter considered at this meeting or hearing, he/she will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence from which the appeal is to be issued.

For more information, you may contact: Lori Othouse@WaterMatters.org; 1(800)423-1476 (FL only) or (352) 269-6893

3/6/26LG 1T

City of Tampa – RFQ 26-D-00011;
Smart Mobility General Engineering Contract; Pre-Submission Conference 3 PM, March 16, 2026; Deadline 2 PM, April 2, 2026. Download RFQ at <https://www.tampa.gov/contract-administration/programs/architectural-engineering-construction-and-related-rfq>.
3/6/26LG 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 3/30/26 Flexible Pipe Couplings (SMS) (Re-Bid)
3:00 PM 4/2/26 Irrigation Services (SMS) Pre-Bid Meeting to be held 3/19/26 @10:00AM
3:00 PM 4/6/26 Delivery and Installation of Trees for Tree-Mendous Tampa Program (SMS) Pre-Bid Meeting to be held 3/20/26 @10:00AM
3:00 PM 4/7/26 Plumbing Services for Water Department (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: 3/6/2026
Deanna Faggart, CPPO
Director of Purchasing
City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610

3/6/26LG 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 a horticultural consultant to provide professional services to Tampa Sports Authority.
BID #25-10
Horticulturalist, Tampa Sports Authority
MANDATORY PREBID CONFERENCE
Wednesday, March 18, 2026 at 10am
(Entrance B/C off Himes Avenue - Raymond James Stadium)
BID DUE DATE
Tuesday, March 24, 2026 *not later than* 10am
Bid packages will be available for distribution on Monday, March 2, 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 23rd Day of February 2026.
/s/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
3/6/26LG 1T

NOTICE OF INTENT

Designation of Position Pursuit to Section 121.055 Florida Statutes

The Clerk of the Circuit Court for Hillsborough County, Florida intends to designate one (1) Deputy Chief Financial Officer for inclusion in the Senior Management Class of the Florida Retirement System. For information or questions regarding this notice, contact The Clerk of the Circuit Court Benefits Department at (813)276-2029.

Victor Crist
Clerk of the Circuit Court
Hillsborough County, Florida

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