

**CITRUS COUNTY**

IN THE CIRCUIT COURT FOR  
CITRUS COUNTY, FLORIDA  
PROBATE DIVISION

File Number: 2026 CP 000241 A

IN RE: ESTATE OF  
JAMES V. ROUNTREE JR.  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of James V. Rountree Jr., deceased, whose date of death was January 7, 2026, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 North Apopka Avenue, Inverness, FL 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 3, 2026.

Personal Representative:  
James V. Rountree III

Attorney for Personal Representative:

/s/ Stephen R. Garcia-Vidal  
Stephen R. Garcia-Vidal, Esq.  
Florida Bar Number: 0145203  
Elderly Care Law Firm  
14707 S. Dixie Highway PH 401  
Miami, Florida 33176  
Telephone: (305) 836-4697  
Fax: (305) 836-3315  
E-Mail: contact@elderlycarelawfirm.com

4/3-4/10/26LG 2T

**HERNANDO COUNTY**

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

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR PRL TITLE TRUST I, AS THE CLIENT, Plaintiff,

vs.  
NHU PHU TI DUONG; et al.,  
Defendants. Case No: 2025-CA-000485  
NOTICE OF FORECLOSURE SALE  
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 03/09/2026, and entered in Case No. 2025-CA-000485 of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida wherein UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR PRL TITLE TRUST I, AS THE CLIENT, is the Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST, NHU PHU TI DUONG, DECEASED; ELIZABETH PETERS; LAURA DUONG A/K/A LYRA DARLING; LESLIE DUONG; MATTHEW DUONG, are Defendant(s), Doug Chorvat, Jr., Hernando County Clerk of Courts, will sell to the highest and best bidder for cash at 11:00 a.m. in person immediately outside of Room 245 of the Hernando County Courthouse, 20 N. Main Street, Brooksville, FL 34601 on April 28, 2026 the following described property set forth in said Final Judgment, to wit:

LOT 10, BLOCK 810, SPRING HILL UNIT 13, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 84 THROUGH 100, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. Commonly known as: 14078 Spring Hill Dr, Spring Hill, FL 34609

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

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED March 26, 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

**HERNANDO COUNTY**

copy of the foregoing was furnished by U.S. Mail and email, as required, this 26th day of March 2026 to:  
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST, NHU PHU TI DUONG, DECEASED  
14078 Spring Hill Dr.  
Spring Hill, FL 34609  
Elizabeth Peters  
16825 142nd Ave Se  
Renton, WA 98058  
Laura Duong a/k/a Lyra Darling  
12202 SE 218th Court  
Kent, WA 98031-2363  
Leslie Duong  
2592 NE 11th Place  
Renton, WA 98056-5050  
Matthew Duong  
1603 Monroe Avenue NE  
Renton, WA 98056-3369  
/s/ Alexandra Kalman  
Alexandra Kalman, Esq.  
11080-1032794

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA  
PNC Bank, National Association  
Plaintiff,  
vs.  
James M. Hutchinson, AKA James Hutchinson, et al.  
Defendants. Case No.:  
272026CA000162CAAXMX  
Division: Civil  
Judge Pamela Vergara

PUBLISH 2 CONSECUTIVE WEEKS IN THE HERNANDO SUN  
NOTICE OF ACTION AGAINST DEFENDANT JAMES M. HUTCHINSON, AKA JAMES HUTCHINSON AND UNKNOWN SPOUSE 1, OF JAMES M. HUTCHINSON, AKA JAMES HUTCHINSON

To:  
JAMES M. HUTCHINSON, AKA JAMES HUTCHINSON  
9020 VICKSBURG ROAD  
SPRING HILL, FL 34608  
UNITED STATES OF AMERICA  
UNKNOWN SPOUSE 1, OF JAMES M. HUTCHINSON, AKA JAMES HUTCHINSON  
9020 VICKSBURG ROAD  
SPRING HILL, FL 34608  
UNITED STATES OF AMERICA  
and all parties claiming interest by, through, under or against Defendant(s) JAMES M. HUTCHINSON, AKA JAMES HUTCHINSON AND UNKNOWN SPOUSE 1, OF JAMES M. HUTCHINSON, and all parties having or claiming to have any right, title or interest in the property herein described;  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hernando County, Florida:

All that certain land situate in Hernando County, Florida, viz:  
Lot 37, Block 345, Spring Hill Unit 7, according to plat thereof as recorded in Plat Book 8, Page 11, of the Public Records of Hernando County, Florida, has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on CRAIG P. ROGERS, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.  
WITNESS my hand and seal of this Court on the 13 day of March 2026.

DOUG CHORVAT  
CLERK OF THE CIRCUIT COURT  
HERNANDO COUNTY, FLORIDA  
By: Elizabeth Markides  
Deputy Clerk  
11080-1032458

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO. 25000562CAAXMX

NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING  
Plaintiff,

vs.  
AMY B. MAWSON, et al.  
Defendants

**NOTICE OF SALE ISSUED BY CLERK**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated March 19, 2026, and entered in Case No. 25000562CAAXMX of the Circuit Court of the FIFTH Judicial Circuit in and for Hernando County, Florida, wherein NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING is the Plaintiff and AMY MAWSON, DAVID MAWSON, the Defendants. Doug Chorvat Jr., Clerk of the Circuit Court in and for Hernando County, Florida will sell to the highest and best bidder for cash at the courthouse located at 20 N Main Street, in Hernando County in Brooksville, Florida, at 11:00 AM on **05/05/2026**, the following described property as set forth in said Order of Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN HERNANDO COUNTY, STATE OF FLORIDA  
LOT 11, BLOCK 438, SPRING HILL UNIT 8, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE(S) 27, OF THE PUBLIC RECORDS OF HERNANDO 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

**HERNANDO COUNTY**

against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator for Hernando County, Peggy Welch, at (352) 754-4402, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED at Hernando County, Florida, this 25th day of March, 2026.

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

By: s/ Elizabeth Markidis  
Deputy Clerk

RUBIN LUBLIN, LLC

25-F001575/JS0120

4/3-4/10/26LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26000340CPAXMX

IN RE: ESTATE OF  
JOHN E. ZHRINGER  
a/k/a JOHN ZHRINGER,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of John E. Zhringer a/k/a John Zhringer, deceased, whose date of death was June 28, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Room 130, Brooksville, Florida 34601. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is March 27, 2026.

Personal Representative:  
Lisa Dickens  
155 Wood Drive  
Albany, Georgia 31701

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

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

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26000287CPAXMX

IN RE: ESTATE OF  
BRENDA JOYCE MOBLEY  
A/K/A BRENDA J. MOBLEY  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of BRENDA JOYCE MOBLEY A/K/A BRENDA J. MOBLEY, deceased, whose date of death was August 21, 2025; File Number 26000287CPAXMX, 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 March 27, 2026.

Personal Representative:

**HERNANDO COUNTY**

DANNY A. MOBLEY  
220 North Lincoln Street  
Daytona, FL 32114

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

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

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026CP000316  
Division Probate

IN RE: ESTATE OF  
WILLIAM LEE DAUGHRITY  
Deceased.

**NOTICE TO CREDITORS**

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

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

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

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

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

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

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

Personal Representative:  
s/ Lawrence E. Fuentes  
Lawrence Fuentes  
1407 W. Busch Blvd.  
Tampa, Florida 33612

Attorney for Personal Representative:  
s/ Lawrence E. Fuentes  
Florida Bar Number: 161908  
Fuentes & Kreisler, P.A.  
1407 W. Busch Blvd.  
Tampa, Florida 33612  
Telephone: (813) 933-6647  
Fax: (813) 932-8588  
E-Mail: lef@fklaw.net

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

**HILLSBOROUGH COUNTY**

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000953  
Division Probate

IN RE: ESTATE OF  
STUART MAGINNIS  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Stuart Maginnis, deceased, whose date of death was February 4, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the trustee and the trustee's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 April 3, 2026.

Trustee:  
/s/ Lynn McCoy  
601 E. Charles Street  
Lakeland, Florida 33803

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

4/3-4/10/26LG 2T

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

Case No.: 26-DR-4149

Division: BP

ARIEL LASHAWN DOSTON,  
Petitioner,

and  
ANTHONY MAURICE DOSTON,  
Respondent

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**

TO: ANTHONY MAURICE DOSTON

Last known address 12620 White Bluff Road, Hudson, FL 34669

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 ARIEL LASHAWN DOSTON, whose address is 12620 White Bluff Road, Hudson, FL 34669, on or before 5/6/2026, and file the original with the clerk of this Court at 800 E Twigg St. Room 101, Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: 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 31, 2026

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

By: s/ Galina Zahorsky  
Deputy Clerk

4/3-4/24/26LG 4T

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

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

LITTLE GREEK FRESH GRILL RIVERVIEW

Owner: Joseph Eden

6111 Caliber Court  
New Port Richey, FL 34655

4/3/26LG 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:

TAMPA SLIDERS PICKLEBALL CREW

Owner: Pickleball 813 LLC

13123 Tifton Drive  
Tampa, FL 33618

4/3/26LG 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:

DUDEMATES

Owner: Phoenix IT Solutions LLC

3846 Cambridgewoods Dr  
Tampa, FL 33613

4/3/26LG 1T

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

Case No.: 26-003479

Division: A-P

IN THE MATTER OF THE ADOPTION OF A.C.

**NOTICE OF ACTION**

TO: SHANTE CASTELLO

Last address unknown

YOU ARE HEREBY NOTIFIED that an action for adoption has been filed against you in this Court. You are required to serve a copy of your written defenses, if any, to it on JANICE MARIE JONES, whose address is 8506 White Poplar Dr, Riverview, FL 33578, on or before 5/4/26, and file the original with the Clerk of this

(Continued on next page)

**HILLSBOROUGH COUNTY**

Court at 800 E. Twiggs St, Tampa, FL 33602 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 for Adoption.

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

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

Dated 3/27/26

Victor Crist, Clerk of the Circuit Court  
800 E. Twiggs St, Tampa, FL 33602  
By: s/ Sherika Virgil  
Deputy Clerk

4/3-4/24/26LG 4T

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

Case No.: 2025-DR-1634

IN THE MATTER OF THE ADOPTION OF A.M.T.

**NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION**

TO: LENNY LEE TORRES

Last known address: Tampa, Florida

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 Thomika Taylor and Dolores Taylor, whose address is 7019 Featherwood Drive, Ruskin, Florida 33573 on or before 5/4/2026, and file the original with the clerk of this Court at Hillsborough County Clerk of Court, 800 E. Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The minor child is identified as follows:

Name: A.M.T.

Date of Birth: July 29, 2009

Place of Birth: Tampa, Florida

Physical Description of Respondent:

Age: Forty-Eight (48)

Race: Caucasian

Hair Color: Brown

Eye Color: Brown

Approximate Height: Unknown

Approximate Weight: Unknown

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

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

Dated March 27, 2026

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

By: s/ Mary Glover  
Deputy Clerk

4/3-4/24/26LG 4T

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

Case No: 25-CP-004262

Probate Division: B

IN RE: ESTATE OF  
DALLAS ROBERT SNYDER,  
Deceased.

**NOTICE TO CREDITORS**

The Administration of the Estate of DALLAS ROBERT SNYDER, deceased, whose date of death was October 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The name and address of the personal representative and/or Petitioner, Kristine Gilmore is 152 35th Square SW, Vero Beach, Florida 32968.

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

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

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

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

The date of first publication of this notice is April 3, 2026.

Personal Representative/Petitioner:  
Kristine Gilmore

4/3-4/10/26LG 2T

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

PROBATE DIVISION

File No. 2026-CP-000448

IN RE: ESTATE OF  
SAVILLA LYNN GOODING  
a/k/a SAVILLA L. GOODING,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Savilla Lynn Gooding a/k/a Savilla L. Gooding, deceased, whose date of death was November 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida,

**HILLSBOROUGH COUNTY**

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 April 3, 2026.

Personal Representative:

Cory Alan Gooding  
1005 Pinegrove Drive  
Brandon, Florida 33511

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

4/3-4/10/26LG 2T

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

PROBATE DIVISION

File No. 26-CP-000445

IN RE: ESTATE OF

ESTHER ANN MURPHY

a/k/a ESTHER MURPHY,

Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Esther Ann Murphy a/k/a Esther Murphy, deceased, whose date of death was April 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 3, 2026.

Personal Representative:

Frank Roder

908 E. Louisiana Avenue

Tampa, Florida 33603

Attorney for Personal Representative:

Ashly Mae Guernaccini, Esq.  
Florida Bar Number: 1022329

At Cause Law Office, PLLC

314 S. Missouri Avenue, Suite 201

Clearwater, Florida 33756

Telephone: (727) 477-2255

Fax: (727) 234-8024

E-Mail: ashly@atcauselaw.com

Secondary E-Mail:  
ashley.cribbis@atcauselaw.com

4/3-4/10/26LG 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:

**LedgerCraft Bookkeeping**

Owner: Mark T. Wells

125 W Hollywood St

Tampa, FL 33604

4/3/26LG 1T

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

File No. 26-CP-000955

Division B

IN RE: ESTATE OF

ANTHONY PAUL GILL

Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Anthony Paul Gill, deceased, whose date of death was February 9, 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, 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 April 3, 2026.

Personal Representative:

/s/ Angela Gill

18545 Cedarbrook Court

Hudson, Florida 34667

Attorney for Personal Representative:

/s/ Leighton J. Hyde

Leighton J. Hyde, Esq.

Florida Bar No. 106018

Email Addresses:

lhyde@hydelawoffice.com

leightonjhyde@gmail.com

The Law Office of Leighton J. Hyde,

P.A. 14016 Spector Road

Lithia, Florida 33547

Telephone: (813) 870-9555

4/3-4/10/26LG 2T

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

File No. 26-CP-000944

Division B

IN RE: ESTATE OF

JAMES ALLEN ROSE

Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of James Allen Rose, deceased, whose date of death was February 6, 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.

**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 **4/8/2026 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-25-0003752

NAME OF VIOLATOR: REVOLUTION HOLDINGS LLC  
LOCATION OF VIOLATION: 3719 E 38TH AVE, TAMPA, FL  
CODE SECTIONS: 19-231(15)a Paint, 19-231(16)b Removal, interruption of service, 19-48 Certain structures declared a public nuisance  
LEGAL DESCRIPTION: HIGHLAND VIEW E 1/2 OF LOT 20 AND W 1/2 OF LOT 19  
FOLIO: 154520.0000

CASE NO: COD-25-0003922

NAME OF VIOLATOR: BAYSHORE ROYAL CONDO ASSOC  
LOCATION OF VIOLATION: 2109 BAYSHORE BLVD, TAMPA, FL  
CODE SECTIONS: 19-231(15)c Maintenance  
LEGAL DESCRIPTION: BAYSHORE ROYAL CONDOMINIUM COMMON AREA  
FOLIO: 186317.5204

CASE NO: COD-25-0004267

NAME OF VIOLATOR: EDWARD C PALMER  
LOCATION OF VIOLATION: 1306 E POINSETTIA AVE, TAMPA, FL  
CODE SECTIONS: 19-231(15)b Roof covering, 19-231(15)c Maintenance  
LEGAL DESCRIPTION: CASTLE HEIGHTS 1ST ADDITION LOTS 23 24 AND THE E 10 FT OF LOT 25 BLOCK C 1  
FOLIO: 143605.0000

CASE NO: COD-25-0004426

NAME OF VIOLATOR: DORIS M WILLIAMS / LIFE ESTATE  
LOCATION OF VIOLATION: 4401 N 40TH ST, TAMPA, FL  
CODE SECTIONS: 19-237(3) Structure Maintenance  
LEGAL DESCRIPTION: S 430 FT OF W 342 FT OF NE 1/4 OF SW 1/4 LESS S 70 FT OF N 130 FT OF E 100 FT LESS PART FOR SR 585A R/W  
FOLIO: 153709.0000

CASE NO: COD-25-0004769

NAME OF VIOLATOR: VAZRIK SAHAKIAN  
LOCATION OF VIOLATION: 17114 CARRINGTON PARK DR, TAMPA, FL  
CODE SECTIONS: 19-231(10) Floors, walls, ceilings  
19-231(13) Plumbing fixtures and pipes  
19-231(17) General condition of rental unit  
19-231(3) Smoke detectors  
LEGAL DESCRIPTION: JADE AT TAMPA PALMS A CONDOMINIUM UNIT 212 BLDG 2 AND AN UNDIV INT IN COMMON ELEMENTS  
FOLIO: 33970.2424

CASE NO: COD-25-0004773

NAME OF VIOLATOR: THERESA MACNEIL  
LOCATION OF VIOLATION: 5815 INTERBAY BLVD, TAMPA, FL  
CODE SECTIONS: 19-231(15)a Paint  
19-231(15)c Maintenance  
19-233(a) Standards for vacant structures  
19-47 Offensive conditions declared a public nuisance  
LEGAL DESCRIPTION: BROBOSTON FENDIG AND CO HALF WAY ADDITION LOT 18 BLOCK H TOG WITH THE FOLLOWING: LOT 17 AND LOT BEG AT NELY COR AND RUN SELY 57 FT NWLY 87 FT TO W LINE OF LOT 17 NLY 12.4 FT TO NW COR OF LOT 17 AND NELY 75 FT TO BEG BLOCK H  
FOLIO: 134658.0000

CASE NO: COD-26-0000025

NAME OF VIOLATOR: YBOR DEVELOPMENT LLC  
LOCATION OF VIOLATION: 1408 N 23RD ST, TAMPA, FL  
CODE SECTIONS: 19-231(15)c Maintenance, 19-49 Accumulations  
LEGAL DESCRIPTION: TURMAN'S EAST YBOR E 37 1/2 FT OF LOT 1 BLOCK 29  
FOLIO: 189363.0000

CASE NO: COD-26-0000103

NAME OF VIOLATOR: MARLENE BAEZ  
LOCATION OF VIOLATION: 9801 N 16TH ST, TAMPA, FL  
CODE SECTIONS: 19-231(11) Windows, doors, hatchways  
19-231(15)b Roof covering  
19-231(15)c Maintenance  
LEGAL DESCRIPTION: TAMPA OVERLOOK LOTS 11 AND 12 LESS N 60 FT THEREOF BLOCK 38  
FOLIO: 144531.0100

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

CASE NO: COD-26-0000095

NAME OF VIOLATOR: LA GARIDAD FASHION JEWELRY  
LOCATION OF VIOLATION: 1907 N 49TH ST, TAMPA, FL  
CODE SECTIONS: 27-326 27-290.1(e)(2)  
LEGAL DESCRIPTION: MILLS SUBDIVISION REVISED MAP N 50 FT OF LOT 6 LESS R/W FOR 49TH ST BLOCK B  
FOLIO: 160618.0100

CASE NO: COD-26-0000204

NAME OF VIOLATOR: SEGAL AND SCHUH LAW GROUP  
LOCATION OF VIOLATION: 2717 N 34TH ST, TAMPA, FL  
CODE SECTIONS: 27-289.3 27-282.12  
LEGAL DESCRIPTION: CAROLIN TERRACE LOTS 1, 2 AND 3 LESS ROAD R/W BLOCK 6  
FOLIO: 174961.0000

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

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

**HILLSBOROUGH COUNTY**

low.

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 April 3, 2026.

Personal Representative:

/s/ Michael G. Rose

21028 66th Avenue NE

Arlington, Washington 98223

Attorney for

**HILLSBOROUGH COUNTY**

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE #26-CP-000871

IN RE: THE ESTATE OF JANET LYLE, aka JANET K, LYLE, Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Janet Lyle, aka Janet K. Lyle deceased, whose date of death was January 21, 2026 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.

NOTWITHSTANDING THE TIME PERIODS 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 April 3, 2026.

Personal Representative: Elizabeth M. Saunders 6202 Walsh Ln Tampa FL 33625

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

4/3-4/10/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000936 Division B

IN RE: ESTATE OF DIANE L. DUDGEON, A/K/A DIANE DUDGEON Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Diane L. Dudgeon, a/k/a Diane Dudgeon, deceased, whose date of death was February 10, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Room 206, 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

**HILLSBOROUGH COUNTY**

the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 April 3, 2026.

Personal Representative: Scott Dudgeon 1119 Varela St., Unit A Key West, Florida 33040

Attorney for Personal Representative: Harvey Schonbrun, Esquire Attorney Florida Bar Number: 149062 P.O. Box 20587 Tampa, Florida 33622-0587 Telephone: (813) 229-0664 Fax: (813) 228-9471 E-Mail: harvey@schonbrun.com Secondary E-Mail: amber@schonbrun.com

4/3-4/10/26LG 2T

**NOTICE OF SALE**

FERNANDEZ AUTO SERVICES LLC 2504 S 54TH ST, Tampa, FL 33619 (HILLSBOROUGH COUNTY) WILL SELL PUBLIC SALES AT RESERVED AT 9:00 AM, APRIL 30, 2026. THE VEHICLE LISTED BELOW AT THE FOLLOWING LOCATION TO SATISFY LIEN PURSUANT TO SECTION 713.585 OF THE FLORIDA STATUTES.

2020 INFI Q 50 VIN# JN1FV7ARX-LM660046 \$ 18,453.41

4/3/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000862

IN RE: ESTATE OF LUIS FERNANDO MONDRAGON Deceased

**NOTICE TO CREDITORS**

The administration of the estate of LUIS FERNANDO MONDRAGON, deceased, whose date of death was November 16, 2025; File Number 26-CP-000862, 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 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.

**HILLSBOROUGH COUNTY**

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

The date of first publication of this notice is April 3, 2026.

Personal Representative: REBECCA FORTY 218 Kelsey Cove Drive, Apt. 4306 Brandon, FL 33510

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

4/3-4/10/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000858

IN RE: ESTATE OF DELORAH SUSAN BARTLETT, A/K/A DELORAH BURKHARD BARTLETT Deceased

**NOTICE TO CREDITORS**

The administration of the estate of DELORAH SUSAN BARTLETT, A/K/A DELORAH BURKHARD BARTLETT, deceased, whose date of death was October 28, 2025; File Number 26-CP-000858, 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 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 April 3, 2026.

Personal Representative: STANLEY GEORGE BARTLETT, JR. 15225 McGrady Road Wimauma, Florida 33598

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

4/3-4/10/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-006077

RIVER WALK TOWNHOMES ASSOCIATION, INC., Plaintiff,

vs. BRIANA ARICE and JOHNSON ARICE, Defendant(s).

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on March 30, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

LOT 4, BLOCK 1 OF RIVER WALK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 276 THROUGH 286, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

will be sold at public auction by the Hillsborough County Clerk of Court, and will take place electronically online at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), on **May 22, 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.

**HILLSBOROUGH COUNTY**

Post Office Box 3913, Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff

4/3-4/10/26LG 2T

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

NEWREZ LLC, Plaintiff, Case No: 2026-CA-001982 vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST GEORGE EARL WATKINS, JR., DECEASED; et al., Defendants.

**NOTICE OF ACTION**

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST GEORGE EARL WATKINS, JR., DECEASED 801 N Howard Ave Tampa, FL 33606 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

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

LOT 14, BLOCK 4, LESS THE NORTH 16.90 FEET THEREOF, BENJAMIN'S 4TH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Alexandra Kalman, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of the said Court on the 17 day of March, 2026.

CLERK OF THE CIRCUIT COURT

By: /s/

Deputy Clerk (COURT SEAL) 11080-1032991

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

CASE No. 25-CA-000886 BANK OF AMERICA, N.A., PLAINTIFF,

VS. BRAD S. KORMAN, ET AL. DEFENDANT(S).

**NOTICE OF FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated March 12, 2026 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on May 4, 2026, at 10:00 AM, at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) for the following described property:

LOT 9, BLOCK 2, ESTUARY-PHASES 1 AND 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE(S) 91 THROUGH 99, INCLUSIVE, 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 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](mailto: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@fjud13.org](mailto:ADA@fjud13.org), 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

11080-1032679

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

PNC Bank, National Association Plaintiff, vs.

(Continued on next page)

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

The City Council of the City of Temple Terrace, Florida, has scheduled a **PUBLIC HEARING** for April 7, 2026, and April 21, 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 Authorizing a Bond Referendum for General Obligation Bonds.

**ORDINANCE**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, AUTHORIZING THE ISSUANCE, SUBJECT TO THE BOND REFERENDUM HEREIN PROVIDED FOR, OF NOT TO EXCEED \$50,000,000 GENERAL OBLIGATION BONDS IN ONE OR MORE SERIES FOR THE CITY OF TEMPLE TERRACE, FLORIDA, PAYABLE FROM THE FULL FAITH, CREDIT AND UNLIMITED AD VALOREM TAXING POWER OF THE CITY, TO FINANCE THE CONSTRUCTION AND EQUIPPING OF A PUBLIC SAFETY COMPLEX INCLUDING A NEW POLICE STATION, A NEW FIRE STATION, AND RELATED FACILITIES; PROVIDING FOR AND CALLING A BOND REFERENDUM OF THE QUALIFIED ELECTORS OF THE CITY TO BE HELD ON AUGUST 18, 2026; PROVIDING FOR OFFICIAL BALLOTS; PROVIDING FOR BOND REFERENDUM PROCEDURES; ESTABLISHING INTENT TO REIMBURSE SUCH CAPITAL EXPENDITURES INCURRED WITH PROCEEDS OF SUCH GENERAL OBLIGATION BONDS; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND 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 24th day of March, 2026.

Lynda Sader, City Clerk

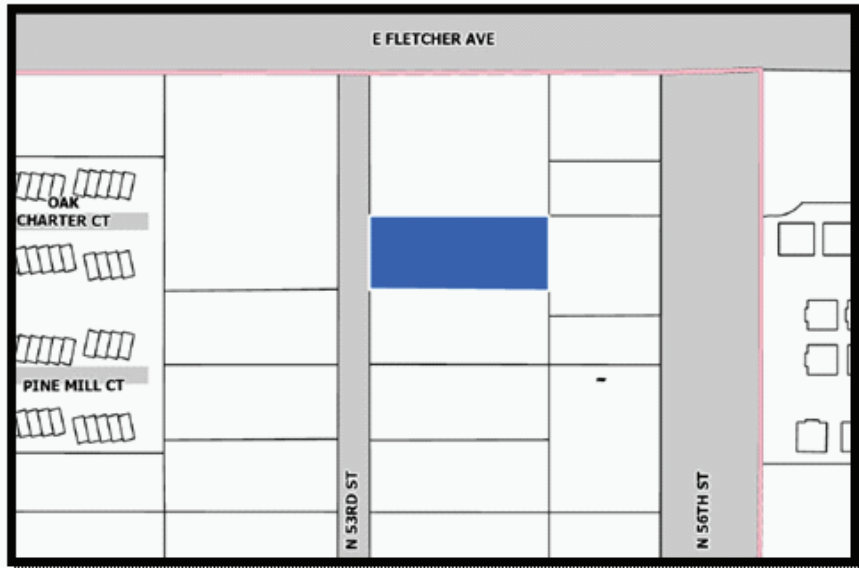
3/27-4/3/26LG 2T

**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](mailto: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

4/3/26 LG 2T

**HILLSBOROUGH COUNTY**

Saknarin Juiklom, et al.  
Defendants. Case No.: 25-CA-004904  
Division: Civil  
Judge Cory Chandler

**NOTICE OF SALE**

Notice is hereby given that on May 12, 2026 at 10:00AM, the below named Clerk of Court will offer by electronic sale at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) the following described real property:

The North 250 feet of the South 300 feet of the East 76 feet of the West 990 feet of the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 28 South, Range 19 East, lying and being in Hillsborough County, Florida.

Commonly known as: 5112 East 122nd Avenue, Temple Terrace, FL 33617

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 March 23, 2026, in Civil Case No. 25-CA-004904, pending in the Circuit Court in Hillsborough County, Florida.

VICTOR D. CRIST

CLERK OF THE CIRCUIT COURT

HILLSBOROUGH COUNTY, FLORIDA

Craig P. Rogers (FLBN: 352128)

Michael E. Carleton (FLBN: 1007924)

Jordan A. Zeppetello (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

Telecopier: 614-220-5613

Primary: [statee-file@mdklegal.com](mailto:statee-file@mdklegal.com)

Secondary: [CPRogers@mdklegal.com](mailto:CPRogers@mdklegal.com)

Attorney for Plaintiff

11080-1032875

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

CASE NO. 24-CA-000970

MORTGAGE ASSETS MANAGEMENT, LLC,  
PLAINTIFF,  
VS.

MARVENE M. HATTEN A/K/A MARVENE HATTEN A/K/A MARVINE HATTEN A/K/A MARVENE M. HATTEN WILSON A/K/A MARVENE MURRAY WILSON A/K/A MARVENE M. WILSON A/K/A MARVENE WILSON, ET AL.  
DEFENDANT(S).

**NOTICE OF FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated March 13, 2026 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on April 27, 2026, at 10:00 AM, at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) for the following described property:

"LOT 6, BLOCK 3, CLAIR-MEL CITY, UNIT NO. 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 53 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

**NOTICE OF PUBLIC HEARING**

ON **April 16, 2026 at 10:00 a.m.** IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOLLOWING ORDINANCES FOR ENACTMENT:

**File No. REZ-26-02**

An ordinance rezoning property in the general vicinity of 1008 West LaSalle Street, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-50 (Residential, Single-Family) to PD (Planned Development, Residential, Single-Family, Semi-Detached); providing an effective date.

**File No. REZ-26-03**

An ordinance rezoning property in the general vicinity of 1307 West LaSalle Street, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-50 (Residential, Single-Family) to PD (Planned Development, Residential, Single-Family, Semi-Detached); providing an effective date.

**File No. VAC-26-05**

An ordinance of the City of Tampa, Florida, vacating, closing, discontinuing and abandoning a portion of Ross Avenue right-of-way located North of Palm Avenue, South of Park Avenue, East of North Boulevard, and West of Massachusetts Avenue, as dedicated by the Plats of Craig and Jamieson's Riverview Subdivision and Dill's Subdivision, in the City of Tampa, Hillsborough County, Florida, and as more fully described in Section 2 hereof, subject to certain covenants, conditions and restrictions as more particularly set forth herein; providing for enforcement and penalties for violations; providing for definitions, interpretations and repealing conflicts, providing for severability; providing an effective date.

**File No. HS26-22332**

An Ordinance of the City of Tampa, Florida, approving the placement of an honorary street naming sign at the northwest corner of North Howard Avenue and West Cherry Street in Tampa, Florida, to honor Tony Garcia, Jr.; providing an effective date.

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

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

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, MMC

CITY CLERK

4/3/26LG 1T

**HILLSBOROUGH COUNTY**

Telephone #: 561-338-4101  
Fax #: 561-338-4077  
Email: [eservice@tmppllc.com](mailto:eservice@tmppllc.com)  
By:  
Christopher J. Pelatti, Esq.  
FBN# 79052

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at [ADA@fljud13.org](mailto: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.  
11080-1032473

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

CIVIL DIVISION

CASE NO.: 25-CA-006141

NEW DAY FINANCIAL, LLC

PLAINTIFF,

VS.

JAMES WALKER, SR.; RICHARD WALKER; KEENON GEORGE WALKER; CARLOTTA E. WALKER A/K/A CARLOTTA WALKER F/K/A CARLOTTA ELIZABETH MENTIS-PHILIP, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF GEORGE WALKER III; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GEORGE WALKER III; LUCILLE WALKER; ARMON GEORGE WALKER A/K/A ARMON WALKER; RENETTA BERNICE WALKER A/K/A RENETTA WALKER; LOIS WALKER; JONATHAN GEORGE WALKER; JAMES WALKER, JR.; CARLOTTA E. WALKER A/K/A CARLOTTA WALKER F/K/A CARLOTTA ELIZABETH MENTIS-PHILIP; ANTHONY JERON SMITH A/K/A ANTHONY SMITH; FIFTH THIRD BANK, NATIONAL ASSOCIATION, DEFENDANTS.

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta Publishing, Inc)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 18th day of March, 2026, and entered in Case No. 25-CA-006141, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein New Day Financial, LLC is the Plaintiff and CARLOTTA E. WALKER, CARLOTTA E. WALKER A/K/A CARLOTTA WALKER F/K/A CARLOTTA ELIZABETH MENTIS-PHILIP, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF GEORGE WALKER III, UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GEORGE WALKER III, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, ANTHONY JERON SMITH, JAMES WALKER, SR., LOIS WALKER, RENETTA BERNICE WALKER, ARMON GEORGE WALKER, RICHARD WALKER, JAMES WALKER, JR., LUCILLE WALKER, FIFTH THIRD BANK, NATIONAL ASSOCIATION, KEENON GEORGE WALKER AND JONATHAN GEORGE WALKER are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) at 10:00 A.M. on the 28th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, VIZ:

LOT 3, BLOCK 15, BRIARWOOD UNIT NO.2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT

**HILLSBOROUGH COUNTY**

BOOK 38, PAGE 87, 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 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](mailto:ada@fljud13.org)

Dated this 23rd day of March, 2026.

By: /s/ Liana R. Hall

Liana R. Hall

Bar No. 73813

Submitted by:

Tromberg, Miller, Morris & Partners, PLLC

ATTORNEY FOR PLAINTIFF

600 West Hillsboro Boulevard

Suite 600

Deerfield Beach, FL 33441

DESIGNATED PRIMARY E-MAIL FOR SERVICE

PURSUANT TO FLA. R. JUD. ADMIN 2.516

ESERVICE@MGS-LEGAL.COM

11080-1032595

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

CASE No. 26-CA-000569

PHH MORTGAGE CORPORATION, PLAINTIFF,

VS.

DIANA E. DAVIDSON A/K/A DIANA DAVIDSON, ET AL., DEFENDANT(S).

NOTICE OF ACTION

To: DIANA E. DAVIDSON A/K/A DIANA DAVIDSON

RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 14108

Beauville Ct, Tampa, FL 33624

To: UNKNOWN SPOUSE OF DIANA E. DAVIDSON A/K/A DIANA DAVIDSON

RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 14108

Beauville Ct, Tampa, FL 33624

To: UNKNOWN TENANT #1

RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 14108

Beauville Ct, Tampa, FL 33624

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

LOT 4, BLOCK 28, CARROLLWOOD VILLAGE PHASE III, VILLAGE XVI, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 56, PAGE 25, 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 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 4/26/2026 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: 3/13/2026

Victor Crist

Clerk of the Circuit Court

By: Jennifer Taylor

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 ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at [ADA@fljud13.org](mailto: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.  
11080-1032517

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

PNC Bank, National Association

Plaintiff,

vs.

Luke A. Stephens, et al.

Defendants. Case No.: 26-CA-000970

Division: Civil

Judge Emily Peacock

PUBLISH 2 CONSECUTIVE WEEKS IN THE BUSINESS OBSERVER

NOTICE OF ACTION AGAINST DEFENDANT LUKE A. STEPHENS, OSHIK PEREZ, UNKNOWN TENANT 2 AND UNKNOWN SPOUSE 1, OF LUKE A. STEPHENS

To:

**HILLSBOROUGH COUNTY**

LUKE A. STEPHENS  
516 SHELTON STREET  
CHARLOTTE, NC 28270  
UNITED STATES OF AMERICA  
OSHIK PEREZ  
13608 COLORADO PLACE  
TAMPA, FL 33626  
UNITED STATES OF AMERICA  
UNKNOWN TENANT 2  
13608 COLORADO PLACE  
TAMPA, FL 33626  
UNITED STATES OF AMERICA  
UNKNOWN SPOUSE 1, OF LUKE A. STEPHENS

13608 COLORADO PLACE  
TAMPA, FL 33626  
UNITED STATES OF AMERICA  
and all parties claiming interest by, through, under or against Defendant(s) LUKE A. STEPHENS, OSHIK PEREZ, UNKNOWN TENANT 2 AND UNKNOWN SPOUSE 1, OF LUKE A. STEPHENS, and all parties having or claiming to have any right, title or interest in the property herein described;

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

Situated in Hillsborough County, Florida: Lot 39, Block 2, Fawn Ridge Village C, according to the Plat thereof as recorded in Plat Book 61, Page 17 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 CRAIG P. ROGERS, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

VICTOR D. CRIST

CLERK OF THE CIRCUIT COURT

HILLSBOROUGH COUNTY, FLORIDA

By: Jennifer Taylor

Deputy Clerk

Hillsborough County Courthouse

800 East Twigg St.

Tampa, FL 33602

11080-1032320

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 26-CC-004809

HIDDEN OAKS TOWNHOMES COMMUNITY ASSOCIATION, INC.,  
Plaintiff,  
vs.

MELISSA ANN REIMERT,  
Defendant.

**NOTICE OF ACTION**

TO: MELISSA ANN REIMERT  
17365 Old Tobacco Road  
Lutz, FL 33558

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

Lot 2, Block 3, HIDDEN OAKS TOWNHOMES, according to the map or plat thereof as recorded in Plat Book 126, Pages 45 through 55, 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 5/4/2026 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 3/27/2026.

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

BIR File: 020708.00009

4/3-4/10/26LG 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:

**FLORIDA FLOYD POOL SERVICE**

Owner: Lobrey Multi Solution LLC  
2525 W Cordelia St  
Tampa, FL 33607

4/3/26LG 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

**HILLSBOROUGH COUNTY**

Florida Statutes (Chapter 90-267), the trade name of:

**SUPER DIESEL DELETE**

Owner: Ricky Mobile LLC

5453 Smith Ryals Rd

Plant City, FL 33567

4/3/26LG 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:

**SAIDA**

Owner

**HILLSBOROUGH COUNTY**

DEATH IS BARRED.

The date of first publication of this notice is April 3, 2026.

Signed on this 25th day of March, 2026.

Personal Representative:

/s/ ANDREA ALFORD MATHEWS  
13111 Townsend Lane  
Tampa, Florida 33612

Attorney for Personal Representative:

/s/ Emily K. Crain Evans  
Florida Bar No. 114392  
GrayRobinson, P.A.  
P.O. Box 3  
Lakeland, Florida 33802-0003  
Telephone: 863-284-2200  
Email: emily.crain@gray-robinson.com  
2nd: pamela.doherty@gray-robinson.com

4/3-4/10/26LG 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:

**NERDY MANATEE DIVERS**

Owner: Scott Grizzard Media, LLC  
2717 W Price Ave  
Tampa, FL 33611

4/3/26LG 1T

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

Case No.: 26-DR-002199

VIVIAN ODALIS ZELAYA SERRANO,  
Petitioner,

vs.

WILBERTO BANEGAS MOLINA,  
Respondent.

**AMENDED NOTICE OF ACTION**

TO: WILBERTO BANEGAS MOLINA  
Unknown address

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on **Taino Law Group at 2511 W Columbus Drive, Tampa FL 33607** on or before 5/1/2026 and file the original with the Clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated 3/26/2026

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

By: /s/ Jennifer Taylor  
Deputy Clerk

4/3-4/24/26LG 4T

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

CIVIL DIVISION

CASE NO.: 26-CC-002245

CYPRESS CREEK OF HILLSBOROUGH  
HOMEOWNERS ASSOCIATION, INC.,

**HILLSBOROUGH COUNTY**

Plaintiff,

vs.

AARON JOSHUA MOORE and  
SHAMECKA NICHOLE HOPKINS,  
Defendant(s).

**NOTICE OF ACTION**

TO: AARON JOSHUA MOORE and  
SHAMECKA NICHOLE HOPKINS  
15510 Wicked Strong Street  
Ruskin, FL 33573

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

LOT 8, IN BLOCK 1 OF CYPRESS CREEK PARCEL J PHASES 1 AND 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 295, 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 4/29/2026 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 3/24/2026

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  
BIR File: 020957.00049

4/3-4/10/26LG 2T

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

CIVIL DIVISION

CASE NO.: 25-CC-054820

CARDEL VILLAS AT COVINGTON  
ASSOCIATION, INC.,

Plaintiff,

vs.

KAI QUANDER  
Defendant.

**NOTICE OF ACTION**

TO: KAI QUANDER  
6918 Surrey Hill Place  
Apollo Beach, FL 33572

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

LOT 2, BLOCK 40, OF COVINGTON PARK PHASE 5A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 210, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Commonly known as 6918 Surrey Hill Place, Apollo Beach, FL 33572, has been filed against you and you are required to

**HILLSBOROUGH COUNTY**

serve a copy of your written defenses, if any, to it on Jessica T. Dubsy as Frazier & Bowles, Attorneys at Law, Plaintiff's attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before 04/23/2026, (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 March 18, 2026

Victor Crist  
Clerk of Court and Comptroller  
Hillsborough County, Florida

By: /s/ Patricia Corbin  
Deputy Clerk

4/3-4/10/26LG 2T

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

FAMILY LAW DIVISION

CASE NO: 26-DR-003036

DIVISION: J

ROSA JUANA VARELA,  
Petitioner/Wife,

vs.

HECTOR JAVIER CANALES,  
Respondent/Husband.

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

TO: HECTOR JAVIER CANALES  
Residence 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 JOHN P. FLANAGAN, JR., ESQ., the Petitioner's attorney, whose address is 710 Oakfield Drive, Suite 101, Brandon, FL 33511 on or before 5/1/2026, and file the original with the clerk of this Court at Clerk of Circuit Court, Family Law Division, 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/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 3/26/2026

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

By: /s/ Jennifer Taylor  
Deputy Clerk

4/3-4/24/26LG 4T

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

Case No.: 26-DR-002539

Division: A

ELIZABETH FLORES GALICIA,  
Petitioner,

and

FRANCISCO JAVIER RODRIGUEZ,  
Respondent

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

TO: FRANCISCO JAVIER RODRIGUEZ  
Last address unknown

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ELIZABETH FLORES GALICIA, whose address is 4913 Holiday Dr, Tampa, FL 33615, on or before 5/1/2026,

**NOTICE OF HEARING FOR CLOSING AND VACATING**

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Tuesday, April 7, 2026, to determine whether or not:

**Vacating Petition V26-0004, vacate portion of unimproved platted public right-of-way lying within the plat of Grant Park Addition, as recorded in Plat Book 7, Page 55, of the Public Records of Hillsborough County, located between 5600 East Dr. Martin Luther King Jr Boulevard and 5602 East Dr. Martin Luther King Jr Boulevard, abutting folios 041932-0000 and 041920-0000.**

shall be closed, vacated, discontinued and abandoned, and any rights of Hillsborough County, Florida, and the public in and to any lands in connection therewith renounced and disclaimed.

For questions related to this vacate petition, please contact Facilities Management & Real Estate Services Department in advance of the meeting by email at [RP-Vacating@hcfi.gov](mailto:RP-Vacating@hcfi.gov) or by phone at (813) 276-2825.

PARTICIPATION OPTIONS. All interested parties are invited to appear at the meeting in person or virtually. For more information on how to view or participate in a meeting, visit: <https://hcfi.gov/government/meeting-information/sign-up-to-speak-at-a-meeting>.

All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to contact the Hillsborough County ADA Officer at [ADA@hcfi.gov](mailto:ADA@hcfi.gov) or 813-276-8401; TTY: 7-1-1. For individuals who require hearing or speech assistance, please call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8700 (v) or Dial 711 no later than 48 hours prior to the proceedings. All BOCC meetings are closed captioned.

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

**HILLSBOROUGH COUNTY**

and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated March 26, 2026

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

By: /s/ Erma Yerdon  
Deputy Clerk

4/3-4/24/26LG 4T

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

CIVIL DIVISION

CASE NO.: 25-CC-057293

CYPRESS CREEK OF HILLSBOROUGH  
HOMEOWNERS ASSOCIATION, INC.,

Plaintiff,

vs.

RODERICK GOBOURNE and  
TESHAWN GOBOURNE,  
Defendant(s).

**NOTICE OF ACTION**

TO: TESHAWN GOBOURNE  
15208 Long Cypress Drive  
Ruskin, FL 33573

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

Lot 14, in Block 8, of CYPRESS CREEK PHASE 2, according to the plat thereof, as recorded in Plat Book 109, Page 282, 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 4/29/2026 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 24th day of March, 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  
BIR File: 020957.00044

4/3-4/10/26LG 2T

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

CIVIL DIVISION

CASE NO.: 26-CA-002090 Div. O

SHARON L. PRESTON,  
Plaintiff,

and

RICKY D. STEPHENS,  
Defendant.

**NOTICE OF ACTION**

TO: RICKY D. STEPHENS  
7137 N. 50th Street, Tampa, FL 33617

YOU ARE HEREBY NOTIFIED that a Complaint for Partition of Real Property

**HILLSBOROUGH COUNTY**

has been filed against you by SHARON L. PRESTON, and that you are required to serve a copy of your written answer and/or defenses, if any, to it on the Plaintiff at:

Sharon L. Preston  
6810 E. Dr. Martin Luther King Jr. Blvd.  
Tampa, Florida 33619  
Telephone: (813) 351-0978  
Primary e-mail:  
mail.sharonpreston@gmail.com  
Secondary e-mail: spslaw1@yahoo.com  
sharon.preston777@gmail.com

on or before April 30th, 2026, and file the original with the Clerk of this Court at 800 E. Twiggs Street, Tampa, FL 33602 either before service on Plaintiff or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the petition.

Dated on March 25, 2026

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

By: /s/ Maitee Colon Sanchez  
Deputy Clerk

4/3-4/24/26LG 4T

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

CIVIL DIVISION

Case Number: 25-CC-029700

Division: K

BAY TO BAY ROOFING, INC.,  
a Florida corporation,

Plaintiff,

v.

CHRISTOPHER STEINHEISER,  
Defendant.

**NOTICE OF SALE**

Notice is given that pursuant to a Final Judgment of Foreclosure dated February 25, 2026, in Case No.: 25-CC-029700, of the Circuit Court of the Hillsborough County, Florida, in which Christopher Steinheiser is the Defendant, Victor Crist, the Clerk of Court of Hillsborough County will sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), at **10:00 a.m. on the 17th day of April, 2026**, the following described property set forth in the Final Judgment: (LEGAL DESCRIPTION)

Folio 133069-0000

Property ID

A-10-30-18-3Y1-00005-00015.0

Lot 15, Block 5, INTERBAY SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 8, Page 36 of the Public Records of Hillsborough County, Florida.

First publication of this Notice on April 3, 2026 in La Gaceta.

Second publication of this Notice on April 10, 2026 in La Gaceta.

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 60 days after the sale. If you fail to file a claim, you will not be entitled to any remaining funds. After 60 days, only the owner of record as of the date of the lis pendens may claim the surplus.

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

Dated 3/25/26

/s/ Randall J. Love  
Randall J. Love  
Fla. Bar No. 0000380  
Randall J. Love P.A.  
8520 Government Drive, Suite 1  
New Port Richey, FL 34654  
(772) 857-6030  
mmjlove@aol.com  
Attorney for plaintiff

4/3-4/10/26LG 2T

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

CIVIL DIVISION

CASE NO.: 25-CC-049384, DIVISION M

THE SANCTUARY AT RIVERVIEW  
HOMEOWNERS' ASSOCIATION, INC.,

Plaintiff,

vs.

WILFRID BIEN-AIME, a married man,  
and ROSENIJE JEAN BIEN-AIME, a  
married woman,  
Defendants.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on March 24, 2026 by the County Court of Hillsborough County, Florida, the property described as:

Lot 5, Block 2, SANCTUARY PHASE 1, according to the plat as recorded in Plat Book 123, Pages 52 through 57, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 10410 Whispering Hammock Drive, Riverview, FL 33578.

will be sold by the Hillsborough County Clerk at public sale on **May 15, 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

(Continued on next page)

**HILLSBOROUGH COUNTY**

uled 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

4/3-4/10/26LG 2T

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

CASE NO.: 25-CC-056998, DIVISION K

SOUTH BAY LAKES HOMEOWNER'S ASSOCIATION, INC.,  
Plaintiff,

vs.

ELYSEE DURASSAIN and MICHELENE AMY, husband and wife,  
Defendants.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on March 24, 2026 by the County Court of Hillsborough County, Florida, the property described as:

Lot 39, Block 6 of SOUTH BAY LAKES - UNIT 2, according to the plat thereof as recorded in Plat Book 101, Page(s) 124 through 131, inclusive, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 12111 Fern Haven Avenue, Gibsonton, FL 33534.

will be sold by the Hillsborough County Clerk at public sale on **May 15, 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

4/3-4/10/26LG 2T

**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISIONFile No. 26-CP-000827  
Division Probate

IN RE: ESTATE OF  
FRANK CARLOS GARCIA, JR.  
A/K/A FRANK C. GARCIA, JR.  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Frank Carlos Garcia, Jr. a/k/a Frank C. Garcia, Jr., deceased, whose date of death was February 6, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of 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 April 3, 2026.

Personal Representative:  
Miguel Andres Ortiz-Crane a/k/a  
Miguel A. Ortiz-Crane  
27 Dickinson Avenue  
Nyack, New York 10960

Attorney for Personal Representative:  
Stacey A. Prince-Troutman, Esq.  
Florida Bar Number: 615471  
Primary email:  
stacey.prince-troutman@akerman.com  
Secondary email:  
heather.richards@akerman.com  
kelli.woodby@akerman.com  
R. Dale Noll, Esq.  
Florida Bar Number: 98041  
Primary email: dale.noll@akerman.com  
Secondary email:  
marlene.bregio@akerman.com  
maria.ossorio@akerman.com

**HILLSBOROUGH COUNTY**

Akerman LLP  
CNL Center II  
420 South Orange Avenue, Suite 1200  
Orlando, Florida 32801  
Telephone: (407) 423-4000  
Fax: (407) 254-4188

4/3-4/10/26LG 2T

**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISIONFile No. 2026-CP-000706  
Division Probate

IN RE: ESTATE OF  
DENISE RAE SCOTT-JONES,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Denise Rae Scott-Jones, deceased, whose date of death was January 17, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 3, 2026.

Personal Representative:  
Ernest E. Jones  
12347 Siltan Peace Dr.  
Riverview, FL 33579

Attorney for Personal Representative:  
Jovanna S. Bailey  
Florida Bar No. 1032128  
Leech Tishman Fuscaldo & Lampl, LLC  
8470 Enterprise Circle, Suite 100  
Lakewood Ranch, FL 34202  
Telephone: 941-877-1830  
jbailey@leechtishman.com

4/3-4/10/26LG 2T

**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISIONFile No. 26-CP-000866  
Division Probate

IN RE: ESTATE OF  
ALICIA MARGOTH FUENTES,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Alicia Margoth Fuentes, deceased, whose date of death was September 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:  
Luis Gabriel Bustamante  
4717 Lighterwood Way  
Valrico, Florida 33596

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

**HILLSBOROUGH COUNTY**

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

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

File No. 26-CP-000735

IN RE: ESTATE OF  
MAURICE E. BROGEN  
Deceased.

**NOTICE TO CREDITORS**

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

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

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

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

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

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

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

Personal Representative:  
/s/ Matthew Joseph  
815 W Adalee St  
Tampa, Florida 33603

Attorney for Personal Representative:  
/s/ Katie Everlove-Stone  
Attorney  
Florida Bar Number: 30271  
5328 Central Ave  
St. Petersburg, Florida 33707  
Telephone: (727) 471-0675  
Fax: (866) 326-7610  
E-Mail: katie@everlovelegal.com

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

**IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISIONCASE NO: 26-CP-000784  
DIVISION: A

IN RE:  
ESTATE OF ROBERT D. O'KEIFE,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Robert D. O'Keife, deceased, whose date of death was February 3, 2026, is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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.

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

Personal Representative:  
THOMAS JOSEPH O'KEIFE, JR.  
120 Maple Ave.  
Northport, New York 11768

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

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

**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND****HILLSBOROUGH COUNTY**

FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026CP000056

IN RE: ESTATE OF  
RAYMOND GEORGE GRECO,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Raymond George Greco, deceased, whose date of death was September 24, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 27, 2026.

Personal Representative:  
/s/ Amanda Underhill  
505 Lost Key Drive  
Pensacola, Florida 32507

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

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

**IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA**  
JUVENILE DIVISIONCASE NO. 24-DP-65  
DIVISION C

IN THE INTEREST OF:  
A.A. DOB: 1/4/2014  
MINOR CHILD

**NOTICE OF ACTION****TERMINATION OF PARENTAL RIGHTS**

TO: Troy Augustin, address unknown

**YOU ARE HEREBY NOTIFIED** that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.A. born on 1/4/2014. You are hereby **commanded** to appear on May 4, 2026, at 9:20 AM before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgcomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, for an **ADVISORY HEARING**.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact administrative office of the courts, ATTENTION: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: [ada@fjud13.org](mailto:ada@fjud13.org) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

**WITNESS** my hand as Clerk of said Court and the Seal thereof, this 19th day of March, 2026.

Victor D. Crist, Clerk of Court  
By: s/ Caitlin O'Brien  
As Deputy Clerk

3/27-4/17/26LG 4T

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

Case Number: 25-CA-009586

EMH JR INVESTMENTS, LLC,  
Plaintiff,  
vs.

CECIL EUGENE BRACKETT,  
DECEASED; et al.,  
Defendant(s)

**FORECLOSURE - NOTICE OF ACTION**

TO: Unknown Heirs, Devisees, Grantees, or Creditors of Cecil Eugene Brackett

YOU ARE NOTIFIED that an ACTION

**HILLSBOROUGH COUNTY**

OF FORECLOSURE regarding the following property:

LOT 5 OF BLOCK 1, OF OAKLAND HILLS, AS RECORDED IN PLAT BOOK 24, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 3308 N. 65th Street, Tampa, FL 33619

has been filed against you and you are required to serve a copy of your written defenses on or before May 22, 2026 (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.

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this March 18, 2026.

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

Ross M. Mabery, Esq.  
PERRY G. GRUMAN, P.A.  
3400 W. Kennedy Boulevard  
Tampa, FL 33609  
Phone: 813-870-1614  
Fax: 813-870-1634  
Email: [ross@grumanlaw.com](mailto:ross@grumanlaw.com)  
Fla. Bar No. 100939

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

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

CASE NO.: 26-CC-007557

KNOLLS OF KINGS POINT  
CONDOMINIUM ASSOCIATION, INC.,  
Plaintiff,

vs.

SUSAN KLING, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST THOMAS W. WAGAMAN,  
Defendants.

**NOTICE OF ACTION**

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST THOMAS W. WAGAMAN

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

Condominium Parcel No. Apt. 6, Bldg. 4 of THE KNOLLS OF KINGS POINT II Condominium, according to the Declaration of Condominium hereof, recorded in Official Records Book 5318 at Page 1082 of the Public Records of Hillsborough County, Florida, and all Amendment(s) and Supplement(s) thereto if any and according to Condominium Plat Book 11, Page 24, 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 4/23/2026, 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 March 18, 2026.

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

By: Jennifer Taylor  
Deputy Clerk

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

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

**Notice of Public Auction**

Notice of Public Auction Notice of public online auction at Lockerfox.com for monies due on storage units. The auction will be held on April 14, 2026, at or after 8:00 a.m. and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

5404 W. Waters Ave., Tampa, FL 33634

Rafael Paulino	1355	\$694.85
Rafael Paulino	1023	\$649.90
Rafael Paulino	1362	\$660.10
Rafael Paulino	1359	\$694.85
Mark Springston	1361	\$425.82
Victor Sanchez Solis	1047	\$649.90
Carmen Taylor	2136	\$722.60

3182 Curlew Rd., Oldsmar, FL 34677

**HILLSBOROUGH COUNTY**

Hatem Eid	1244	\$799.80
Stephanie Collet	1188	\$334.85
Hatem Eid	1247	\$799.80

**6111 Gunn Hwy., Tampa, FL 33625**

Carmen Valde	1510	\$589.90
Anthony Montalvo	1024	\$721.60
Guevara Believee	2243	\$239.90
Marcus Gaddy	1048	\$711.70

**10415 N. Florida Ave., Tampa, FL 33612**

Michelle Hill-Clark	130	\$475.60
Jasmin Williams	505	\$589.85
Amanda Gore	1009	\$502.60
Jasmin Williams	320	\$484.85
Ila Woodard	184	\$598.70
Caridad Padilla	221	\$598.70
Carmen Taylor	1355	\$843.60
Isaias Figueroa	108	\$449.90
Rockford Penn	1363	\$845.15
Ricky Smith	1251	\$429.90
Colleen Gigante	256	\$349.80
Michael Ingersoll	1223	\$429.90

**2309 Angel Oliva Senior St., Tampa, FL 33605**

Keith Esp	0173	\$289.80
Adriana Agosto	3154W	\$279.90
Tahesha Shank	1136E	\$413.80

**11401 W. Hillsborough Ave., Tampa, FL 33635**

Tinisha Hart	1408	\$491.80
Nahed Ebotah	1316	\$904.85
Esmeralda Cruz-Villanueva	1451	\$784.85
Tanisha Gardener	2191	\$565.70

**4406 W. Hillsborough Ave., Tampa, FL 33614**

Christopher Carlson	1706	\$774.75
Fulvia Rodriguez-Conn	4011	\$463.80
Elbert Chun	3056-57	\$2,823.40
Veronica Vargas	1622	\$497.92
Benjamin Sanchez Montalvo	3144	\$462.60
Ashante Dennard	1413	\$370.62
Noriega Thompson	3143	\$389.90
Kevin Downey	4206	\$424.85
Amanda Richardson	4060	\$789.80
Suleika Cepeda	1621	\$388.70
Amanda Richardson	4021	\$629.80

**3826 W. Marcum St., Tampa, FL 33616**

June Hale	259	\$149.90
Richard Gibbs	024	\$417.80
Richard Gibbs	023	\$417.80
Nicholas Brill	106	\$322.85

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

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

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: A.L.G.

Date of Birth: 08/12/2014

Place of Birth: Miami, Florida

NAME TO BE GIVEN TO CHILD

A.G.G.

Physical Description of Respondent:

Age: 43, 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 May 14, 2026 at 10:45 a.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 May 14th, 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 3/13/2026

Victor Crist

Clerk of the Circuit Court

800 E. Twiggs St., Tampa, FL 33602

By: /s/ Jennifer Taylor

Deputy Clerk

3/27-4/17/26LG 4T

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

Case No.: 26-003812

Division: A-P

CHRISTINA BENDOSA LEONIS,

Petitioner,

and

ALEX MICHEL,

Respondent

**NOTICE OF ACTION FOR****HILLSBOROUGH COUNTY****DISSOLUTION OF MARRIAGE**

TO: ALEX MICHEL

Last Address: 11 Horse Shoe Dr, New Providence, Nassau, Bahamas

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 CHRISTINA BENDOSA LEONIS, whose address is 13563 Gragston Cir, Tampa, FL 33613, on or before 4/29/2026, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated March 24, 2026

Victor Crist, Clerk of the Circuit Court

800 E. Twiggs St., Tampa, FL 33602

By: s/ Mary Glover

Deputy Clerk

3/27-4/17/26LG 4T

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

CIVIL DIVISION

CASE NO.: 26-CC-006531

LECLARE SHORES HOMEOWNERS

ASSOCIATION, INC.,

Plaintiff,

vs.

GERHARD MICHAEL SCHILD,

Defendant.

**NOTICE OF ACTION**

TO: GERHARD MICHAEL SCHILD

5243 Corvette Drive, Tampa, FL 33624

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

The South half of Lot 29, Block 2, of LE CLARE SHORES, according to map or plat thereof as recorded in Plat Book 58, Page 4, 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 4/23/2026, 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 March 18, 2026.

Victor Crist

As Clerk of the Court

800 E. Twiggs St., Tampa, FL 33602

By: Jennifer Taylor

Deputy Clerk

Michelle T. Reiss, Esquire

Florida Bar No. 36993

APPLETON REISS, PLLC

215 N. Howard Avenue, Suite 200

Tampa, Florida 33606

(813) 542-8888

Attorneys for Plaintiff

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

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

PROBATE DIVISION

FILE NO. 26-CP-000749

IN RE: ESTATE OF

KRISTINE MARIE FREDA

Deceased.

**NOTICE TO CREDITORS**

This administration of the estate of KRISTINE MARIE FREDA, deceased, whose date of death was January 23, 2026, File Number 26-CP-000749, is pending in the Circuit Court for HILLSBOROUGH COUNTY, Florida, Probate Division, the address of which is 301 N. Michigan Ave., Room 2011, Plant City, Florida 33563. 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 STATUTES WILL BE FOREVER BARRED.

IN ADDITION TO THE TIME LIMITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative:

DOREEN SCALERA

176 Cypress Drive

Colonia, NJ 07067

**HILLSBOROUGH COUNTY**

Attorney for Personal Representative:

/s/ Diane Patrick

DIANE PATRICK, ESQ.

FL Bar No. 1016711

Patrick Law PLLC

1105 W Swann Avenue

Tampa, FL 33606

(813) 419-2953

diane@dpatricklaw.com

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

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

PROBATE DIVISION

CASE NO.: 26-CP-000641

DIVISION: A

IN RE: ESTATE OF

GEORGE W. REESE, III,

Deceased.

**NOTICE TO CREDITORS**

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

The administration of the estate of GEORGE W. REESE, III, deceased, File Number 26-CP-000641, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. 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 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 March 27, 2026.

Personal Representative:

Melissa Brianna Smith

2508 College Hill Drive

Brandon, Florida 33511

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

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

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

PROBATE DIVISION

File No.: 26-CP-000003

IN RE: ESTATE OF

ROSLYN D. LOCKETT,

Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of ROSLYN D. LOCKETT, deceased, whose date of death was April 27, 2025, and whose social security number is XXX-XX-6552, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, FL 33602. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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

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

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

Personal Representative:

/s/ Velisa D. Davis

Attorney for Personal Representative:

/s/ Samuel L. Wenzel, Jr., Esq.

Florida Bar Number: 1022217

Osenton Law, P.A.

3433 Lithia Pinecrest Road

PMB 324

Valrico, FL 33596

(813) 776-1282

oro@osentonlaw.com

slw@osentonlaw.com

service@osentonlaw.com

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

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

PROBATE DIVISION

File No. 25-CP-003645

Division "A"

IN RE: ESTATE OF

NORMA MAE BAKER

Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of NORMA MAE BAKER, deceased, whose date of death was September 5, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs

**HILLSBOROUGH COUNTY**

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 March 27, 2026.

Personal Representative:

/s/ GARY E. BAKER

685 Fort Duquesne Drive

Sun City Center, Florida 33573

Attorney for Personal Representative:

/s/ DAMON C. GLISSON

Attorney

Florida Bar Number: 187877

5908 Fortune Place

Apollo Beach, Florida 33572

Telephone: (813) 645-6796

Fax: (813) 645-8572

E-Mail: damon@glisson1.com

**HILLSBOROUGH COUNTY**

decendent'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 27, 2026.

Personal Representative:  
Marilyn Durst  
4004 W. Bay Villa Avenue  
Tampa, Florida 33611

Attorney for Personal Representative:  
Jessica Marie Cooper, Esquire  
Attorney  
Florida Bar Number: 795011  
Cooper Estate Law, PLLC  
4805 S. Himes Avenue  
Tampa, Florida 33611  
Telephone: (813) 831-3376  
E-Mail: jcooper@cooperestatelaw.com

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

IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000776  
Division A

IN RE: ESTATE OF  
BEATRIZ BETZ (AKA BEATRIZ D.  
BETZ)  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of BEATRIZ BETZ (aka BEATRIZ D. BETZ), deceased, whose date of death was October 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 27, 2026.

Personal Representative:  
TIMOTHY F. BETZ  
3509 Crenshaw Lake Road  
Lutz, FL 33548

Attorney for Personal Representative:  
IAN GIOVINCO  
Florida Bar No. 994588  
Ian S. Giovinco, PA  
611 West Bay Street, Suite 2B  
Tampa, FL 33606  
Telephone: (813) 505-5477  
Email Addresses: ian@giovincolaw.com  
amy@giovincolaw.com

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

IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
FAMILY LAW DIVISION  
CASE NO.: 26-DR-002384  
DIVISION: C

Teresa L. Crawford,  
Petitioner,  
Vs.

Quinshawna Pandalas-Mosquera,  
Nicholas J. Gibson,  
Respondents.

**NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER**

TO: Quinshawna Pandalas-Mosquera, Respondent/Mother, whose last known address is:

14626 Grenadine Dr., Apt. 5  
Tampa, FL 33613

YOU ARE HEREBY NOTIFIED that an action for Temporary Custody of Minor

**HILLSBOROUGH COUNTY**

Child by Extended Family has been filed against you by **Teresa L. Crawford**, 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 4/16/2026; 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 March 11, 2026.

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

3/20-4/10/26LG 4T

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

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

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

TO: YALILY MONROY ALEMAN  
Last Address Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on LEONEL MATOS VAZQUEZ, whose address is 6521 Reef Cir, Tampa, FL 33625 on or before 4/16/2026, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, Florida 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal property should be divided: 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 3/10/2026

Victor Crist, Clerk of the Circuit Court  
800 E. Twiggs St., Tampa, FL 33602  
By: s/ Erma Yerdon  
Deputy Clerk

3/20-4/10/26LG 4T

IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT,  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
Case No.: 26-DR-001593

DANILO SANTOS,  
Petitioner,  
and  
MELANIE KETH NIEL,  
Respondent

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

TO: MELANIE KETH NIEL  
Last Address Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on DANILLO SANTOS, whose address is 5147 Fiddle Fig Ave, Wimauma, FL 33598 on or before 4/16/2026, and file the original with the clerk of this Court at 800 East 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

**HILLSBOROUGH COUNTY**

or striking of pleadings.

Dated 3/11/2026  
Victor Crist, Clerk of the Circuit Court  
800 E. Twiggs St., Tampa, FL 33602  
By: s/ Jessica Saladin  
Deputy Clerk

3/20-4/10/26LG 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.: **0594012420**  
Certificate No.: **2022 / 5809**  
File No.: **2026-247**  
Year of Issuance: **2022**

Description of Property:  
CORY LAKE ISLES PHASE 5 UNIT 2  
LOT 164 BLOCK 1  
SEC - TWP - RGE: 15 - 27 - 20

**Subject To All Outstanding Taxes**

Name(s) in which assessed:

**CONFIDENTIAL**

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

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (4/30/2026) on line via the internet at [www.hillsborough.realtaxdeed.com](http://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 2/25/2026

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

By Adrian J Salas, Deputy Clerk

3/20-4/10/26LG 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.: **0856370000**  
Certificate No.: **2023 / 8995**  
File No.: **2026-249**  
Year of Issuance: **2023**

Description of Property:  
W 150 FT OF E 216 FT OF N 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 LESS RD R/W ON NORTH  
SEC - TWP - RGE: 20 - 29 - 21

**Subject To All Outstanding Taxes**

Name(s) in which assessed:

**CHARLES H LOWE**

**JULIE A LOWE**

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

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (4/30/2026) on line via the internet at [www.hillsborough.realtaxdeed.com](http://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 2/25/2026

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

By Adrian J Salas, Deputy Clerk

3/20-4/10/26LG 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.: **0934870000**  
Certificate No.: **2023 / 10077**  
File No.: **2026-250**  
Year of Issuance: **2023**

Description of Property:  
THAT PT OF SW 1/4 OF SE 1/4 OF NW 1/4 DESC AS BEG AT NW COR & RUN S 208.8 FT E 417.6 FT S 104.4 FT E 220 FT N TO NE COR & W TO BEG LESS W 66 FT FOR RD  
SEC - TWP - RGE: 14 - 30 - 22

**Subject To All Outstanding Taxes**

Name(s) in which assessed:

**ESTATE OF GRACE CROSS**  
**WILLIAM A CROSS**  
**GRACE CROSS**

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

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (4/30/2026) on line via the internet at [www.hillsborough.realtaxdeed.com](http://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 2/25/2026

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

**HILLSBOROUGH COUNTY**

By Adrian J Salas, Deputy Clerk

3/20-4/10/26LG 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.: **0739111716**  
Certificate No.: **2023 / 7198**  
File No.: **2026-251**  
Year of Issuance: **2023**

Description of Property:  
MAGNOLIA PARK NORTHEAST E  
LOT 3 BLOCK 11  
PLAT BK / PG: 121 / 216  
SEC - TWP - RGE: 06 - 30 - 20

**Subject To All Outstanding Taxes**

Name(s) in which assessed:

**DUFFCO PROPERTIES LLC**

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

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (4/30/2026) on line via the internet at [www.hillsborough.realtaxdeed.com](http://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 2/25/2026

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

By Adrian J Salas, Deputy Clerk

3/20-4/10/26LG 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.: **1556370000**  
Certificate No.: **2023 / 13545**  
File No.: **2026-252**  
Year of Issuance: **2023**

Description of Property:  
ENGLEWOOD LOT 2 BLOCK 3  
PLAT BK IPG: 2 I 59  
SEC - TWP - RGE: 05 - 29 - 19

**Subject To All Outstanding Taxes**

Name(s) in which assessed:

**ESTATE OF IDELL COLEMAN**  
**IDELL COLEMAN**

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

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (4/30/2026) on line via the internet at [www.hillsborough.realtaxdeed.com](http://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 2/25/2026

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

By Adrian J Salas, Deputy Clerk

3/20-4/10/26LG 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.: **1507110000**  
Certificate No.: **2023 / 13063**  
File No.: **2026-253**  
Year of Issuance: **2023**

Description of Property:  
TRIPOLI PLACE LOT 6 BLOCK 3  
PLAT BK / PG: 3 / 90  
SEC - TWP - RGE: 31 - 28 - 19

**Subject To All Outstanding Taxes**

Name(s) in which assessed:

**PBG PROPERTY SERVICES, LLC**  
**TRUSTEE OF THE 1601 E HENRY AVE LAND TRUST**  
**DATED APRIL 4, 2019**  
**TRUSTEE PBG PROPERTY SERVICES LLC**

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

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (4/30/2026) on line via the internet at [www.hillsborough.realtaxdeed.com](http://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 2/25/2026

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

By Adrian J Salas, Deputy Clerk

3/20-4/10/26LG 4T

**HILLSBOROUGH COUNTY****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.: **0893530200**  
Certificate No.: **2023 / 9528**  
File No.: **2026-254**  
Year of Issuance: **2023**

Description of Property:  
E 150 FT OF W 315 FT OF S 186 FT OF W 1/2 OF SW 1/4 OF SW 1/4 LESS RD R/W .... E 93 FT OF W 258 FT OF N 209 FT OF S 395 FT OF W 1/2 OF SW 1/4 OF SW 1/4  
SEC - TWP - RGE: 02 - 28 - 22

**Subject To All Outstanding Taxes**

Name(s) in which assessed:

**ESTATE OF SANDRA JEAN MCGAHEE C/O MICHAEL ALLEN BUTLER**  
**CHERYL DIANE SMITH**  
**MICHAEL ALLEN BUTLER**

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

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (4/30/2026) on line via the internet at [www.hillsborough.realtaxdeed.com](http://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 2/25/2026

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

By Adrian J Salas, Deputy Clerk

3/20-4/10/26LG 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

**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 2/25/2026

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

By Adrian J Salas, Deputy Clerk

3/20-4/10/26LG 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.: **1531910000**  
Certificate No.: **2023 / 13272**  
File No.: **2026-259**  
Year of Issuance: **2023**

Description of Property:

MORA SUBDIVISION LOT 82  
PLAT BK / PG: 29 / 14  
SEC - TWP - RGE: 33 - 28 - 19  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**3720 E CLIFTON ST LLC**

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/30/2026) on line via the internet at [www.hillsborough.realtaxdeed.com](http://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 2/25/2026

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

By Adrian J Salas, Deputy Clerk

3/20-4/10/26LG 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.: **1489170000**  
Certificate No.: **2023 / 12950**  
File No.: **2026-261**  
Year of Issuance: **2023**

Description of Property:

HILL TOP HEIGHTS LOT 12  
PLAT BK / PG: 32 / 80  
SEC - TWP - RGE: 29 - 28 - 19  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**DANI PROPERTY ASSOC LLC**

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/30/2026) on line via the internet at [www.hillsborough.realtaxdeed.com](http://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 2/25/2026

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

By Adrian J Salas, Deputy Clerk

3/20-4/10/26LG 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.: **0739111106**  
Certificate No.: **2023 / 7195**  
File No.: **2026-262**  
Year of Issuance: **2023**

Description of Property:

MAGNOLIA PARK CENTRAL PHASE B LOT 1 BLOCK 14  
PLAT BK / PG: 115 / 218  
SEC - TWP - RGE: 01 - 30 - 19  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**DUFFCO PROPERTIES LLC**

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (4/30/2026) on line via the internet at [www.hillsborough.realtaxdeed.com](http://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 2/25/2026

**HILLSBOROUGH COUNTY**

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

By Adrian J Salas, Deputy Clerk

3/20-4/10/26LG 4T

**NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY**

To: MCKENNA INVESTIGATIVE SERVICES, LLC

Case No.: CD202601890/A 3300188

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

3/20-4/10/26LG 4T

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

Case No.: 26-DR-002300

Division: LP

CELIA VALDES OTERO,

Petitioner,

and

JUAN MIGUEL MORALES ORTIZ,

Respondent

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

To: JUAN MIGUEL MORALES ORTIZ

Last Known Address: 12811 SW 8th Terrace, Miami, Florida 33184

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 CELIA VALDES OTERO, whose address is 12101 N. Dale Mabry Hwy, Apt 1707, Tampa, Florida 33618 on or before 4/6/2026, and file the original with the clerk of this Court at 800 E. Twiggs St, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated 2/27/2026

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

By: s/ Jennifer Taylor  
Deputy Clerk

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

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

CASE NO.: 25-CA-009306

OMAR TOUGAN,

Plaintiff,

vs.

ODALYS HERNANDEZ ORTIZ,

Defendant.

**NOTICE OF ACTION**

To: ODALYS HERNANDEZ ORTIZ

Last known addresses: 13603 Park Lake Dr, Tampa, FL 33618 452 Calle Obdulio Vega, Aguadilla, PR 00603 459 Carr KM 3.9 Int Bo Camas SE, Aguadilla, PR 00603

YOU ARE NOTIFIED that an action has been filed against you for: Defamation, Intentional Infliction of Emotional Distress, False Light, Invasion of Privacy, Abuse of Process / Malicious Prosecution, Tortious Interference with Business Relationships, and for Permanent Injunctive Relief.

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

Omar Tougan  
Plaintiff, Pro Se  
6421 N Florida Ave, Suite D313  
Tampa, FL 33604  
Email: [omar.tougan.legal@proton.me](mailto:omar.tougan.legal@proton.me)

and file the original with the Clerk of this Court at:

Clerk of the Circuit Court  
Hillsborough County Courthouse  
800 E. Twiggs Street  
Tampa, Florida 33602

on or before **30 days after the first date of publication of this Notice of Action**; otherwise, a default will be entered against you for the relief demanded in the Complaint.

A Court-Ordered Case Management Conference is scheduled before the Honorable Mark R. Wolfe on **April 21, 2026 at 1:00 PM** via Zoom in the Thirteenth Judicial Circuit, Hillsborough County, Florida.

If you are a person with a disability who needs accommodation to participate in this proceeding, contact the ADA Coordinator at (813) 272-7040 at least 7 days before your appearance; if hearing or voice impaired, call 711.

DATED this 4th day of March, 2026.  
Victor D. Crist, Clerk of Court  
800 E. Twiggs St., #101, Tampa FL 33602

**HILLSBOROUGH COUNTY**

By: /s/ Jennifer Taylor  
Deputy Clerk

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

**NOTICE OF ACTION Hillsborough County****BEFORE THE BOARD OF NURSING**

IN RE: The license to practice as a Registered Nurse

Christine Nicole Connolly, R.N.

8303 South County Road 39

Plant City, FL 33567

CASE NO.: 2025-04105

LICENSE NO.: 9300913

The Department of Health has filed an Administrative Complaint against your license to practice as a Registered Nurse, a copy of which may be obtained by contacting Michael Morris, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee, Florida 32399-3265, (850) 558-9868.

If no contact has been made by you concerning the above by April 24, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4444, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

3/13-4/3/26 4T

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

CASE NO. 18-DP-1064

DIVISION: S

IN THE INTEREST OF:

K.O. DOB: 12/4/2017

MINOR CHILD

**AMENDED NOTICE OF ACTION****TERMINATION OF PARENTAL RIGHTS**

(Scriveners Error: Amending to add Courtroom Number)

To: TIFFANY WOODS

7625 Tangle Rush Dr.  
Gibson, FL 33534

**YOU ARE HEREBY NOTIFIED** that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: K.O. born on 12/4/2017. You are hereby commanded to appear on **April 20, 2026, at 9:40 AM** before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Courtroom 312, Edgecomb Court-house, 800 East Twiggs Street, Tampa, FL 33602, for an **ADVISORY HEARING**.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: [ada@fjud13.org](mailto:ada@fjud13.org) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

**WITNESS** my hand as Clerk of said Court and the Seal thereof, this 10th day of March, 2026.

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

By: /s/ Santiago Zambrano  
Deputy Clerk

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

**NOTICE OF ACTION Hillsborough County****BEFORE THE BOARD OF NURSING**

IN RE: The license to practice Licensed Practical Nursing

Debra Ann Hesson McGee, L.P.N.

1701 4001 S Westshore Blvd

Tampa, Florida 33611

4005 W Fairview Heights

Tampa, Florida 33616

CASE NO.: 2024-39919

LICENSE NO.: PN813871

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Matthew Witters, Chief General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9918.

If no contact has been made by you concerning the above by April 24, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding. In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

3/13-4/3/26 4T

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

Case No.: 26-002894

Division: B-P

**HILLSBOROUGH COUNTY**

STACEY CARTER,  
Petitioner,

and

LARRY DEWAINE BUTLER,  
Respondent

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

To: LARRY DEWAINE BUTLER

Last Known Address: 10205 Quails Landing Avenue, 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 STACEY CARTER, whose address is 18040 Cozumel Isle Dr, Tampa, FL 33647 on or before 4/10/2026, 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:

Real Property of Marriott Timeshare in Florida and Personal Property of Sapphire Timeshare. The respondent may have if he removes the Petitioner from the deed.

**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 5, 2026

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

By: s/ Mary Glover  
Deputy Clerk

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

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

Case No.: 2025-CA-011396

HOME SOLUTION INVESTMENT LLC,

Plaintiff,

v.

SHIRLEN THOMPSON,

Defendant.

**NOTICE OF ACTION**

To: SHIRLEN THOMPSON and any parties having an interest

YOU ARE HEREBY NOTIFIED that the Plaintiff, HOME SOLUTION INVESTMENT, LLC, has filed a Complaint for Partition in Hillsborough County, Florida pursuant to Chapter 64 of the Florida Statutes.

You are required to serve a copy of your written defenses, if any, upon Plaintiff's attorney WESLEY T. DUNAWAY, ESQ., KOVAR LAW GROUP, 111 N. Orange Ave., Ste. 800, ORLANDO, FL 32801 within thirty days after the first publication of this notice, to wit 4/9/2026 and to file the original with the Clerk of the Court, 800 E. Twiggs St., Tampa, FL 33602, either before service on the Petitioner's attorney or immediately thereafter, otherwise a default will be entered against you for failing to respond to the Complaint.

WITNESS my hand and seal of this Court on the 4th day of March, 2026.

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

By: /s/ Jennifer Taylor  
Deputy Clerk

Kovar Law Group

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

**NOTICE OF ACTION Hillsborough County****BEFORE THE BOARD OF NURSING**

IN RE: The license to practice Nursing Assistance

Randy D. Gibson, C.N.A.

1193 7th Avenue NW

Ruskin, FL 33570

CASE NO.: 2023-22216

LICENSE NO.: CNA126336

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Matthew G. Witters, Chief Legal Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9918.

If no contact has been made by you concerning the above by April 24, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

3/13-4/3/26 4T

**NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY**

To: LOUINEL CEZIL

Case No.: CD202510344/D 3445361/3402356

An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to

**MANATEE COUNTY**

68, PAGES 179 THROUGH 186, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL ID NUMBER: 1383501959  
COMMONLY KNOWN AS: 2213 GRAND FLORA TRAIL, BRADENTON, FL 34208

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 Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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 27th day of March, 2026.

/s/ Jason M. Tarokh  
JASON M. TAROKH  
FLORIDA BAR # 57611

TAROKH LAW, PLLC  
PO BOX 10827, TAMPA, FL 33679  
813-922-5510  
E-mail for service: jason@tarokhlaw.com  
4/3-4/10/26LG 2T

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

PROBATE DIVISION  
File No. 2026 CP 524  
Division Probate

IN RE: ESTATE OF  
HARRIS LOYD GLASGOW  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of HARRIS LOYD GLASGOW, deceased, whose date of death was February 3, 2026, 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 April 3, 2026.

Personal Representative:  
MICHAEL SHANNON GLASGOW  
1209 44th Avenue East  
Bradenton, Florida 34203

Attorney for Personal Representative:  
JASON M. DEPAOLA  
Florida Bar Number: 0180040  
DYE HARRISON KNOWLES HAMRICK  
KIRKLAND PRATT DEPAOLA &  
JOHNSON, PLLC  
410 43rd Street West, Suite N  
Bradenton, Florida 34209  
Telephone: (941) 746-1167  
Fax: (941) 745-2866  
E-Mail: jmd@dyeharrison.com  
Secondary E-Mails:  
mharrick@dyeharrison.com;  
beckyc@dyeharrison.com  
4/3-4/10/26LG 2T

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

CIVIL DIVISION  
CASE NO.: 25-CC-002257

CROSSWIND COMMUNITY  
ASSOCIATION, INC.,  
Plaintiff,  
vs.

ERIQ CHRISTOPHER MCCONNELL,  
A SINGLE MAN,  
Defendant.

**NOTICE OF SALE**

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-002257, that resulted from the Final Hearing on or about March 13, 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-002257 on about March 17, 2026 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Angelina "Angel" Colonneso, the Clerk of the Court will sell the property situated in MANATEE County, Florida described as:

Lot 228, CROSSWIND POINT PHASE II, according to the Plat thereof as recorded in Plat Book 74, Pages 171 through 182, inclusive, Public Records of Manatee County, Florida.

and commonly known as: 12745 Hysmith Loop, Parrish, FL 34219; including the building, appurtenances, and fixtures located therein, to the highest and best bid-

**MANATEE COUNTY**

der, for cash, on the **MANATEE County public auction website at manatee.realforeclose.com**, on **April 30, 2026 at 11:00 AM**. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this March 24, 2026

/s/ Jessica T. Dubsy, Esq.

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

Frazier & Bowles  
202 S. Rome Ave., Tampa, FL 33606  
3/27-4/3/26LG 2T

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

PROBATE DIVISION  
File No. 2026 CP 37  
Division Probate

IN RE: ESTATE OF  
JOHN LOWELL PATTERSON  
AKA JOHN L. PATTERSON  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of JOHN LOWELL PATTERSON AKA JOHN L. PATTERSON, deceased, whose date of death was November 30, 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 March 27, 2026.

Personal Representative:  
BEVERLY A. TREWORGY  
3322 Daytona Drive  
Punta Gorda, Florida 33983

Attorney for Personal Representative:  
JASON M. DEPAOLA  
Florida Bar Number: 0180040  
DYE HARRISON KNOWLES HAMRICK  
KIRKLAND PRATT DEPAOLA &  
JOHNSON, PLLC  
410 43rd Street West, Suite N  
Bradenton, Florida 34209  
Telephone: (941) 746-1167  
Fax: (941) 745-2866  
E-Mail: jmd@dyeharrison.com  
Secondary E-Mail:  
beckyc@dyeharrison.com  
3/27-4/3/26LG 2T

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

PROBATE DIVISION  
File No. 412026CP000404CPAXMA

IN RE: ESTATE OF  
JON K. LEWIS a/k/a JON KEVIN LEWIS,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Jon K. Lewis a/k/a Jon Kevin Lewis, deceased, whose date of death was November 21, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 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 Disposition of Community Prop-

**MANATEE COUNTY**

erty 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 27, 2026.

Personal Representative:

Vanessa Faye Lewis  
a/k/a Vanessa Faye Prosser  
1706 27th Street West  
Bradenton, Florida 34205

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

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

Case No.: 2026DR527  
Division: Family Law

MISHELL ANDREINA BRAVO SUAREZ,  
Petitioner,

and

MELISSA MAIDA GONZALEZ CASTELLON,  
Respondent.

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**

TO: MELISSA MAIDA GONZALEZ CASTELLON

Last known address: 5570 122nd Cir E, #311, Bradenton, FL 34211

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy for your written defenses, if any, to it on MISHELL ANDREINA BRAVO SUAREZ, whose address is 2921 Height St, Apt 5301, Sarasota, FL 34240, on or before 5/1/2026, and file the original with the clerk of this Court at 1115 Manatee Ave West, Bradenton, FL 34205, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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 03/20/2026

Angelina Colonneso  
Manatee County Clerk of The Circuit Court  
By: s/ Ciara Gaskin  
Deputy Clerk  
3/27-4/17/26LG 4T

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

PROBATE DIVISION  
CASE #: 2026-CP-000588

IN RE: ESTATE OF  
NORENE ANGELA BABECKI,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of NORENE ANGELA BABECKI, deceased, whose date of death was November 29, 2025; is pending in the Circuit Court for MANATEE County, Florida, Probate Division; File Number 2026-CP-000588; the address of which is 1115 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 persons, who have claims or demands against decedent's estate, including unmat-ured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:  
David J. Babecki  
910 20th Avenue W.  
Palmetto, FL 34221

**MANATEE COUNTY**

Attorney for Personal Representative:  
Gregory A. Kaiser, Esquire  
FBN 47376 ~ greg@wtpelf.com  
Attorney for David J. Babecki, PR  
Wills, Trusts, Probate and Elder Law Firm  
6751 Professional Parkway, Suite 104  
Sarasota, FL 34240  
Telephone (941) 914-9145  
Fax (941) 914-9514  
3/27-4/3/26LG 2T

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

PROBATE DIVISION  
CASE #: 2026-CP-000614-AX

IN RE: ESTATE OF  
JOSEPH W WOOLLER III,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of JOS-EPH W WOOLLER III, deceased, whose date of death was November 12, 2025; is pending in the Circuit Court for MANATEE County, Florida, Probate Division; File Number 2026-CP-000614-AX; the address of which is 1115 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 persons, who have claims or demands against decedent's estate, including unmat-ured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:

JAMES C. WOOLLER  
5323 Apple Gate Court  
Bradenton, FL 34211

Attorney for Personal Representative:

Gregory A. Kaiser, Esquire  
FBN 47376 ~ greg@wtpelf.com  
Attorney for James C. Wooller, PR  
Wills, Trusts, Probate and Elder Law Firm  
6751 Professional Parkway, Suite 104  
Sarasota, FL 34240  
Telephone (941) 914-9145  
Fax (941) 914-9514  
3/27-4/3/26LG 2T

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

PROBATE DIVISION  
Case No. 2026 CP 333

IN RE: THE ESTATE OF:  
DUDLEY EVANS MOTLOW,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Dudley Evans Motlow, deceased, whose date of death was January 30, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claim 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.

**Personal Representative of Estate:**

John C. Motlow  
5105 Circle Oak Drive, #C  
Sarasota, Florida 34233

**Attorney for the Personal Representative:**

John Paul Fleck, Jr., Esquire  
1111 Ninth Avenue West, Suites C & D  
Bradenton, Florida 34205  
Florida Bar No. 355747  
manateecountylaw@aol.com  
(941) 749-1832  
3/27-4/3/26LG 2T

**ORANGE 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 LOCATION TO SATISFY LIEN PURSUANT TO SECTION 713.585 OF THE FLORIDA STATUTES.

**MANATEE COUNTY**

AT DB ORLANDO COLLISION INC. 6359 EDGEWATER DR, ORLANDO, FL 32810 P#: 407-436-6500

2022 HOND UT 2HKRW1H56NH407522 MAY 5, 2026 TOTAL: 5,918.37  
2016 SUBA UT JF2SJAXC5GH512586 MAY 12, 2026 TOTAL: 5,457.66

2015 NISS 4D 1N4AL3AP3FC434161 MAY 12, 2026 TOTAL: 5,223.82

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.

4/3/26LG 1T

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

Case No.: 2025-CC-017771-O

Summergeate Condominium Association, Inc.,  
Plaintiff,

vs.

Kendra Job; et al.  
Defendant(s).

**NOTICE OF FORECLOSURE SALE**

NOTICE is hereby given pursuant to an Amended Final Judgment of Foreclosure, dated March 18, 2026, and entered in Case Number: 2025-CC-017771-O, of the County Court in and for Orange County, Florida. To be published in the La Gaceta Newspaper, wherein Summergeate Condominium Association, Inc. is the Plaintiff, and Kendra Job, Amy Job, and Jeffrey Glen Job are the Defendants, the clerk will sell to the highest and best bidder for cash at [www.myorangeclerk.realforeclose.com](http://www.myorangeclerk.realforeclose.com), at **11:00 o'clock A.M. on May 27, 2026**, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description:

UNIT 4301 OF PHASE 4, SUMMERGATE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 5923, PAGES 662, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ANY AMENDMENT THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Property Address: 4833 Cypress Woods Dr., Apt. 4301, Orlando, FL 32811

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 31, 2026

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

By: /s/ Ryan Fong  
Ryan Fong, Esquire  
Florida Bar No. 113279  
ryan@dhnatorneys.com  
4/3-4/10/26LG 2T

**NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY**

To: CARL H. BERTHOLE

Case No.: CD202508062/D 2622170/3503427

**ORANGE COUNTY**

Case No.: CD202601456/D 3012278

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.

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

**NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY**

To: JACOB W. ROBINSON

Case No.: CD202511574/D 3232303/3504781  
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.

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

**NOTICE OF SUSPENSION ORANGE COUNTY**

To: CHRISTIAN VARGAS PAGAN

Case No.: CD202512139/D 3507612  
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.

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

**NOTICE OF SUSPENSION ORANGE COUNTY**

To: PARIS L. RICHMOND

Case No.: CD202600250/D 3437518  
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.

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

**NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY**

To: SNAVE MILVOIX

Case No.: CD202510332/D 3446681/3402356  
An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

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

**NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY**

To: MARCUS J. ESCARMENT

Case No.: CD202511477/D 3508593  
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.

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

**NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY**

To: SUMMER S. SMALL

Case No.: CD202505630/D 1907226  
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.

**ORANGE COUNTY**

last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

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

**IN THE NINTH JUDICIAL CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION**

Case No. 26-CA-001840-O

JAMIE MICHEL, Plaintiff,  
vs.  
ROBERT E. ROBINSON,  
Defendant.

**NOTICE OF ACTION**

Pursuant to Florida Statutes §49.08, this is notice that on February 19, 2026, an action was filed against the following Defendant/s: ROBERT E. ROBINSON, against the real property situated in Orange County, Florida, located at 2470 Ivan Court, Orlando, FL 32807, described as follows:

Lot 6, of Block C of IVANHOE ESTATES, UNIT 1, according to the Plat thereof as recorded in Plat Book 2, Page 129, Public Records of Orange County, Florida, together with any improvements; bearing Parcel ID Number: 14-22-30-3072-03-060

It is an action for Quiet Title which seeks to quiet the cloud on title caused by the publicly recorded Contract for Deed dated January 26, 2017. The action is proceeding in the Ninth Judicial Circuit Court in and for Orange County, Florida and is titled, Jamie Michels vs. Robert Robinson, and its case number: 2026-CA-001840-O. Plaintiff's attorney is: Sheri L. Freeman-Novoa, Esq., Lake Law Firm, P.A., 745 Central Ave., Ste. 402, St. Petersburg, FL 33701, Phone: (727) 592-1812, sifreemmannova@lakelawfirm.com. Defendant must file written defenses with the Clerk of Court and serve a copy on Plaintiff's attorney no later than May 14, 2026.

DATED March 20, 2026  
Tiffany Moore Russell, Clerk of Courts  
425 N. Orange Ave., Orlando, FL 32801  
By: /s/ Takiana Didier  
Deputy Clerk  
Lake Law Firm, P.A.

3/27-4/17/26LG 4T

**NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY**

To: E-ONE SERVICES INC

Case No.: CD202511280/B 3300207

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

3/27-4/17/26LG 4T

**NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY**

To: JOWANNA E. BOISVERT

Case No.: CD202600017/D 3538108

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.

3/27-4/17/26LG 4T

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

File No. 2026-CP-000594-O

IN RE: ESTATE OF  
VIVIAN ARENA  
Deceased

**NOTICE TO CREDITORS**

The administration of the estate of VIVIAN ARENA, deceased, whose date of death was March 15, 2025; File Number 2026-CP-000594-O, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

**ORANGE COUNTY**

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

Personal Representative:  
GEORGE JOSEPH COLLIER  
16 Rigger Lane  
Levittown, New York 11756

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

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

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

CASE NO. 2024-CA-002251-O

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-5  
Plaintiff,  
vs.  
JOHN UNSALAN A/K/A JOHN CAN UNSALAN, et al,  
Defendants

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to an Order dated March 18, 2026 and entered in Case No. 2024-CA-002251-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-5 is the Plaintiff and JOHN UNSALAN A/K/A JOHN CAN UNSALAN; DUYGU UNSALAN; METALHOUSE INVESTMENTS LLC; ISLEWORTH COMMUNITY ASSOCIATION, INC.; AND SERVISFIRST BANK INC the Defendants. Tiffany Moore Russell, Clerk of the Circuit Court in and for Orange County, Florida will sell to the highest and best bidder for cash at [www.orange.realforeclose.com](http://www.orange.realforeclose.com), the Clerk's website for on-line auctions at **11:00 a.m. on April 29, 2026**, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 29, ISLEWORTH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 118 THROUGH 130, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

If you are a person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, you must file a claim with the clerk of court before or no later than the date that the clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the lis pendens may claim the surplus.

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

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Court-house 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 notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

DATED at Orange County, Florida, this 19th day of March, 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/ Amy M. Kiser, Esq.  
Florida Bar No. 46196  
JS0120/104234

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

**OSCEOLA COUNTY****NOTICE OF PUBLIC SALE OF ABANDONED MOBILE HOME BY COMPETITIVE BIDDING**

NOTICE IS HEREBY GIVEN to all interested persons and the public that on April 16, 2026, at 10:00 A.M. E.T., at Oak Pond Melody MHP, 912 Hoffmann Lane, Lot 11, Inverness, Florida 34450, the following described abandoned property will be sold at public auction by competitive bidding pursuant to Fla. Stat. § 715.109:

Mobile Home  
Description of Item  
1987 Fleetwood Homes Single-Wide  
LFLSP1AH097013301  
Year Make Model Identification Number  
(vehicle/mobile home/hull)  
Abandoned Property's Owner's Name:  
Joan C. Bard

**ORANGE COUNTY**

Dated this 30th day of March 2026.

/s/ SeanCarlo Lopez  
SeanCarlo Lopez, Esq.  
FLA Bar No#: 1011035  
Attorney for Landlord/Mobile Home Park  
Lopez Law Group  
700 7th Ave N  
St. Petersburg, FL 33701  
727-933-0015  
Primary Email: Sean@TheLopezLawGroup.com  
Alt. 1 Email: Alaina@theLopezLawGroup.com  
Alt. 2 Email: Admin@theLopezLawGroup.com

4/3/26LG 1T

**NOTICE OF PUBLIC SALE OF ABANDONED MOBILE HOME BY COMPETITIVE BIDDING**

NOTICE IS HEREBY GIVEN to all interested persons and the public that on April 16, 2026, at 10:00 A.M. E.T., at Oak Pond Melody MHP, 912 Hoffmann Lane, Lot 11, Inverness, Florida 34450, the following described abandoned property will be sold at public auction by competitive bidding pursuant to Fla. Stat. § 715.109:

Mobile Home  
Description of Item  
1971 Shef HS 260SA2BAF1503  
Year Make Model Identification Number  
(vehicle/mobile home/hull)  
Abandoned Property's Owner's Name:  
Paul Williams  
Dated this 31st day of March 2026.  
/s/ SeanCarlo Lopez  
SeanCarlo Lopez, Esq.  
FLA Bar No#: 1011035  
Attorney for Landlord/Mobile Home Park  
Lopez Law Group  
700 7th Ave N  
St. Petersburg, FL 33701  
727-933-0015  
Primary Email: Sean@TheLopezLawGroup.com  
Alt. 1 Email: Alaina@theLopezLawGroup.com  
Alt. 2 Email: Admin@theLopezLawGroup.com

4/3/26LG 1T

**NOTICE OF PUBLIC SALE OF ABANDONED MOBILE HOME BY COMPETITIVE BIDDING**

NOTICE IS HEREBY GIVEN to all interested persons and the public that on April 20, 2026, at 11:00 A.M. E.T., at 3 Seasons MHP, 21253 Yontz Road, Lot 39, Brooksville, Florida 34601, the following described abandoned property will be sold at public auction by competitive bidding pursuant to Fla. Stat. § 715.109:

Mobile Home  
Description of Item  
1983 Clar HS FLFL1AC417002510  
Year Make Model Identification Number  
(vehicle/mobile home/hull)  
Abandoned Property's Owner's Name:  
David R. Barhite  
Dated this 31st day of March 2026.  
/s/ SeanCarlo Lopez  
SeanCarlo Lopez, Esq.  
FLA Bar No#: 1011035  
Attorney for Landlord/Mobile Home Park  
Lopez Law Group  
700 7th Ave N  
St. Petersburg, FL 33701  
727-933-0015  
Primary Email: Sean@TheLopezLawGroup.com  
Alt. 1 Email: Alaina@theLopezLawGroup.com  
Alt. 2 Email: Admin@theLopezLawGroup.com

4/3/26LG 1T

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

CASE NO.: 2023-CC-002112

BELLALAGO AND ISLES OF BELLALAGO COMMUNITY ASSOCIATION, INC.,  
Plaintiff,  
vs.

DELIA HERNANDEZ,  
Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on March 2, 2026 by the County Court of Osceola County, Florida, the property described as:

Lot 21, BELLALAGO PHASE 2N, according to the plat thereof as recorded in Plat Book 16, page 115-117 of the Public Records of Osceola County, Florida.

will be sold at public sale by the Osceola County Clerk of Court, to the highest and best bidder, for cash, at 11:00 A.M. at the Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741 on May 6, 2026.

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

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

/s/ Natalie N. Minor  
Natalie N. Minor, Esquire  
Florida Bar No: 1039661  
nminor@appletonreiss.com  
Appleton Reiss, PLLC  
215 N. Howard Ave., Suite 200  
Tampa, FL 33606  
Phone: (813) 542-8888  
Attorneys for Plaintiff

4/3-4/10/26LG 2T

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

CASE NO. 2025 CA 002511 MF

Division No. 22B

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2024-NQM2

**OSCEOLA COUNTY**

Plaintiff,

vs.

INVESTMENTS HOMES BY MZ, LLC; et al.  
Defendants.

**AMENDED NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY**

TO: JONATHAN MENDOZA WHOSE LAST KNOWN ADDRESS IS 814 PONCE DE LEON BLVD, SUITE 210, CORAL GABLES, FL 33134

YOU ARE HEREBY NOTIFIED of an action to foreclose a mortgage on the following described property, to-wit:

ALL THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN OSCEOLA COUNTY, FLORIDA, TO-WIT:

UNIT 114, PHASE 1 OF SUNSET WALK HOTEL CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 6310, PAGE 2501, AS AMENDED BY AMENDMENT RECORDED NOVEMBER 3, 2022 AT OFFICIAL RECORDS BOOK 6310, PAGE 2715, SECOND AMENDMENT RECORDED JANUARY 5, 2023 AT OFFICIAL RECORDS BOOK 6340, PAGE 2090, THIRD AMENDMENT RECORDED MARCH 13, 2023 AT OFFICIAL RECORDS BOOK 6370, PAGE 1640, FOURTH AMENDMENT RECORDED MARCH 13, 2023 IN OFFICIAL RECORDS BOOK 6370, PAGE 1665, FIFTH AMENDMENT RECORDED OCTOBER 4, 2023 IN OFFICIAL RECORDS BOOK 6484, PAGE 1080, AND SIXTH AMENDMENT RECORDED NOVEMBER 20, 2023 IN OFFICIAL RECORDS BOOK 6507, PAGE 1056, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AS SAME MAY BE FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. (THE "PROPERTY"). SUBJECT TO THE FOLLOWING: (A) THE DECLARATION OF SUNSET WALK HOTEL CONDOMINIUM, AND THE EXHIBITS AND ATTACHMENTS THERETO, AS AMENDED ("CONDO DECLARATION") THAT GOVERN AND AFFECT BOTH THE PROPERTY AND COMMUNITY IN WHICH IT IS LOCATED, (B) DECLARATION OF COVENANTS, EASEMENTS & RESTRICTIONS FOR SUNSET WALK HOTEL PARCEL ("HOTEL DECLARATION") AND ALL ATTACHMENTS AND AMENDMENTS THERETO, (C) THE TERMS AND PROVISIONS OF THE ACCESS AND USE AGREEMENT FOR SUNSET WALK CLUB D/B/A OASIS BEACH CLUB ("CLUB DECLARATION"), AND ALL ATTACHMENTS AND AMENDMENTS THERETO, (D) RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS, LIMITATIONS AND OTHER MATTERS OF RECORD, (E) RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT, (F) ALL MATTERS AS SHOWN ON THE SITE PLAN OF THE SUBDIVISION, AND AN ACCURATE SURVEY OF THE PROPERTY; (G) ANY MORTGAGE EXECUTED OR ASSUMED BY GRANTEE WHICH ENUMBERS THE PROPERTY; (H) ALL TAXES AND ASSESSMENTS FOR THE CURRENT YEAR AND SUBSEQUENT YEARS ATTRIBUTABLE TO THE PROPERTY; (I) RIGHT-OF-WAY, ZONING ORDINANCES OF RECORD OR OTHER RESTRICTIONS OR PROHIBITIONS IMPOSED BY GOVERNMENTAL AUTHORITIES; (J) LIENS FOR PUBLIC IMPROVEMENTS, IF ANY; (K) RIPARIAN AND LITTORAL RIGHTS, IF APPLICABLE; (L) ALL PRINTED EXCEPTIONS CONTAINED IN THE OWNER'S POLICY OF TITLE INSURANCE ISSUED TO GRANTEE; AND (M) THE BUYER CERTIFICATION EXECUTED BY THE GRANTEE IN EVEN DATE HERewith. FURTHER SUBJECT TO THE FOLLOWING DEED RESTRICTION, GRANTEE IS PROHIBITED FROM SELLING THE PROPERTY FOR A PERIOD OF TWENTY-FOUR (24) MONTHS FOLLOWING THE DATE OF CLOSING. GRANTEE HAS ACKNOWLEDGED THAT THIS SALE RESTRICTION IS IN PLACE FOR THE PROTECTION OF GRANTOR WHO CONTINUES TO SELL OTHER UNITS IN BOTH THE CONDOMINIUM AND IN THE COMMUNITY IN WHICH THE CONDOMINIUM IS LOCATED. GRANTEE HAS ACKNOWLEDGED AND AGREED THAT THIS SALE AND/OR RESALE RESTRICTION IS FAIR AND REASONABLE.

more commonly known as 3151 SUNSET WALK DRIVE 311, KISSIMMEE, FL 34747

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 May 19th, 2026 or 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.

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, Osceola County, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, County Phone: 407-742-3500 via Florida Relay Service.

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

Kelvin Soto, Esq., Clerk of Circuit Court 2 Courthouse Sq, Kissimmee, FL 34741  
By: /s/ Susan Vis  
Deputy Clerk  
25-F001519

4/3-4/10/26LG 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR

(Continued on next page)

**OSCEOLA COUNTY**

OSCEOLA COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 2023 CA 004243 MF  
FREEDOM MORTGAGE CORPORATION  
PLAINTIFF,  
vs.  
ISABEL MARTINEZ, JOSE A.  
MALDONADO-TORRES ET AL.,  
DEFENDANTS.  
RE-NOTICE OF FORECLOSURE SALE  
(Please publish in La Gaceta)  
NOTICE IS HEREBY GIVEN pursuant to  
Order Granting Plaintiff's Motion to Reset  
Foreclosure Sale Date (Short Matters)  
dated the 25th day of March 2026, and  
entered in Case No. 2023 CA 004243 MF  
, of the Circuit Court of the Ninth Judicial  
Circuit in and for Osceola County, Florida,  
wherein Freedom Mortgage Corporation is  
the Plaintiff and ISABEL MARTINEZ;  
JOSE A. MALDONADO-TORRES;  
ASSOCIATION OF POINCIANA  
VILLAGES, INC.; POINCIANA VILLAGE  
ONE ASSOCIATION, INC.; UNITED  
STATES OF AMERICA ON BEHALF  
OF THE SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT; and  
UNKNOWN TENANTS IN POSSESSION  
OF THE SUBJECT PROPERTY are  
defendants. Kelvin Soto as the Clerk of  
the Circuit Court shall sell to the highest  
and best bidder for cash at Osceola  
County Historic Courthouse, 3 Courthouse  
Square, Room 204 (2nd floor) Kissimmee,  
FL 34741 at 11:00 A.M. on the 26th day  
of May, 2026, the following described  
property as set forth in said Final  
Judgment, to wit:  
LOT 2, BLOCK 1448, POINCIANA  
NEIGHBORHOOD 1 NORTH, VILLAGE  
1, ACCORDING TO PLAT THEREOF  
AS RECORDED IN PLAT BOOK 3,  
PAGES 1 THROUGH 8, OF THE PUBLIC  
RECORDS OF OSCEOLA 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  
Court Administration at Two Courthouse  
Square, Suite 6300, Kissimmee, Florida  
34741, Telephone: (407) 343-2417 within  
two (2) working days of your receipt of  
this document; If you are hearing or voice  
impaired, call 1-800-955-8771.  
Dated this 30th day of March, 2026.  
By: /s/ Liana R. Hall  
Liana R. Hall  
Bar No. 73813  
Submitted by:  
TROMBERG, MILLER, MORRIS &  
PARTNERS, PLLC  
ATTORNEY FOR PLAINTIFF  
600 WEST HILLSBORO BOULEVARD,  
SUITE 600,  
DEERFIELD BEACH, FL 33441  
DESIGNATED PRIMARY E-MAIL FOR  
SERVICE  
PURSUANT TO FLA. R. JUD. ADMIN  
2.516  
ESERVICE@TMPPLLC.COM  
11080-1032987

IN THE CIRCUIT COURT OF THE  
NINTH JUDICIAL CIRCUIT, IN AND FOR  
OSCEOLA COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 2025 CA 002393 MF  
FREEDOM MORTGAGE CORPORATION  
PLAINTIFF,  
vs.  
ZAINA HATOUM; UNKNOWN SPOUSE  
OF ZAINA HATOUM; THE RESIDENCES  
AT TAPESTRY NEIGHBORHOOD  
HOMEOWNERS ASSOCIATION, INC.;  
TAPESTRY PROPERTY OWNERS  
ASSOCIATION, INC.; AND UNKNOWN  
TENANT IN POSSESSION OF THE  
SUBJECT PROPERTY,  
DEFENDANTS.  
IN THE CIRCUIT COURT OF THE  
NINTH JUDICIAL CIRCUIT, IN AND FOR  
OSCEOLA COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 2025 CA 002393 MF  
NOTICE OF FORECLOSURE SALE  
(Please publish in La Gaceta Publishing,  
Inc)  
NOTICE IS HEREBY GIVEN pursuant to  
Final Judgment of Foreclosure dated the  
11th day of March, 2026, and entered  
in Case No. 2025 CA 002393 MF, of  
the Circuit Court of the Ninth Judicial  
Circuit in and for Osceola County,  
Florida, wherein Freedom Mortgage  
Corporation is the Plaintiff and ZAINA  
HATOUM, TAPESTRY PROPERTY  
OWNERS ASSOCIATION, INC. AND  
THE RESIDENCES AT TAPESTRY  
NEIGHBORHOOD HOMEOWNERS  
ASSOCIATION, INC. are defendants.  
Kelvin Soto as the Clerk of the Circuit  
Court shall sell to the highest and best  
bidder for cash at Osceola County Historic  
Courthouse, 3 Courthouse Square, Room  
204 (2nd floor) Kissimmee, FL 34741 at  
11:00 A.M. on the 26th day of May, 2026,  
the following described property as set  
forth in said Final Judgment, to wit:  
Lot 405, TAPESTRY - PHASE 2,  
according to the plat thereof, as recorded  
in Plat Book 25, Page(s) 28 through 36,  
of the Public Records of Osceola 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  
Court Administration at Two Courthouse  
Square, Suite 6300, Kissimmee, Florida  
34741, Telephone: (407) 343-2417 within  
two (2) working days of your receipt of  
this document; If you are hearing or voice  
impaired, call 1-800-955-8771.  
Dated this 17th day of March, 2026.

**OSCEOLA COUNTY**

By: /s/ Liana R. Hall  
Liana R. Hall  
Bar No. 73813  
Submitted by:  
Tromberg, Miller, Morris & Partners, PLLC  
ATTORNEY FOR PLAINTIFF  
600 West Hillsboro Boulevard  
Suite 600  
Deerfield Beach, FL 33441  
DESIGNATED PRIMARY E-MAIL FOR  
SERVICE  
PURSUANT TO FLA. R. JUD. ADMIN  
2.516  
ESERVICE@MGS-LEGAL.COM  
11080-1032295

IN THE CIRCUIT COURT OF THE NINTH  
JUDICIAL CIRCUIT  
IN AND FOR OSCEOLA COUNTY,  
FLORIDA  
Carrington Mortgage Services, LLC,  
Plaintiff, Case No: 2025CA3591MF  
vs.  
The Unknown Heirs, Devisees, Grantees,  
Assignees, Lienors, Creditors, Trustees,  
or Other Claimants by, through, under  
or against Johnny Quiles, Deceased; The  
Unknown Heirs, Devisees, Grantees,  
Assignees, Lienors, Creditors, Trustees,  
or Other Claimants by, through, under  
or against Rosario Quiles, Deceased;  
Evelyn Rodriguez Quiles; Johnny Quiles,  
Jr.; Milagros Vega Rodriguez a/k/a Millie  
Rodriguez; Ursula Quiles a/k/a Ursula  
Quiles Figueroa; The Hunter's Ridge of  
Osceola Homeowners' Association, Inc.;  
Ursula Figueroa Personal Representative  
of the Estate of Johnny Quiles,  
Defendants.

**NOTICE OF ACTION**

TO:  
The Unknown Heirs, Devisees, Grantees,  
Assignees, Lienors, Creditors, Trustees,  
or Other Claimants by, through, under  
or against Johnny Quiles, Deceased  
1814 Winchester Court  
Saint Cloud, FL 34771  
The Unknown Heirs, Devisees, Grantees,  
Assignees, Lienors, Creditors, Trustees,  
or Other Claimants by, through, under  
or against Rosario Quiles, Deceased  
1814 Winchester Court  
Saint Cloud, FL 34771  
Milagros Vega Rodriguez a/k/a Millie  
Rodriguez  
4416 Edgemoor Street  
Orlando, FL 32811  
Milagros Vega Rodriguez a/k/a Millie  
Rodriguez  
2868 Dawn Redwood Place  
Ocoee, FL 34761  
LAST KNOWN ADDRESS STATED,  
CURRENT RESIDENCE UNKNOWN  
and any unknown heirs, devisees,  
grantees, creditors and other unknown  
persons or unknown spouses claiming  
by, through and under the above-named  
Defendant(s), if deceased or whose last  
known addresses are unknown.  
YOU ARE HEREBY NOTIFIED that an  
action to foreclose Mortgage covering  
the following real and personal property  
described as follows, to wit:  
Lot 32, Hunter's Ridge, according to the  
plat thereof as recorded in Plat Book 10,  
Page 119, Public Records of Osceola  
County, Florida.  
Together with that certain 2002 Oak  
Springs LTD Model Number 8830CT  
Skyline Mobile Home ID Number  
G2620475PA/B  
has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it on Nick Geraci, Esq.,  
Lender Legal PLLC, 1800 Pembroke  
Drive Suite 250, Orlando, FL 32810 and  
file the original with the Clerk of the above-  
styled Court on or before 30 days from  
the first publication, otherwise a default  
will be entered against you for the relief  
demanded in the Complaint.  
WITNESS my hand and seal of the said  
Court on the 16th day of March, 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, Court Administration,  
Osceola County Courthouse, 2 Courthouse  
Square, Suite 6300, Kissimmee, Florida  
34741, (407) 742-2417, 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.  
KELVIN SOTO, ESQ.  
CLERK OF THE CIRCUIT COURT  
By: /s/  
Deputy Clerk  
(COURT SEAL)  
Publish In:  
La Gaceta Newspaper  
legals@lagacetanewspaper.com  
Bill to:  
Lender Legal PLLC  
1800 Pembroke Drive, Suite 250  
Orlando, FL 32810  
11080-1032610

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

PROBATE DIVISION  
File No. 2026 CP 000156

IN RE: ESTATE OF  
MICHAEL HENRY SCHNEIDER  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Michael  
Henry Schneider, deceased, whose date  
of death was January 22, 2026, is  
pending in the Circuit Court for Osceola  
County, Florida, Probate Division, the  
address of which is 2 Courthouse Square,  
Kissimmee, Florida 34741. The names and  
addresses of the personal 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 PUBLI-  
CATION OF THIS NOTICE.

The personal representative has no duty

**OSCEOLA COUNTY**

to discover whether any property held at  
the time of the decedent's death by the  
decedent or the decedent's surviving spouse  
is property to which the Florida Uniform  
Disposition of Community Property Rights  
at Death Act as described in ss. 732.216-  
732.228, Florida Statutes, applies, or may  
apply, unless a written demand is made by  
a creditor as specified under s. 732.2211,  
Florida Statutes. The written demand must  
be filed with the clerk.

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

NOTWITHSTANDING THE TIME 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 April 3, 2026.

**Personal Representatives:**

Adam David Schneider  
7964 Hanson Bay Pl.  
Kissimmee, FL 34747  
Helaine Staci Schneider  
2507 E Washington St.  
Orlando, FL 32803

**Attorney for Personal Representatives:**

Patrick L. Smith  
Attorney  
Florida Bar Number: 27044  
179 N US Hwy. 27, Suite F  
Clermont, FL 34711  
Telephone: (352) 204-0305  
Fax: (352) 989-4265  
E-Mail: patrick@attorneypatricksmith.com  
Secondary E-Mail:  
becky@attorneypatricksmith.com

4/3-4/10/26LG 2T

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

CASE NO. 2025 CA 002560 MF

PHH MORTGAGE CORPORATION,  
Plaintiff,

vs.

UNKNOWN HEIRS, BENEFICIARIES,  
DEVISEES, ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND ALL  
OTHERS WHO MAY CLAIM AN  
INTEREST IN THE ESTATE OF ARNIM  
WILLIAMS A/K/A ARNIM WALTER  
WILLIAMS, 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 ARNIM  
WILLIAMS A/K/A ARNIM WALTER  
WILLIAMS  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS:  
633 Mesilla Drive, Kissimmee, FL 34758

TO: ALEXANDER JOSEPH WILLIAMS  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS:  
16841 Easthamptstead Rd. Apt 303,  
Winter Garden, FL 34787

TO: ARNIM WILLIAMS  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS:  
623 Grant Ave, Mount Dora, FL 32757

TO: KARLENE J. WILLIAMS  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS:  
633 Mesilla Drive, Kissimmee, FL 34758

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

Lot 11, Block 1403, POINCIANA NEIGH-  
BORHOOD 1 SOUTH, VILLAGE 1, ac-  
cording to the plat thereof as recorded in  
Plat Book 3, Pages 9 through 16, inclu-  
sive, Public Records of Osceola County,  
Florida.

has been filed against you, and you are  
required to serve a copy of your written  
defenses, if any, to 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 May 15, 2026 or immediately there-  
after, otherwise a default may be entered  
against you for the relief demanded in the  
Complaint.

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

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you are  
entitled, at no cost to you, to the provision  
of certain assistance. Please contact  
ADA Coordinator Osceola County,  
Court Administration at (407) 742-2417,  
fax 407-835-5079 or at ctadmd2@ocnjcc.  
org, Osceola County Courthouse, 2 Court-  
house Square, Suite 6300, Kissimmee, FL  
34741 at least 7 days before your sched-  
uled 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.

Date: March 24, 2026

Kelvin Soto, Esq., Clerk of the Circuit  
Court & County Comptroller

By: /s/ Illegible

Deputy Clerk of the Court

Tromberg, Miller, Morris & Partners

4/3-4/10/26LG 2T

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

CIVIL ACTION

CASE NO.: 2025-CA-002174

U.S. BANK NATIONAL ASSOCIATION,  
Plaintiff,

vs.

JAIME ALEJANDRO ALZATE AKA  
JAIME A. ALZATE, et al,  
Defendant(s).

**NOTICE OF SALE  
PURSUANT TO CHAPTER 45**

**NOTICE IS HEREBY GIVEN** Pursuant  
to a Final Judgment of Foreclosure  
dated March 18, 2026, and entered in

**OSCEOLA COUNTY**

Case No. 2025-CA-002174 of the Circuit  
Court of the Ninth Judicial Circuit in and  
for Osceola County, Florida in which U.S.  
Bank National Association, is the Plaintiff  
and Yamilet Jaramillo, Jaime Alejandro  
Alzate aka Jaime A. Alzate, Florida Hous-  
ing Finance Corporation, The Townhomes  
of Flora Ridge Owners Association, Inc.,  
are defendants, the Osceola County Clerk  
of the Circuit Court will sell to the highest  
and best bidder for cash at 3 Courthouse  
Square, Room 204 (2nd floor,) Kissim-  
mee, FL 34741, Osceola County, Florida  
at 11:00AM on April 29, 2026 the follow-  
ing described property as set forth in said  
Final Judgment of Foreclosure:

**LOT 3, BLOCK 38, TOWNHOMES OF  
FLORA RIDGE PHASE 2, ACCORD-  
ING TO THE MAP OR PLAT THERE-  
OF AS RECORDED IN PLAT BOOK  
17, PAGE 57, PUBLIC RECORDS OF  
OSCEOLA COUNTY, FLORIDA.**  
**A/K/A 3039 ASHLAND LANE SOUTH  
KISSIMMEE FL 34741**

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 par-  
ticipate in this proceeding, you are entitled,  
at no cost to you, to the provision of certain  
assistance. Please contact Court Adminis-  
tration 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 Court-  
house Square, Suite 2000, Kissimmee,  
FL 34741, Tel: (407) 742-3479; Fax: (407)  
742-3652.

Dated this 26th day of March, 2026.

By: /s/ Silver Jade Bohn

Florida Bar #95948

Silver Jade Bohn, Esq.

ALBERTELLI LAW

P.O. Box 23028, Tampa, FL 33623

Tel: (813) 221-4743

Fax: (813) 221-9171

EService: servealaw@albertellilaw.com

IN/25-011137

4/3-4/10/26LG 2T

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

PROBATE DIVISION

File No. 2025 CP 000511 PR

IN RE: ESTATE OF

STEVEN P. HAMILTON

Deceased.

**NOTICE OF ACTION  
(formal notice by publication)**

TO: LATICIA WILLIS, NEXT OF KIN  
AND ANY AND ALL HEIRS OF THE  
ESTATE OF STEVEN P. HAMILTON

YOU ARE NOTIFIED that a PETITION  
FOR APPROVAL OF SETTLEMENT has  
been filed in this court. You are required  
to serve a copy of your written defenses,  
if any, on the petitioner's attorney, whose  
name and address are: Anthony F. Die-  
cidue, Esquire, GENDERS ♦ ALVAREZ  
♦ DIECIDUE, P.A., 2307 W. Cleveland  
Street, Tampa, FL 33609, on or before  
April 22, 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 writ-  
ten defenses as required may result in a  
judgment or order for the relief demanded,  
without further notice.

Signed on March 18, 2026

First Publication on March 27, 2026

Kelvin Soto, Esq., Clerk of the Circuit  
Court & County Comptroller

By: /s/ Beverly Mahadeo

As Deputy Clerk

3/27-4/17/26LG 4T

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

CIVIL DIVISION

CASE NO. 2026-CA-000138 OC

CARMEN GARRETT,

Plaintiff,

vs.

THE UNKNOWN SPOUSES, HEIRS,  
DEVISEES, GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS, TRUSTEES,  
OR OTHER CLAIMANTS CLAIMING  
BY, THROUGH, UNDER OR AGAINST  
MARIO G. SUAREZ, DECEASED,  
Defendants.

**NOTICE OF ACTION**

TO: THE UNKNOWN SPOUSES, HEIRS,  
DEVISEES, GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS, TRUSTEES,  
OR OTHER CLAIMANTS CLAIMING  
BY, THROUGH, UNDER OR AGAINST  
MARIO G. SUAREZ, DECEASED.

You are notified that a quiet title action  
has been filed against you with regard to  
the following property in Osceola County,  
Florida:

Lot 1, Block 1488, Poinciana Neigh-  
borhood 2, Village 1, according to the  
Plat thereof, as recorded in Plat Book  
3, Pages 17 through 31, inclusive, of  
the Public Records of Osceola Coun-  
ty, Florida.

and you are required to serve a copy of  
your written defenses, if any to it on Allison  
D. Thompson, Esq., the Plaintiff's attor-  
ney, whose address is 7650 W. Courtney  
Campbell Causeway, Suite 1150, Tampa,  
Florida, 33607, by 29th April 2026 and  
file the original with the Clerk of this court  
either before service upon Plaintiff's attor-  
ney or immediately thereafter;

Otherwise a default will be entered  
against you for the relief demanded in the  
complaint.

Dated this 13th day of March, 2026.

By: /s/ Kelvin Soto, Esq.

Clerk of Circuit Court & County Controller

3/27-4/17/26LG 4T

**NOTICE OF SUSPENSION  
OSCEOLA COUNTY**

To: RICHARD J. BURGOS

Case No.: CD202512864/D 3525755

A Notice of Suspension to suspend your

**OSCEOLA COUNTY**

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.

3/27-4/17/26LG 4T

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

CASE NO. 2026CA105

KENNETH RAY WITT,

Plaintiff,

vs.

UNKNOWN HEIRS, DEVISEES, GRANT-  
EES, ASSIGNS, CREDITORS, AND ALL  
OTHER PARTIES

CLAIMING BY, THROUGH, UNDER, OR

AGAINST HIBERT DIXON, DECEASED;

THE UNKNOWN HEIRS OF POLLY

(DIXON) COMBS, DECEASED;

THE UNKNOWN HEIRS OF BETTY

KEEN, DECEASED; AND

THE UNKNOWN HEIRS OF WILMA

KEEN, DECEASED,

Defendants.

**COMPLAINT TO QUIET TITLE**

Plaintiff, Kenneth Ray Witt, Pro Se, al-  
leges:

1. Plaintiff is an individual whose ad-  
dress is 14410 E US Hwy 190, Fort McKa-  
vett, Texas 76841.

2. The subject property is located in  
Osceola County, Florida and is commonly  
known as 150 Post Office Road, Kenans-  
ville, Florida 34739.

**LEGAL DESCRIPTION:**

PB B, PG 075, BLK 11, Lots 2 and 3,  
according to the plat thereof, as recorded  
in Plat Book B, Page 075, of the Public Re-  
cords of Osceola County, Florida.

3. Plaintiff acquired title to the prop-  
erty by inheritance from his father and by  
deeds from surviving heirs, all of which are  
recorded in the Office of the Clerk of the  
Circuit Court in and for Osceola County,  
Florida.

**PASCO COUNTY**

Eservice for all attorneys listed above:  
GADeservice@GendersAlvarez.com

4/3-4/10/26LG 2T

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

File No. 26-CP-000214

IN RE: ESTATE OF  
RICHARD LEE BANZHOFF  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Richard Lee Banzhoff, deceased, whose date of death was January 4, 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 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate 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 April 3, 2026.

Personal Representative:  
/s/ Lisa Harrison  
33409 Arthur Drive  
Zephyrhills, FL 33543

Attorney for Personal Representative:  
/s/ Natalia Ouellette-Grice  
Florida Bar No. 68905  
LCO LAW LLC  
2901 West Busch Boulevard, Suite 805  
Tampa, FL 33618  
Telephone: (813) 480-2106  
Email Addresses: natalia@lcolawfl.com;  
alexander.maldonado@lcolawfl.com

4/3-4/10/26LG 2T

**IN THE CIRCUIT COURT OF THE SIXTH  
JUDICIAL CIRCUIT,  
IN AND FOR PASCO COUNTY, FLORIDA**  
Sun West Mortgage Company, Inc.  
Plaintiff,

vs.  
Sheila Green-Reyngoudt, AKA Sheila C. Reyngoudt, et al.  
Defendants. Case No.:  
2024CA000560CAAXWS  
Division: Civil  
Judge Kimberly Sharpe Byrd

**NOTICE OF SALE**

Notice is hereby given that on April 27, 2026 at 11:00AM, the below named Clerk of Court will offer by electronic sale at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) the following described real property:  
All that certain land situate in Pasco County, Florida, viz:

Lot 68, Block B, Wood Trail Village Unit Three, a subdivision according to the plat thereof recorded at Plat Book 25, Page 67 through 69, in the Public Records of Pasco County, Florida.  
Commonly known as: 4418 Seneca Court, 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 March 13, 2026, in Civil Case No. 2024CA000560CAAXWS, 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  
Telecopier: 614-220-5613  
Primary: statee-file@mdklegal.com  
Secondary: CPPRogers@mdklegal.com  
Attorney for Plaintiff  
11080-1032793

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

File No. 2026-CP-000467

IN RE: ESTATE OF  
TAMMIE MARIE BAKER,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of TAMMIE MARIE BAKER, deceased, File Number: 2026-CP-000467, whose date of death was February 20, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. 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

**PASCO COUNTY**

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

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

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

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

The personal representative or curator has no duty to discover whether any property held at the time of decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida 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 or a beneficiary as specified under s. 732.2211. The written demand must be filed with the clerk.

The date of first publication of this notice is April 3, 2026.

Personal Representative:  
DAVID SHANE BAKER  
300 Peru Road  
Groton, NY 13073

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

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

File No.: 25-CP-002053

IN RE: ESTATE OF  
LAFAUN BROWN NEAL,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of LAFAUN BROWN NEAL, deceased, whose date of death was November 2, 2025, and whose social security number is XXX-XX-6793, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the 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 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 April 3, 2026.

Personal Representative:  
/s/ HOMER LEE HORN, II

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

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

File Number: 2025-CP-001036-CPAXWS  
Division: Probate

IN RE: ESTATE OF  
SHARIZMA C. NEGRON  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Sharizma C. Negron, deceased, whose date of death was October 19, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654. 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

**PASCO COUNTY**

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 April 3, 2026.

Personal Representative:  
CHERYL BUCKER  
50 NE 26 Avenue, Suite 40  
Pompano Beach, FL 33062

Attorneys for the Personal Representative:  
LAWRENCE A. FRANCO, ESQ.  
Florida Bar Number: 0176461  
E-Mail: larry@francoaughey.com  
HEATHER A. AUGHEY, ESQ.  
Florida Bar Number: 1050736  
E-Mail: heather@francoaughey.com  
FRANCO AUGHEY, P.A.  
100 NW 82 Avenue, Suite 302  
Plantation, FL 33324  
Telephone: (954) 617-0440  
E-Service:  
pleadings@francoattorneys.com

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

Case No: 2026-CP-000409

IN RE: ESTATE OF  
SCOTT MICHAEL FOSTER  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Scott Michael Foster, deceased, whose date of death was December 29, 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 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 April 3, 2026.

Personal Representative:  
Jessica Foster  
3519 Barnweill Street  
Land O' Lakes, Florida 34638

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

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

Case No: 2026-CP-000042

IN RE: ESTATE OF  
NANCY PAGE,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of NANCY PAGE, deceased, whose date of death was January 28, 2025, and the last four digits of whose social security number are 6960, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Clerk, P.O. Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court within three (3) months after the date of the first publica-

**PASCO COUNTY**

tion 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.

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.

The date of first publication of this notice is April 3, 2026.

Personal Representative:  
HOLLY MCCLESKEY  
3203 S. Milwaukee Street  
Denver, Colorado 80210

Attorney for Personal Representative:  
MELISSA F. WILLIAMS  
Florida Bar Number: 0100084  
111 Second Avenue NE, Ste. 909  
St. Petersburg, Florida 33701  
Telephone: (727) 280-6837  
Facsimile: (855) 771-8091  
e-Service: melissa@finleywilliamsllaw.com

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

File No. 2026CP000379CPAXWS

IN RE: ESTATE OF  
JACKIE LEE MARKLEY,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of JACKIE LEE MARKLEY, deceased, whose date of death was December 4, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656. 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 April 3, 2026.

Personal Representative:  
STEVEN MARKLEY  
6092 Spring Crayfish Drive  
New Port Richey, Florida 34653

Attorney for Personal Representative:  
Jack F. White III  
Florida Bar Number: 0985864  
Sylvia Noel White P.A.  
1108 S. Highland Avenue  
Clearwater, Florida 33756  
Telephone: (727) 735-0645  
Fax: (727) 735-9375  
E-Mail:  
jack@clearwaterprobateattorney.com

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

File No. 2026CP000345CPAXWS

IN RE: ESTATE OF  
LORI J. MERRITT,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of LORI J. MERRITT, deceased, whose date of death was January 11, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

**PASCO COUNTY**

732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is April 3, 2026.

Personal Representative:  
CARLY MANGIN  
2323 Pleasant Grove Road  
Temple, Georgia 30179

Attorney for Personal Representative:  
Jack F. White III  
Florida Bar Number: 0985864  
Sylvia Noel White P.A.  
1108 S. Highland Avenue  
Clearwater, Florida 33756  
Telephone: (727) 735-0645  
Fax: (727) 735-9375  
E-Mail:  
jack@clearwaterprobateattorney.com

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

CASE NO.: 25-CC-004945

GRAND OAKS MASTER ASSOCIATION,  
INC.,  
Plaintiff,

vs.

VANESSA WILKINSON and  
JUSTIN B. WILKINSON,  
Defendant(s).

**NOTICE OF SALE**

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

**LOT 28, BLOCK 1, GRAND OAKS PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 50, PAGE 112, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.**

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), on **May 18, 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 initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

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

CASE NO.: 25-CC-005443

MIRADA VILLAS HOMEOWNER'S  
ASSOCIATION, INC.,  
Plaintiff,

vs.

DAVID JESSE HENZE, JR. and  
BRITTANY HENZE,  
Defendant(s).

**NOTICE OF SALE**

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

**LOT 75, BLOCK 23, MIRADA PARCEL 16-2 ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 85, PAGES 22, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.**

**PASCO COUNTY**

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

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

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

CASE NO.: 2026-CC-000572

GREAT CYPRESS VILLAGE HOMEOWNERS ASSOCIATION, INC., Plaintiff,

LINDA JETTON, Defendants.

**NOTICE OF ACTION**

TO: LINDA JETTON  
 10335 MARINETTE AVENUE,  
 HUDSON, FL 34667  
 905 GLENDA RD., APT 322  
 MURRAY, KY 42071  
 2721 STATE LINE ROAD,  
 PURYEAR, TN 38251

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

Lot 142, LAKE MARINETTE MOBILE HOME PARK, according to the plat thereof as recorded in Plat Book 18, Pages 30 and 31, of the Public Records of Pasco 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 April 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.

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 on March 24th, 2026.

/s/ Nikki Alvarez-Sowles  
 Clerk of the Court, Pasco County  
 By /s/ Shawn Craig  
 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

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

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

CASE NO.: 25-CC-004663

GRAND OAKS MASTER ASSOCIATION, INC., Plaintiff,

vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST SOMSAK HOLYCROSS, DECEASED,  
 Defendant.

**NOTICE OF SALE**

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

**LOT 76, BLOCK 13 OF GRAND OAKS PHASE 2, UNITS 6 & 8, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 113, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.**

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), on **April 27, 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 initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

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

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

File No. 26-CP-000429

IN RE: ESTATE OF  
 KIMBERLY MELICK A/K/A  
 KIMBERLY CAROL MELICK

**PASCO COUNTY**

Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Kimberly Melick a/k/a Kimberly Carol Melick, deceased, whose date of death was February 27, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523-3894. The 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 representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representatives:

/s/ Daniel Scott Melick  
 2324 Natoma Boulevard  
 Mount Dora, Florida 32757  
 /s/ Brian Jeffrey Melick  
 130 Miller Avenue  
 Hershey, Pennsylvania 17033

Attorney for Personal Representatives:

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

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

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

CASE NO. 2026CA000174CAAXWS

MORTGAGE ASSETS MANAGEMENT, LLC,  
 Plaintiff,

vs.

BONNIE J. BOGNER A/K/A BONNIE JANE WALLET, ET AL.,  
 Defendant(s).

**NOTICE OF ACTION**

TO: UNKNOWN SPOUSE OF BONNIE J. BOGNER A/K/A BONNIE JANE WALLET  
 RESIDENCE: UNKNOWN  
 LAST KNOWN ADDRESS:  
 6720 Amherst Rd.  
 Bryans Road, MD 20616

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

Lot 67, HOLIDAY LAKE ESTATE, Unit Two, as per plat thereof, recorded in Plat Book 9, Page 55, Public Records of Pasco County, Florida.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to 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 27, 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.

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 19, 2026

By: s/ Nikki Alvarez-Sowles  
 Pasco County Clerk & Comptroller  
 Tromberg, Miller, Morris & Partners, PLLC

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

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

Case No.: 2025-DR-006172DRAX/WS

IN RE: ADOPTION OF  
 KALLIANA KAY HOLLAND  
 Adoptee.

**PASCO COUNTY****NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION**

TO: Bradford Huggins

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Mischelle D'Angelone, Esquire, whose address is 7730 Little Road Suite B, New Port Richey, Florida 34654 on or before 04/27/26, and file the original with the clerk of this Court at Pasco County Courthouse, 7530 Little Road, New Port Richey, Florida 34654, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file 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 03/18/26

Nikki Alvarez-Sowles, Esq.  
 Clerk of the Circuit Court

By: /s/ Melanie Gray  
 Deputy Clerk

3/27-4/17/26LG 4T

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

File No. 512026CP000366CPAXES Division Probate

IN RE: ESTATE OF

PAMELA JO COTTRAL  
 Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of PAMELA JO COTTRAL, deceased, whose date of death was January 16, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 ss. 732.2211, Florida Statutes.

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

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

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

Personal Representative:

/s/ Jennifer A Cottral  
 JENNIFER COTTRAL  
 A/K/A JENNA COTTRAL  
 6050 South Chester Way  
 Greenwood Village, Colorado 80111

Attorney for Personal Representative:

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

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

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

File No. 2026-CP-232

IN RE: ESTATE OF

ALVIN TILLIM,  
 Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of ALVIN TILLIM, deceased, whose date of death was November 14, 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.

**PASCO COUNTY**

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

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

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

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

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

Personal Representative:

ANA TERRASA-TILLIM  
 20726 Summer Sweet Terrace  
 Germantown, MD 20876

Attorney for Personal Representative:

MARK E. HAGER, Attorney  
 Florida Bar Number: 0451169  
 4074 Commercial Way  
 Spring Hill, FL 34606  
 Telephone: (352) 666-5300  
 Fax: (352) 606-2592  
 E-Mail: mhager@hagerlawfirm.com  
 Secondary E-Mail:  
 markhagerlawinfo@gmail.com

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

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

File No. 2025-CP-001658CPAXWS

IN RE: ESTATE OF

ANGELA DI NAPOLI  
 Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of ANGELA DI NAPOLI, deceased, whose date of death was July 14, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:

/s/ Kenneth S. Di Napoli  
 KENNETH S. DI NAPOLI  
 13 Putnam Drive  
 Lake Carmel, New York 10512

Attorney for Personal Representative:

/s/ Malcolm R. Smith  
 MALCOLM R. SMITH, ESQUIRE  
 Email: trustor1985@gmail.com  
 Florida Bar No. 0513202  
 Law Office of Malcolm R. Smith, P.A.  
 P.O. Box 5489  
 Hudson, Florida 34674  
 Telephone: (727) 819-2256

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

**IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA**

Case No.: 2026DR001021DRAXWS Division: 22

CRISTOFER ALMONTE RODRIGUEZ

JUNIOR,  
 Petitioner,

and

SAMANTHA PALOMA ESCAMILLA  
 HERNANDEZ,  
 Respondent.

**NOTICE OF ACTION FOR ESTABLISH PATERNITY / TIME SHARING CUSTODY**

TO: SAMANTHA PALOMA ESCAMILLA

HERNANDEZ  
 8241 Westfield Dr., Port Richey, FL  
 34668

YOU ARE NOTIFIED that an action for Establish Paternity, Time Sharing, has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CRISTOFER ALMONTE RODRIGUEZ JUNIOR, whose address is 1213 Lodge Circle, Spring Hill, FL 34606, on or before April 13, 2026, and file the original with the clerk of this Court at 7530 Little Rd, New Pprt 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.

**PASCO COUNTY**

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

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

Dated March 09, 2026

Nikki Alvarez-Sowles  
 Clerk of the Circuit Court

By: /s/ Jasmine Gonzalez  
 Deputy Clerk

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

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

FAMILY LAW DIVISION

Case No.: 2025DR002367DRAXES

JANNAH ALYAA-IMANI CAMP,  
 Petitioner/Mother,

and

MELVIN LEE JACKSON, III,  
 Respondent/Father.

**NOTICE OF ACTION FOR VERIFIED PETITION TO ESTABLISH PARENTING PLAN AND FOR RELATED RELIEF**

TO: MELVIN LEE JACKSON

ADDRESS UNKNOWN

YOU ARE NOTIFIED that an action TO ESTABLISH PARENTING PLAN AND FOR RELATED RELIEF has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MELANIE QUATTRONE, ESQ., Attorney for the Petitioner, whose address is 16114 N FLORIDA AVE., LUTZ, FL 33549, on or before APRIL 13, 2026 and file the original with the clerk of this Court at 38053 LIVE OAK AVENUE, DADE CITY, FL 33523, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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 10, 2026

/s/ Nikki Alvarez-Sowles  
 Pasco County Clerk & Comptroller

Rita Meyer, Deputy Clerk  
 Quattrone Family Law

3/13-4/3/26 4T

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

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

**LIVE SOLUTIONS LLC**

Owner: Three 60 Electric LLC  
 7901 4th St N, Ste 300  
 St Petersburg, FL 33702

4/3/26LG 1T

**PINELLAS COUNTY**

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 April 3, 2026.

Personal Representative:  
/s/ Danielle Mendoza  
3463 Procyon Street Apt 401  
Las Vegas, NV 89102

Attorney for Personal Representative:  
/s/ Natalia Ouellette-Grice  
Florida Bar No. 68905  
LCO LAW LLC  
2901 West Busch Boulevard, Suite 805  
Tampa, FL 33618  
Telephone: (813) 480-2106  
Email Addresses: natalia@lcolawfl.com;  
alexander.maldonado@lcolawfl.com

4/3-4/10/26LG 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:

**ORLANDO HEALTH DIGESTIVE HEALTH INSTITUTE**

Owner: OHI West, Inc.  
1414 Kuhl Ave., MP 2  
Orlando, FL 32806

4/3/26LG 1T

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

CASE NO.: 25-005512-CI

CARRINGTON MORTGAGE SERVICES, LLC,  
Plaintiff,

vs.

CHASTEN JOEL BRAYTON;  
SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AND UNKNOWN TENANT #1,  
Defendants.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure entered on March 20, 2026 in the above-captioned action, the following property situated in Pinellas County, Florida, described as:

**LOT 4, BLOCK 3, PASADENA PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.**

Shall be sold by the Clerk of Court, Ken Burke, CPA, on the **18th day of June, 2026 at 10:00 a.m. (Eastern Time) at www.pinellas.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 Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated March 31, 2026

/s/ MICHAEL COYLE, ESQ.

Florida Bar No.: 1054501

STOREY LAW GROUP, P.A.

221 NE Ivanhoe Blvd., Suite 300

Orlando, FL 32804

Telephone: 407-488-1225

Facsimile: 407-488-1177

Email: mcoyle@storeylawgroup.com

Secondary Email:

sbaker@storeylawgroup.com

Attorney for Plaintiff

Bidder No.: 16461

4/3-4/10/26LG 2T

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

U.S. Bank National Association as Indenture Trustee for Towd Point Mortgage Trust 2021-1,  
Plaintiff,

vs.

UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST GWENDOLYN IVEY ROGERS, DECEASED, et al.,

Defendants. Case No: 25-000404-CI

**NOTICE OF FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 03/24/2026, and entered in Case No. 25-000404-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida wherein U.S. Bank National Association as Indenture Trustee for Towd Point Mortgage Trust 2021-1, is the Plaintiff and UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES,

**PINELLAS COUNTY**

LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST GWENDOLYN IVEY ROGERS, DECEASED; MARCELLINA C. IVEY; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are Defendants, Ken Burke, Pinellas County Clerk of Courts, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, beginning at 10 a.m. on July 21, 2026 the following described property set forth in said Final Judgment, to wit:

Lot 9, Block 1, Mansfield Heights Subdivision, according to the Plat thereof recorded in Plat Book 15, Page 66 of the Public Records of Pinellas County, Florida.

Property Address: 1635 13th Ave S, St. Petersburg, FL 33712

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

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

DATED March 25, 2026  
/s/ Nick Geraci  
Nick Geraci, Esq.  
Florida Bar No. 95582  
Lender Legal PLLC  
1800 Pembroke Drive, Suite 250  
Orlando, FL 32810  
Tel: (407) 730-4644  
Attorney for Plaintiff  
Service Emails:  
nngeraci@lenderlegal.com  
EService@LenderLegal.com  
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 24 day of March 2026 to:  
UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST GWENDOLYN IVEY ROGERS, DECEASED  
1635 13th Ave S  
St. Petersburg, FL 33712  
MARCELLINA C. IVEY  
c/o Benjamin C. Haynes, Esq  
407 Wekiva Springs Rd Ste 217  
Longwood FL 32779  
Ben@hayneslegalgroup.com  
UNKNOWN TENANT #1  
1635 13th Ave S  
St. Petersburg, FL 33712  
UNKNOWN TENANT #2  
1635 13th Ave S  
St. Petersburg, FL 33712  
/s/ Nick Geraci  
Nick Geraci, Esq.  
11080-1032680

**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:

**UNBIASED MEDICARE ADVISOR**

Owner: Unbiased Advisor, LLC  
7901 4th St N, Ste 313  
St Petersburg, FL 33702

4/3/26LG 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:

**UNBIASED ADVISOR INSURANCE AGENCY**

Owner: Unbiased Advisor LLC  
7901 4th St N, Ste 313  
St Petersburg, FL 33702

4/3/26LG 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:

**NUBO**

Owner: Oleksandr Kozlenko  
8103 Stonefield Way  
Tampa, FL 33635-6334

4/3/26LG 1T

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

PROBATE DIVISION

File No. 26-002424-ES

IN RE: ESTATE OF  
MARY ELIZABETH DOLAN,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of MARY ELIZABETH DOLAN, deceased, whose date of death was February 7, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

**PINELLAS COUNTY**

LICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is April 3, 2026.

Personal Representative:  
KATHLEEN P. DOLAN  
2527 W. 32nd Street  
Erie, Pennsylvania 16506

Attorney for Personal Representative:

S. Noel White  
Florida Bar Number: 0823041  
Sylvia Noel White P.A.  
1108 S. Highland Avenue  
Clearwater, Florida 33756  
Telephone: (727) 735-0645  
Fax: (727) 735-9375  
E-Mail: noel@clearwaterprobateattorney.com

4/3-4/10/26LG 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:

**REVIVAL XV**

Owner: Reclaimed Brand Co LLC  
1734 St Croix Dr  
Clearwater, FL 33759

4/3/26LG 1T

**STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NOTICE OF PROPOSED AGENCY ACTION**

The Department of Environmental Protection gives notice of its intent to issue a Formal Determination of the Landward Extent of Wetlands and Other Surface Waters (File No. FD-52-0463704-001) to Patrick Fantasia a Abbey Naylor, Naylor Environmental Solutions, LLC, 14706 Tudor Chase Drive Tampa, Florida, 33626, for the property located in Section 8, Township 27 South, Range 16 East, Pinellas County.

The Department's file is available online and can be accessed through the Department's Information Portal at:

[https://depdms.dep.state.fl.us:443/Ocuius/servlet/shell?command=hitlist&\[freeText\]=&\[folderName\]=&\[profile\]=Permitting\\_Authorization\]&\[creator\]=&\[entityType\]=any\]&\[createdDateTo\]=&\[catalog=23\]&\[searchBy\]=Profile\]&\[sortBy\]=Recieved+Date\]&\[createdDate\]=&\[County\]=EQ\\_PINELLAS\]&\[District\]=EQ\\_SWD\]&\[Facility-Site+ID\]=EQ\\_ERP\\_463704](https://depdms.dep.state.fl.us:443/Ocuius/servlet/shell?command=hitlist&[freeText]=&[folderName]=&[profile]=Permitting_Authorization]&[creator]=&[entityType]=any]&[createdDateTo]=&[catalog=23]&[searchBy]=Profile]&[sortBy]=Recieved+Date]&[createdDate]=&[County]=EQ_PINELLAS]&[District]=EQ_SWD]&[Facility-Site+ID]=EQ_ERP_463704)

If you have any questions or are experiencing difficulty viewing the electronic application, please call Jessica Hamilton at [jessica.t.hamilton@floridadep.gov](mailto:jessica.t.hamilton@floridadep.gov).

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

- The name and address of each agency affected and each agency's file or identification number, if known;
- The name, address, any email address, any facsimile number, and telephone number 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 explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- A statement of when and how the petitioner received notice of the agency decision;
- A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- 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;
- 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
- A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or 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 address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing 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 notice 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, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections

**PINELLAS COUNTY**

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 officer upon the filing of a motion in compliance 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 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 deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding.

4/3/26LG 1T

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

CASE NO: 2025-CA-007065

TPC LENDING LLC,

Plaintiff,

v.

10 MYRTLE ST LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, MARCELLA L. FRIEDMAN, AN INDIVIDUAL, RAFFAELE DANISE, AN INDIVIDUAL, AND ANY AND ALL UNKNOWN PARTIES, Defendants.

**NOTICE OF ACTION**

TO: MARCELLA L. FRIEDMAN, an individual

Last known address: 4236 11th Avenue South, St. Petersburg, FL 33711

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following real property in Pinellas County, Florida:

Lot 5, The Midway-Homesite, according to the plat thereof as recorded in Plat Book 8, Page 17, of the Public Records of Pinellas County, Florida.

Parcel ID: 27-31-16-57762-000-0050 a/k/a 4236 11th Avenue South, St. Petersburg, FL 33711

has been filed against you and you are required to serve a copy of your written defenses, if any, on the Plaintiff's attorney, whose address is 1560 W. Cleveland Street, Tampa, FL 33606, on or before 30 days after the first date of publication, 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.

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

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

WITNESS my hand and the seal of this Court on 3/27/2026.

Ken Burke, CPA, Clerk of the Circuit Court  
315 Court Street, Clearwater, FL 33756

By: /s/ Thomas Smith  
As Deputy Clerk

4/3-4/10/26LG 2T

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

Case No.: 26-001435-FD

KAREN PEDRAZA

Petitioner,

And

ANGEL NICOLAS MARTINEZ

Respondent.

**NOTICE OF ACTION FOR PUBLICATION**

TO: ANGEL NICOLAS MARTINEZ  
Last known address: 2070 Sunset Grove Ln, Clearwater, FL 33765

To be Published at LA GACETA

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 OXALIS B. GARCIA, ESQ. Attorney for petitioner whose address is 4500 140th Ave N, Suite 221, Clearwater, FL 33762 on or before 28 days after the first date of publication, and file the original with the clerk of this Court at Pinellas County: 545 1st Ave N, St. Petersburg, FL 33701, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

Dated 3/26/2026

Ken Burke  
Clerk of the Circuit Court & Comptroller  
315 Court St, Clearwater, FL 33756

By: s/ Thomas Smith  
Deputy Clerk

4/3-4/24/26LG 4T

**IN THE COUNTY COURT OF THE****PINELLAS COUNTY**

**SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA**  
CIVIL DIVISION

Case No. 25-011523-CO

THE VILLAGE OF WOODLAND HILLS ASSOCIATION, INC.,

a Florida not-for-profit corporation,

Plaintiff,

vs.

CHRISTOPHER BABBITT and TRINNA BABBITT, husband and wife; 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. 25-011523-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein THE VILLAGE OF WOODLAND HILLS ASSOCIATION, INC. is Plaintiff, and CHRISTOPHER BABBITT and TRINNA BABBITT, husband and wife; UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, are Defendants, the Clerk of the Pinellas County Court will sell to the highest bidder for cash on **June 18, 2026**, in an online sale at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com), beginning at **10:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

LOT 28, DEER RUN AT WOODLAND HILLS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 97, PAGES 31 THROUGH 33, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 3540 Ridge Boulevard, Palm Harbor, FL 34684

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 March 26, 2026

/s/ Scott B. Tankel

Scott B. Tankel, Esq., FBN 118453

Primary E-Mail:

[pleadings@tankellawgroup.com](mailto:pleadings@tankellawgroup.com)

TANKEL LAW GROUP

**PINELLAS COUNTY**

Deceased.

**NOTICE TO CREDITORS**

The administration of RUTH RANDLETT A/K/A RUTH ATTARDI, ("Decedent") deceased, whose date of death was November 9, 2024, and whose Social Security Number is XXX-XX-0307, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the 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 SO FILED WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is April 3, 2026.

Petitioner:  
RUTH RANDLETT A/K/A RUTH ATTARDI  
10972 53rd Avenue North  
St. Petersburg, Florida 33708

Attorney for Petitioner:  
/s/ Alfred V. Nicoletti  
ALFRED V. NICOLETTI, ESQ.  
Florida Bar No.: 125446  
LAW OFFICES OF AL NICOLETTI  
7512 Dr. Phillips Blvd., Suite 50-647  
Orlando, FL 32819

4/3-4/10/26LG 2T

**IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA**

CIVIL DIVISION

Case No.: 25-004540-CI

TRYON STREET ACQUISITION TRUST I, a Delaware statutory trust, Plaintiff,

v.  
VISION 2022 LLC, a Florida Limited Liability Company; LUISA FERNANDA DAVILA VALDES; 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 10, 2026, in the above-referenced matter pending in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, the Clerk of this Court will sell the following described property situated in Pinellas County, Florida:

**Lot 15, Long Bayou Acres Second Addition, as per plat thereof, recorded in Plat Book 41, Page 41, of the Public Records of Pinellas County, Florida.**

For Informational Purposes Only:

Property Address: 10118 66th Ave, Seminole, FL 33772

at public sale, to the highest and best bidder, for cash, on **April 28, 2026, at 10:00 a.m.**, via the internet at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com).

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

Americans With Disabilities Act Of 1990. (ADA 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:

Human Rights Office  
400 S. Ft. Harrison Ave., Ste. 500  
Clearwater, FL 33756  
Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired

Contact should be initiated 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 23, 2026.

/s/ Gerald D. Davis

GERALD D. DAVIS, ESQ.

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

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

**IN THE CIRCUIT COURT FOR****PINELLAS COUNTY**

PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-000624-ES

IN RE: ESTATE OF

KENNETH CHARLES GRAWE  
a/k/a KENNETH C. GRAWE  
a/k/a KENNETH GRAWE,  
Deceased.

**NOTICE TO CREDITORS**

The Administration of the Estate of Kenneth Charles Grawe a/k/a Kenneth C. Grawe a/k/a Kenneth Grawe, Deceased, whose date of death was December 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

Jeffrey Charles Grawe  
821 10th Street SW  
Largo, Florida 33770

Attorney for Personal Representative:

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

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

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

CIVIL DIVISION

CASE NO.: 25-012334-CO

FOX CHASE WEST PROPERTY OWNERS ASSOCIATION, INC., Plaintiff

vs.

DANIAH ALMAHBOOBI, AN UNMARRIED WOMAN Defendant.

**NOTICE OF ACTION**

TO: DANIAH ALMAHBOOBI  
3373 Fox Hunt Drive  
Palm Harbor, FL 34683

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

Lot 2, Block E, Fox Chase Townhomes Unit B, according to plat thereof as recorded in Plat Book 102, Page 16, of the Public Records of Pinellas County, Florida

Commonly known as 3373 Fox Hunt Drive, Palm Harbor, FL 34683, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jessica T. Dubsky 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 30 days from the first date of publication, 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 Human Rights, 400 S. Fort Harrison Ave., Suite 500, Clearwater, FL 33756; (727) 464-4062 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated 3/19/2026

Ken Burke  
Clerk of Court and Comptroller  
Pinellas County, Florida

By: /s/ Thomas Smith  
Deputy Clerk

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

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

CASE NO.: 2024-001254-CI

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff,

vs.

JACOB ELLIS; et al.,  
Defendants.

**NOTICE OF SALE****PINELLAS COUNTY**

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure entered on September 5, 2024 in the above-captioned action, the following property situated in Pinellas County, Florida, described as:

**LOT 17, 18, AND 19, BLOCK "B" SECOND ADDITION TO BELMONT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 88, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.**

Shall be sold by the Clerk of Court, Ken Burke, CPA, on the **10th day of June, 2026 at 10:00 a.m. (Eastern Time) at [www.pinellas.realforeclose.com](http://www.pinellas.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 Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated March 24, 2026

/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

Fax: (407) 488-1177

mcoyle@storeylawgroup.com

sbaker@storeylawgroup.com

Attorneys for Plaintiff

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

**IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA**

Case No.: 25-008266-FD

Division: 25

MANISH CHANDRA KANDAKATLA,  
Petitioner,  
and  
SUCHARITHA DASA,  
Respondent.

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

TO: SUCHARITHA DASA  
Last known address: 6550 150th Ave N,  
Apt H107, Clearwater, Florida 33760

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MANISH CHANDRA KANDAKATLA, whose address is 2285 Alea Ln, Wesley Chapel, Florida 33543, on or before 28 days after first publication, and file the original with the clerk of this Court at Clerk of the Circuit Court, 315 Court Street, Clearwater, Florida 33756 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

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

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

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

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

Dated 3/19/2026

Ken Burke  
Clerk of the Circuit Court & Comptroller  
315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith  
Deputy Clerk

3/27-4/17/26LG 4T

**IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA**

Case No.: 26-001798-FD

NATALIE FRANCES MAURONE,  
Petitioner,

and

SEBASTIAN IGNACIO ARIAS CERDA,  
Respondent.

**NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE**

TO: SEBASTIAN IGNACIO ARIAS CERDA  
Last address unknown

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on NATALIE FRANCES MAURONE, whose address is 3021 SR-590, Apt 210, Clearwater, FL 33759, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court St, Rm 170, Clearwater, FL 33756 before service on Petitioner or immediate-

**PINELLAS COUNTY**

ly 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 3/23/2026

Ken Burke  
Clerk of the Circuit Court & Comptroller  
315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith  
Deputy Clerk

3/27-4/17/26LG 4T

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

PROBATE DIVISION

File No. 26-001729-ES

IN RE: ESTATE OF

ALEXANDER JACKSON DUIMOVICH  
a/k/a ALEXANDER J. WILLIAMS  
a/k/a ALEXANDER WILLIAMS,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Alexander Jackson Duimovich a/k/a Alexander J. Williams a/k/a Alexander Williams, deceased, whose date of death was May 20, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., 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 27, 2026.

Personal Representative:

Alisa Ann Duimovich  
2441 Fairbanks Drive  
Clearwater, Florida 33764

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

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

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

PROBATE DIVISION

File No. 26-001321-ES

Division 003

IN RE: ESTATE OF

PHYLLIS JOAN DORIAN  
a/k/a PHYLLIS DORIAN SCHOENBERG  
a/k/a PHYLLIS J. DORIAN  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of PHYLLIS JOAN DORIAN, deceased, whose date of death was December 1, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, Florida 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.

**PINELLAS COUNTY**

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 27, 2026.

Personal Representatives:

/s/ Robin Dorian  
161 West 16th Street, Apt. No. 7H  
New York, New York 10011

/s/ Marc Dorian

1 Sackett Drive

New York, New York 10011

Attorney for Personal Representatives:

/s/ NICHOLAS GRIMAUDO

**PINELLAS COUNTY**

To: MARSHAE L. WALTON  
Case No.: CD202512932/D 3450011

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.

3/20-4/10/26LG 4T

**IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA**

Case No.: 26-1493-FD

TANYA L. WEAVER,  
Petitioner,  
and  
DARRELL WOLFANGER,  
Respondent.

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

TO: DARRELL WOLFANGER  
Last known address: N/A

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 TANYA L. WEAVER, whose address is 468 - Ridge Rd SW Apt 5, Largo, FL 33770 on or before March 5, 2026, and file the original with the clerk of this Court at 315 Court St, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

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

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

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

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

Dated March 10, 2026

Ken Burke  
Clerk of the Circuit Court  
315 Court St, Clearwater, FL 33756  
By: /s/ Stevie Ayars  
Deputy Clerk

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

**NOTICE OF ACTION**

Pinellas County

**BEFORE THE BOARD OF NURSING**

IN RE: The license to practice Nursing Assistance

Alicia D. Fowler, C.N.A.

1146 Woodlawn Street, Clearwater,  
Florida 33756 & 12616 134th Avenue  
North, Largo, Florida 33774

CASE NO.: 2025-41658

LICENSE NO.: CNA 233855

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Monica Jackson-Marcotte, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9830.

If no contact has been made by you concerning the above by April 24, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

3/13-4/3/26 4T

**NOTICE OF ACTION**

Pinellas County

**BEFORE THE BOARD OF NURSING**

IN RE: The license to practice Licensed Practical Nursing

Ashley Nicole Hicks, L.P.N.

112th Avenue North, Apartment 3307  
St. Petersburg, Florida 33716

215 29th Street South, Apartment B  
St. Petersburg, Florida 33712

CASE NO.: 2023-41187

LICENSE NO.: PN5214407

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Matthew Witters, Chief General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9918.

If no contact has been made by you concerning the above by April 24, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special

**PINELLAS COUNTY**

accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

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

**NOTICE OF ACTION**

Pinellas County

**BEFORE THE BOARD OF NURSING**

IN RE: The license to practice Registered Nursing

Nicholas A. Bush, R.N.

711 S Lake Drive  
Clearwater, FL 33756

CASE NO.: 2024-43782

LICENSE NO.: RN9401735

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Matthew Witters, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9918.

If no contact has been made by you concerning the above by April 24, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

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

**IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA**

Case No.: 26-001240FD

NADA VYLETALOVA,  
Petitioner,

and  
AARON MICHAEL BROWER,  
Respondent.

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

TO: AARON MICHAEL BROWER  
Last known address: 5113 N Saint  
Vincent St, Tampa, FL 33614

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 NADA VYLETALOVA, whose address is 2545 NE Coachman Rd. #8 Clearwater, FL 33767 on or before 30 days from first publication, and file the original with the clerk of this Court at 315 Court St, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

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

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

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

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

Dated March 5, 2026

Ken Burke  
Clerk of the Circuit Court  
315 Court St, Clearwater, FL 33756  
By: /s/ Stevie Ayars  
Deputy Clerk

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

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

Notice is hereby given that Samantha Carpenter, owner of Samantha The Oracle LLC, desires to engage in business under the fictitious name 'Acendra Minerals,' with its principal place of business located at 900 Old Combee Rd., Lot 164, Lakeland, Polk County, Florida. Samantha The Oracle LLC intends to register the fictitious name 'Acendra Minerals' with the Division of Corporations, Florida Department of State, pursuant to Section 865.09, Florida Statutes.

4/3/26LG 1T

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

PROBATE DIVISION  
File No. 26-CP-000991  
Division 14

IN RE: ESTATE OF  
CHARLOTTE VICK  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Charlotte Vick, deceased, whose date of death was February 9, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 Broadway Ave N. Bartow, FL 33830. The

**POLK COUNTY**

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 April 3, 2026.

Personal Representative:

/s/ Vonda Huss  
8718 Oakthorne Drive  
Charlotte, North Carolina 28277

Attorney for Personal Representative:

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

4/3-4/10/26 2T

**IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**

CIVIL DIVISION

Case No. 2025CC-004097-0000-00

THE GROVE HOME OWNERS  
ASSOCIATION, INC.,  
a Florida not-for-profit corporation,  
Plaintiff,  
vs.

CHRISTOPHER HARRIS, a single man,  
and CHANESE MARIE RIVERA, a  
single woman, as joint tenants with right  
of survivorship 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. 2025CC-004097-0000-00, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein THE GROVE HOME OWNERS ASSOCIATION, INC. is Plaintiff and CHRISTOPHER HARRIS, a single man, and CHANESE MARIE RIVERA, a single woman and UNKNOWN TENANT n/k/a TRACY BRYANT, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on June 23, 2026, in an online sale at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit:

Lot 3, Block 24, The Grove, according to the map or plat thereof, as recorded in Plat Book 65, Page(s) 29, of the Public Records of Polk County, Florida.

Property Address: 1836 North Crystal Lake Drive Unit 26, Lakeland, FL 33801

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 April 1, 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

4/3-4/10/26LG 2T

**IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA**

CIVIL DIVISION  
CASE NO.: 2017CA001901  
DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QH1  
PLAINTIFF,  
VS.

MARIA ISABEL GIRLADO A/K/A MARIA ISABELA GIRLADO A/K/A MARIA GIRLADO, JUAN GONZALO VILLA A/K/A JUAN G. VILLA A/K/A JUAN VILLA ET AL.,  
DEFENDANTS.  
RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)  
NOTICE IS HEREBY GIVEN pursuant to Or Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 23rd day of March 2026, and entered in Case No.

**POLK COUNTY**

2017CA001901, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc. is the Plaintiff and JUAN GONZALO VILLA A/K/A JUAN G. VILLA A/K/A JUAN VILLA; MARIA ISABEL GIRLADO A/K/A MARIA ISABELA GIRLADO A/K/A MARIA GIRLADO; RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC. HOME EQUITY LOAN PASS-THROUGH CERTIFICATES, SERIES 2007-HSA2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE and HAMPTON LAKES OF DAVENPORT HOMEOWNERS ASSOCIATION, INC. are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at [www.polk.realforeclose.com](http://www.polk.realforeclose.com) at 10:00 A.M. on the 27th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 135, HAMPTON ESTATES PHASE I, VILLAGES 1-B & 2-B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 18 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK 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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this document; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 30th day of March, 2026.

By: /s/ Liana R. Hall

Liana R. Hall

Bar No. 73813

Submitted by:

Tromberg, Miller, Morris & Partners, PLLC  
600 West Hillsboro Boulevard, Suite 600,  
Deerfield Beach, FL 33441  
Telephone: 786.268.9954  
DESIGNATED PRIMARY E-MAIL FOR SERVICE  
PURSUANT TO FLA. R. JUD. ADMIN  
2.516  
ESERVICE@TMPPLLC.COM  
11080-1032971

**IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA**

CIVIL DIVISION  
CASE NO.: 2025CA004554A000BA  
LAKEVIEW LOAN SERVICING, LLC  
PLAINTIFF,  
VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD C BRICKNER A/K/A RICHARD BRICKNER, 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 Richard C Brickner A/K/A Richard Brickner  
Last Known Address: 208 Feldspar Street,  
Haines City, FL 33844  
Current Residence: UNKNOWN

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

LOT 18, STONEWOOD CROSSINGS-PHASE 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 135, PAGES 39 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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 4/22/26, 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 16th day of March, 2026.  
STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT  
As Clerk of Court  
By: Sebastian Irlanda  
As Deputy Clerk  
Publish: La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675  
11080-1032553

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 2025CA-003169-A000-BA  
FREEDOM MORTGAGE CORPORATION  
PLAINTIFF,  
VS.  
CONCEPCION RODRIGUEZ AND PERLA KARINA SERRANO VALLE, ET AL.,  
DEFENDANT(S)  
NOTICE OF ACTION

**POLK COUNTY**

TO: Perla Karina Serrano Valle  
Last Known Address: 501 Fuller St Apt  
242 Arlington TX 76011  
Current Residence: UNKNOWN  
TO: Unknown spouse of Perla Karina Serrano Valle

Last Known Address: 501 Fuller St Apt  
242 Arlington TX 76011  
Current Residence: UNKNOWN  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
Lot 143, of Preservation Pointe Phase 3, according to the plat thereof recorded in Plat Book 185, Pages 13 through 14, 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 4/27/2026, 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 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 19 day of March, 2026.  
STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT  
As Clerk of Court  
By: Tamika Joiner  
As Deputy Clerk  
Publish: La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675  
11080-1032513

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

CIVIL DIVISION

CASE NO.: 25-CC-003144

DINNER LAKE SHORES HOME OWNERS ASSOCIATION, INC.,  
Plaintiff,  
vs.

KATIE ANN STUDDARD and  
RYAN DAVID SLOAN,  
Defendant(s).

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on March 20, 2026, by the County Court of Polk County, Florida, for the following property described as:

LOT 13, DINNER LAKE SHORES PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 29 THROUGH 31, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

will be sold at public auction by the Polk County Clerk of Court, to take place electronically online at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), on April 24, 2026 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031(10) of the Florida Statutes.

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

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service".

/s/ Katherine Martinez, Esq.  
Florida Bar No. 70879  
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

4/3-4/10/26LG 2T

**IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**

CASE NO.: 2026CA-000538-A000-BA

CRYSTAL LEBRON,  
Plaintiff,  
vs.

MARJORIE FERGUSON COOLEY,  
MARTIN IRVIN COOLEY, ESTATE OF  
MARJORIE FERGUSON COOLEY,  
ESTATE OF MARTIN IRVIN COOLEY,  
UNKNOWN HEIRS OF MARTIN IRVIN  
COOLEY and UNKNOWN HEIRS OF  
MARJORIE FERGUSON,  
Defendants.

**NOTICE OF ACTION**

TO: MARJORIE FERGUSON COOLEY

**POLK COUNTY**

Marathon, Florida 33050

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

LOT 20, BLOCK 107, INDIAN LAKE ESTATES UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 14, PUBLIC RECORDS OF POLK 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 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 P.O. Box 9000, Drawer CC-8, Bartow, Florida 33831-9000 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 17th day of March 2026

Stacy M. Butterfield  
Clerk of the Circuit Court  
By: /s/ Sebastian Irlanda  
As Deputy Clerk

4/3-4/24/26LG 4T

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

PROBATE DIVISION

File No. 2026-CP-000705

IN RE: ESTATE OF  
RONALD KEITH KENOLY  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Ronald Keith Kenoly, deceased, whose date of death was February 3, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE 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 27, 2026.

Personal Representative:

/s/ Samuel Ramon Kenoly  
3332 Jones Lake Road  
Fuquay Varina, North Carolina 27526

Attorney for Personal Representative:

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

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

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

PROBATE DIVISION

File No. 2026CP000818A000BA

IN RE: ESTATE OF  
OLGA MARGARITA TORRES MADHAR  
Deceased

**NOTICE TO CREDITORS**

The administration of the estate of OLGA MARGARITA TORRES MADHAR, deceased, whose date of death was July 4, 2025; File Number 2026CP000818A-000BA, is pending in the Circuit Court for Polk County, Florida County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER

**POLK COUNTY**

THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative:

MARIA D. TORRES OTERO  
234 Greenwich Street  
Davenport, FL 33896

Attorneys for Personal Representative:

Derek B. Alvarez, Esq. - FBN 114278  
DBA@GendersAlvarez.com  
Anthony F. Diecidue, Esq. - FBN 146528  
AFD@GendersAlvarez.com  
Whitney C. Miranda, Esq. - FBN 65928  
WCM@GendersAlvarez.com  
GENDERS♦ALVAREZ♦DIECIDUE, P.A.  
2307 West Cleveland Street  
Tampa, FL 33609  
Phone: (813) 254-4744  
Fax: (813) 254-5222

**Eservice for all attorneys listed above:**  
**GADeservice@GendersAlvarez.com**

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

**Notice of Public Auction**

Notice of Public Auction for monies due on Storage Units. An auction will be held on the 15th of April, 2026 at or after 8:00 AM. Units are said to contain common household items. The property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

**24789 US Hwy 27 N., Lake Wales, FL 33859**

E0518	Joseph Bonner	\$419.90
F0633	Christopher Hanson	\$544.85
F0644	Heather Hervey	\$389.90
E0502	Justin Williams	\$229.90
H0837	Nyema McCurrie	\$319.90
K1100	Christi Olechnowicz	\$589.85
B0224	Cornetta Grimes	\$639.95
E0550	Frances Evans	\$505.80
L1215	Christopher Burnside	\$751.70
I0934	Coneilus Johnson	\$389.90

**1621 N. Florida Ave., Lakeland, FL 33805**

3816	Dawn Lewis	\$417.80
3812	Shantrea Young	\$400.54

**2525 US Hwy 98 N., Lakeland, FL 33810**

2313	Kelly Grozier	\$667.70
2190	Dawn Mengler	\$427.72
3332	Mark Diederichs	\$412.24
1103	Christopher Liden	\$353.80
1099	Julius Dixon	\$287.80
0139	Javon Jiles	\$419.09
3099	Remington Grandi	\$304.85
1185	Angela Lewis	\$800.44
2198	Yeizel Cordero	\$656.70
2052	Anvonshea Peterson	\$409.90
3082	John Doe	\$1764.90
1032	Antonio Lans	\$372.44
0204	Antonio Lnas	\$422.44
0119	Tyra Davis	\$403.10
3002	Glennis Holmes	\$427.70
2002	Glennis Holmes	\$427.70

**1111 E. Brandon Blvd., Brandon, FL 33511**

0147	Marzett Harris	\$1049.85
4115	Caprece Milton	\$367.80
3090	Robert Ferreira	\$239.80
0229	Joseph Watkins	\$523.80
0271	Adelfa Santa	\$580.78
3206	John Doe	\$619.80
0153	Rominka Josiah	\$339.90
3058	Daniel Kraft	\$474.50
3322	Kevin Diaz	\$316.70
2190	Gabriel Sweeny	\$237.80
3342	Scott Lavoie	\$239.80
1200	Keana Williams	\$361.70
4156	Marzett Harris	\$634.85
2176	Willy Leon	\$235.80
1165	Ralph Nunez	\$249.90
3108-09	Danny McIntyre	\$613.80
2137	Jermaine Williams	\$274.73

**5806 N. 56th St., Tampa, FL 33610**

4018	Jasmine Brown	\$467.80
4201	Hemy Lewis	\$509.90
222	Emma Holmes	\$339.90
4311	Ronald Washington	\$509.90
326	Tahesha Wilson	\$257.80
4317	Michael Williams	\$752.34

**11915 US Hwy. 301 N., Thonotosassa, FL 33592**

936	Recarra Gadson	\$1040.67
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3/27-4/3/26LG 2T

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

CIVIL DIVISION

CASE NO.: 25-CC-006879

DINNER LAKE SHORES HOME OWNERS ASSOCIATION, INC.,  
Plaintiff,

vs.

HENRY NAVARRO,  
Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on March 17, 2026, by the County Court of Polk County, Florida, for the following property described as:

LOT 116, DINNER LAKE SHORES PHASE THREE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 135, PAGE 33 AND 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

will be sold at public auction by the Polk County Clerk of Court, to take place electronically online at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), on **June 15, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031(10) of the Florida Statutes.

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

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service".

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

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

**POLK COUNTY**

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
CASE NO.: 532026CA000959A000Ba

BARRKS PROPERTIES LLC,  
Plaintiff,  
V.

EDUARDO BURGER GOMEZ, SUSANA G. DE BURGER, ESTATE OF EDUARDO BURGER GOMEZ, ESTATE OF SUSANA G. DE BURGER, UNKNOWN HEIRS OF EDUARDO BURGER GOMEZ and UNKNOWN HEIRS OF SUSANA G. DE BURGER,  
Defendant.

**NOTICE OF ACTION**

TO: EDUARDO BURGER GOMEZ

0 Japonica Ave

Indian Lake Estates, Florida 33855

SUSANA G. DE BURGER

0 Japonica Ave

Indian Lake Estates, Florida 33855

ESTATE OF EDUARDO BURGER GOMEZ

0 Japonica Ave

Indian Lake Estates, Florida 33855

ESTATE OF SUSANA G. DE BURGER

0 Japonica Ave

Indian Lake Estates, Florida 33855

UNKNOWN HEIRS OF EDUARDO BURGER GOMEZ

0 Japonica Ave

Indian Lake Estates, Florida 33855

UNKNOWN HEIRS OF SUSANA G. DE BURGER

0 Japonica Ave

Indian Lake Estates, Florida 33855

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

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

INDIAN LAKE ESTATES UNIT 13 PB 40 PG 20 BLK 365 LOT 16 SEC 17 31 30. SUBJECT TO 2025 TAXES.

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 255 N. Broadway Ave., Bartow, Florida 33830 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 10th day of March, 2026

Stacy M. Butterfield  
Clerk of the Circuit Court

By: /s/ Illegible

As Deputy Clerk

3/27-4/17/26LG 4T

**IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA**

CASE NO.: 2025 DR 9471

IN RE: THE MARRIAGE OF:

LEILA LORETTA SOWKEY,

Petitioner,

and

SURPAUL CHUNILALL,

Respondent

**NOTICE OF ACTION FOR PUBLICATION**

TO: SURPAUL CHUNILALL

11827 179th Street, Jamaica, NY 11434

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Krystal A. Nunez, Petitioner's attorney, whose address is P.O. Box 120112, Clermont, FL 34712, on or before 04/24/2026, and file the original with the clerk of this court at Polk County Court-house, 225 N. Broadway Avenue, Bartow, Florida 33830, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

**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 ON 03/18/2026

Stacy M. Butterfield

Clerk of the Circuit Court

By: /s/ Shari R. Reed

Deputy Clerk

3/27-4/17/26LG 4T

**IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**

FAMILY LAW DIVISION

CASE NO.: 2026DR000569A000BA

IN RE: THE MARRIAGE OF

YOSEAN PEREZ

Petitioner,

v.

JOHAYDE PASTOR

Respondent.

**SUMMONS****PERSONAL SERVICE ON AN INDIVIDUAL**

TO/PARA/A:

JOHAYDE PASTOR

IMPORTANT

A lawsuit has been filed against you. You have 20 calendar days after this summons is served on you to file a written response to the attached complaint/petition with the clerk of this circuit court, located at:

Polk County Clerk of Courts  
P.O. Box 9000, Drawer CC-2  
Bartow, FL 33831-9000

If you need the physical location for in-person filings, it is:

Polk County Courthouse  
255 N Broadway Ave, Bartow, FL 33830

A phone call will not protect you. Your written response, including the case number given above and the names of the parties, must be filed if you want the Court to hear your side of the case.

**POLK COUNTY**

If you do not file your written response on time, you may lose the case, and your wages, money, and property may be taken thereafter without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book).

If you choose to file a written response yourself, at the same time you file your written response to the Court, you must also serve a copy of your written response on the party serving this summons at:  
Richard McCluskey Esquire 209 Lithia Pinecrest Road, Brandon, FL 33511

You may review these documents, upon request.

**Florida Family Law Rules of Procedure Form 12.910(a), Summons: Personal Service on an Individual (09/12)**

**You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file 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.)**

THE STATE OF FLORIDA

TO EACH SHERIFF OF THE STATE: You are commanded to serve this summons and a copy of the complaint in this lawsuit on the above-named person.

DATED 1/23/26

Stacy M. Butterfield  
Clerk of the Circuit Court

By: /s/ Sherry Gill

Deputy Clerk

3/27-4/17/26LG 4T

**IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**

CASE #: 2025-CA-002658

FIRST NATIONAL BANK OF AMERICA

Plaintiff

vs.

DINAMARTA RENER DE SOUZA

HONORATO; ET. AL.;

Defendants.

**NOTICE OF FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated the 19th day of February, 2026, and entered in Case No. 532025CA002658A-000BA of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, where, FIRST NATIONAL BANK OF AMERICA is the Plaintiff, and DINAMARTA RENER DE SOUZA HONORATO; JOSE DORES HONORATO; and WINDSOR ISLAND RESORT HOMEOWNERS ASSOCIATION, INC., are Defendants. STACY M. BUTTERFIELD, as the Clerk of the Circuit Court, shall sell to the highest and best bidder for cash at [www.polk.realforeclose.com](http://www.polk.realforeclose.com) beginning at **10:00 AM**, on the **21st day of April, 2026**, the following described property as set forth in said final judgment, to wit:

**LOT 98, WINDSOR ISLAND RESORT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE(S) 15 THROUGH 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.**

**PROPERTY ID NUMBER: 26-25-13-998011-000980**

**COMMONLY KNOWN AS: 920 PARADISE DRIVE, DAVENPORT, FLORIDA 33897**

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

Dated this 20th day of March, 2026.

/s/ Jason M. Tarokh

JASON M. TAROKH

Florida Bar # 57611

Tarokh Law, PLLC

PO Box 10827, Tampa, FL 33679

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

**IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**

CASE NO.: 2025DR006634

FAMILY DIVISION&lt;/

SARASOTA COUNTY

SARASOTA COUNTY, FLORIDA. shall be sold by the Clerk of Court, Karen E. Rushing, on May 6, 2026 on-line at 9:00 a.m. (Eastern Time) Online at www.sarasota.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 within 60 days after the sale. 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 a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance: Please contact Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-7400, 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 26, 2026 s/ Michael C. Coyle MICHAEL C. COYLE, ESQ. Florida Bar No.: 1054501 Email: mcoyle@storeylawgroup.com STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd, Suite 300 Orlando, FL 32804 Telephone: 407-488-1225 Secondary Email: sbaker@storeylawgroup.com Attorneys for Plaintiff

4/3-4/10/26LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000607-NC

IN RE: ESTATE OF BETTY S. GREENWOOD Deceased.

NOTICE TO CREDITORS

The administration of the estate of Betty S. Greenwood, deceased, whose date of death was December 23, 2025, 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 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 April 3, 2026.

Personal Representative: /s/ Carolyn D. Greenwood 3224 Boomerang Lane Knoxville, Tennessee 37931 Attorney for Personal Representative: /s/ D. Christopher Alfonso, Esquire Florida Bar Number: 0731455 3002 West Kennedy Boulevard Tampa, Florida 33609 Telephone: (813) 523-9009 E-Mail: chris@wealthplanninglaw.com

4/3-4/10/26 2T

SARASOTA COUNTY

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000853-O

IN RE: ESTATE OF BARBARA JEAN PAPSON a/k/a BARBARA J. PAPSON, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Barbara Jean Papson a/k/a Barbara J. Papson, deceased, whose date of death was September 30, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, Florida 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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 27, 2026.

Personal Representative: Nancy Lynn Vennel 520 Friendship Road Mary Esther, Florida 32569 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

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

SARASOTA COUNTY

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 4/17/26 Landscape and Construction Materials (SMS)
3:00 PM 4/10/26 ADA Push Button (SMS)
3:00 PM 4/27/26 Sand, (Filter, Silica Sand, and Cement Sand) (SMS)
3:00 PM 4/24/26 Demolition Services, West Tampa CRA Site Preparation at N Howard & W Cypress (SMS) (Re-Bid)
Pre-Bid Meeting to be held 4/13/26 @ 9:00AM

then and thereafter to be publicly opened and read. Bid documents are available at the Purchasing Department (Phone No. 813/274-8351).

It is hereby made a part of this Invitation to Bid that the submission of any Bid in response to this advertised request shall constitute a Bid made under the same conditions for the same contract price and for the same effective period as this Bid to all public entities in Hillsborough County.

Dated: 4/3/2026 Deanna Faggart, CPPO Director of Purchasing City of Tampa, FL 2555 East Hanna Avenue Tampa, FL 33610

4/3/26LG 1T

CITY OF TAMPA PURCHASING DEPARTMENT INVITATION TO BID

Sealed Bids will be received by the Director of Purchasing, City of Tampa, in her office until:

- 3:00 PM 4/30/26 Electric Motor Repairs
3:00 PM 5/7/26 McKay Bay Waste to Energy (WTE) Facility UPS - Maintenance and Inspection Services
Pre-Bid Meeting to be held 4/8/26 @ 10:30AM
3:00 PM 5/8/26 McKay Bay Waste to Energy (WTE) Facility Quality Audits and CO2 Sampling Program (Bid Discount)
Pre-Bid Meeting to be held 4/9/26 @ 10:30AM

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: 04/03/2026 Deanna Faggart, CPPO Director of Purchasing City of Tampa, FL 2555 East Hanna Avenue Tampa, FL 33610

4/3/26LG 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 prefabricated booths for use at Raymond James Stadium.

BID #25-12

Prefabricated Booths, Raymond James Stadium

BID DUE DATE

Wednesday, April 15, 2026 not later than 10am

Bid packages will be available for distribution on Monday, March 30, 2026. Documents will be 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 27th Day of March 2026.

/ss/ Deltacia Jones Procurement Manager TAMPA SPORTS AUTHORITY

4/3/26LG 1T

SARASOTA COUNTY

ADVERTISEMENT

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

RFB 26-5030 OIL EVACUATION AND DISTRIBUTION SYSTEMS FOR BROOKSVILLE AND TAMPA OFFICES. A non-mandatory pre-bid conference and site visit will be held at each campus on:

Tuesday, April 14, 2026, at 10:00 a.m. local time at - Southwest Florida Water Management District, Brooksville Headquarters, Building 4 Lobby, 2379 Broad Street, Brooksville, Florida 34604-6899

Wednesday, April 15, 2026, at 10:00 a.m. local time at - Southwest Florida Water Management District, Tampa Service Office, Building 1 Lobby, 7601 US Hwy 301, Tampa, Florida, 33637-6759.

Please refer to the solicitation document for more information.

DUE DATE: May 5, 2025, at 2:00 p.m. local time. Contact: Ari Horowitz.

To view or listen to bid opening: Join Microsoft Teams meeting on your computer or mobile app via https://bit.ly/40JLyBa Or call in (audio only) +1 786-749-6127,,790817376# United States, Miami Phone conference ID: 790 817 376#

The solicitations may be obtained through the District's Internet website at http://www.watermatters.org/procurement under "View Our Solicitations" or on DemandStar, www.demandstar.com. For more information contact Procurement Services at procurement@watermatters.org, (352) 505-2970, or in Florida: 1-800-423-1476, TDD ONLY 1-800-231-6103.

4/3/26LG 1T

PORT TAMPA BAY REQUEST FOR PROPOSALS (RFP NO. 002-26) VIDEO PRODUCTION SERVICES

Tampa Port Authority, d/b/a Port Tampa Bay (PTB), is advertising Request for Proposals (RFP) from Qualified Respondents interested in providing video production services.

The Procurement is available on Euna OpenBids (DemandStar) (www.demandstar.com) on Friday, April 3, 2026. All responses to the Procurement shall include a letter indicating the Firm's interest and completion of the Procurement Documents, including a Respondent's Questionnaire. Firms failing to submit the required Procurement Documents may be deemed non-responsive to the Procurement.

PTB will hold a MANDATORY PRE-PROPOSAL TELECONFERENCE on Thursday, April 16, 2026 at 9:00 a.m. Prospective respondents are required to participate. PTB will only accept proposals submitted by firms participating in the teleconference. Respondents should view the documents and drone footage, if any, prior to the teleconference. See Attachment 4 of the Procurement for the teleconference details.

Proposals are due on Thursday, May 7, 2026 at 1:00 p.m. Interested firms should obtain a copy of the procurement instructions and submittal documents and submit a completed response to Port Tampa Bay, 1101 Channelside Drive, 4th Floor, Tampa, Florida 33602.

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

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

Table with 2 columns: Documents Available on Euna OpenBids (DemandStar) Friday, April 3, 2026; Mandatory Pre-Proposal Teleconference Thursday, April 16, 2026 at 9:00 a.m.; Proposals Due Thursday, May 7, 2026, by 1:00 p.m.

4/3/26LG 1T

Advertisement INVITATION FOR BID Solicitation No. FY25-IFB-01 Oaks at Riverview Community Center HVAC System Replacement March 27, 2026

The Housing Authority of the City of Tampa (THA), is seeking bids from qualified firms to the replacement of the HVAC System at the Oaks at Riverview Community Center. The Authority intends to award a firm fixed price contract to the lowest responsive responsible contractor whose experience and fee is most advantageous to the Authority.

Complete submission details for proposals can be found in the official Invitation for Bid (IFB) package. The IFB package can be found online at www.TampaHA.org (Go to www.tampaha.org Click -> Procurement from the on menu, then Click -> Bid Opportunities, and follow the prompts), by calling the THA Contracting Office at 813-341-9101 ext. 3480, or visiting THA located at 5301 West Cypress Street, Tampa Florida 33607. All prospective firms must obtain an official copy of the IFB from THA in order to be considered.

The deadline for submitting proposals is Wednesday, April 29, 2026, 2:00 PM (EST).

THE HOUSING AUTHORITY OF THE CITY OF TAMPA IS AN EQUAL OPPORTUNITY EMPLOYER. BY ORDER OF JEROME D. RYANS, PRESIDENT/CEO.

4/3-4/10/26LG 2T

NOTICE OF ADOPTION

NOTICE IS HEREBY GIVEN TO WHOM IT MAY CONCERN: NOTICE is hereby given that on the 10th day of March, 2026, the Board of County Commissioners of Hillsborough County, Florida, adopted a resolution closing, vacating and abandoning the following described property:

Resolution No. R26-019, Vacating Petition V25-0024, a portion of public right-of-way known as Balm Wimauma Road, adjacent to the property located at 14747 Balm Wimauma Rd in Balm (between folios 77854-0000 and 77848-0704).

4/3/26LG 1T