

CITRUS 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

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

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

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

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

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

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 FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION**

File No. 26-CP-000338
Division Probate

HERNANDO COUNTY

IN RE: ESTATE OF
DIANA RUTH DE LA ROSA
Deceased.

NOTICE TO CREDITORS (Summary Administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Diana Ruth De La Rosa, deceased, File Number 26-CP-000338, by the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Room 130, Brooksville, Florida 34601; that the decedent's date of death was November 26, 2025; that the total value of the estate is \$100.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Diana De La Rosa Trust	15011 Highfield Rd Spring Hill, FL 34609

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is April 10, 2026.

Person Giving Notice:
Liana Teague
15011 Highfield Road
Spring Hill, Florida 34609

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

4/10-4/17/26LG 2T

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

Case No.: 25-CA-1170

ASSOCIATES FINANCIAL SERVICES, LLC,
Plaintiff,

vs.

JOSE SALGADO,
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, pursuant to a Final Judgment of Foreclosure dated 03/24/2026 entered in Case No.: 25-CA-1170 of the Circuit Court of Fifth Judicial Circuit, in and for Hernando County, Florida, wherein ASSOCIATE FINANCIAL SERVICES, LLC, is the Plaintiff and JOSE SALGADO, is the Defendant, the Clerk of Court will sell to the highest bidder for cash the property situated in Hernando County, Florida, described as:

LOT 2, BLOCK 93-A, RIDGE MANOR ESTATES, UNIT NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 23, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Address: 33258 Coral Rock Dr, Webster, FL 33597

at public sale, bidding begins at 11:00 a.m. EST outside of the Civil Department, Room 245 of the Hernando County Courthouse, 20 N. Main Street in Brooksville on April 28th, 2026. Any persons claiming an interest in the surplus for the sale, if any, other than the property owner, as of the date of the Lis Pendens, must file a claim in accordance with Florida Statutes, Section 45.031 before the clerk reports the surplus as claimed.

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 on the 3rd day of April 2026.

Ross M. Mabery, Esq.
Perry G. Gruman, P.A.
FBN: 101939
3400 W. Kennedy Blvd.
Tampa, FL 33609
813-870-1614
perry@grumanlaw.com
PGPA: 24-1136

4/10-4/17/26LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION

File No. 26000117CPAXMX

IN RE: ESTATE OF
ANTHONY RICCIARDI
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ANTHONY RICCIARDI, deceased, whose date of death was January 29, 2023, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

HERNANDO COUNTY

AFTER THE 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 10, 2026.

Personal Representative:
/s/ FRANCES A. RICCIARDI
14211 Andrew Scott Road
Spring Hill, Florida 34609

Attorney for Personal Representative:
/s/ Malcolm R. Smith
MALCOLM R. SMITH, ESQUIRE
Florida Bar No. 0513202
Email: truster1985@gmail.com
Secondary Email: None
Law Office of Malcolm R. Smith, P.A.
P.O. Box 5489
Hudson, Florida 34674
Telephone: (727) 819-2256

4/10-4/17/26LG 2T

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

File No. 26000141CPAXMX

IN RE: ESTATE OF
NICOLA CARACCIA,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Nicola Caraccia, deceased, whose date of death was October 9, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is Hernando County Courthouse, Suite 335, 20 N. Main St., 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 the decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is April 10, 2026.

Personal Representative:
/s/ Nicholas Caraccia
4031 Audubon Drive
Largo, Florida 33771

Attorney for Personal Representative:
/s/ Charles Adams
Charles Adams, Esq.
charles@zoeckleinlawpa.com;
brice@zoeckleinlawpa.com;
eservice2@zoeckleinlawpa.com
Florida Bar No. 91288
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511
Tel: (813) 501-5071
Fax: (813) 925-4310

4/10-4/17/26LG 2T

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

HERNANDO COUNTY

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 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 PROBATE DIVISION

File No. 26000252CPAXMX

IN RE: ESTATE OF
TIMOTHY GUY DAWSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Timothy Guy Dawson, deceased, whose date of death was December 8, 2025, is pending in the Circuit Court for HERNANDO County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 10, 2026.

Personal Representative:
Caitlyn Paige Allen
3085 Starlight Court
Manchester, Maryland 21102

Attorney for Personal Representative:
/s/ Sofia C. Herrera
SOFIA C. HERRERA
Florida Bar Number: 1069771
AARON W. SAOUD, ESQUIRE
Florida Bar Number: 96124
Attorneys
AWS LAW FIRM
2202 N. Westshore Boulevard, Suite 200
Tampa, Florida 33607
Telephone: (813) 922-5293
E-Mail: attorney@awsllaw.org
Secondary E-Mail: service@awsllaw.org

4/10-4/17/26LG 2T

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, 21255 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

HERNANDO COUNTY

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

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

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 Judgement 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 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

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

Case No.: 26 004417

Division: F-P

YAQUELIN IZQUIERDO BARRIOS,
Petitioner,

and

ARMANDO ANSELMO RIVAS
CASTANEIRA,
Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

HILLSBOROUGH COUNTY

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

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

Dated April 6, 2026
 Victor Crist, Clerk of the Circuit Court
 800 E. Twiggs St., Tampa, FL 33602
 By: s/ Deputy Clerk

4/10-5/1/26LG 4T

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

CASE NO.: 26-CP-000911
 DIVISION: A

IN RE: ESTATE OF FLORENCE J. GUSTAFSON, Deceased.

NOTICE TO CREDITORS

ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of FLORENCE J. GUSTAFSON, deceased, File Number 26-CP-000911, 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 April 10, 2026.

Personal Representative:
 TODD W. GUSTAFSON
 605 Brisbane Court
 Fayetteville, North Carolina 28314

Attorney for Personal Representative:
 JOHN W. GARDNER, ESQUIRE
 JOHN W. GARDNER, P.A.
 221 East Robertson Street
 Brandon, Florida 33511
 (813) 651-0055
 Florida Bar No.: 745219

4/10-4/17/26LG 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 has been filed against you in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, by SHARON L. PRESTON, regarding the following property:

Property address: 6810 E. Dr. Martin Luther King Jr. Blvd. Tampa, Florida 33619
 Legal Description: JACKSON HEIGHTS ANNEX LOT 10 BLOCK I according to the map or plat thereof, as recorded in Plat Book 40, Page 29 of the Public Records of Hillsborough County, Florida.
 PIN: U-02-29-19-1M-Q-000001-00010.0
 Folio: 041548-0000

and that you are required to serve a copy of your written 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 on or before May 9th, 2026 or 30 days after the time publication of this Notice of Action and file the original with the Clerk of this Court the address of which is 800 E. Twiggs Street, Tampa, Florida 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 April 6, 2026
 Victor D. Crist, Clerk of Court
 800 E. Twiggs Street, Tampa, FL 33602
 By: s/ Omega Brown
 Deputy Clerk

4/10-5/1/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY

To: CHRISLEY JOSEPH

Case No.: CD202512487/D 3442722/3402356
 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 Stat-

HILLSBOROUGH COUNTY

utes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

4/10-5/1/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 26-CP-001095

IN RE: ESTATE OF MACK ANTONIO DUKES Deceased

NOTICE TO CREDITORS

The administration of the estate of MACK ANTONIO DUKES, deceased, whose date of death was December 2, 2024; File Number 26-CP-001095, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 10, 2026.

Personal Representative:
 VALARIE J. GRIM
 Sunshine State Guardian & Fiduciary Services, LLC
 701 South Howard Avenue, Suite 106339
 Tampa, FL 33606

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

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 26-CP-001054
 Division B

IN RE: ESTATE OF LOREN M. FUSSELL Deceased.

NOTICE TO CREDITORS

The administration of the estate of LOREN M. FUSSELL, deceased, whose date of death was December 17, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 10, 2026.

Personal Representative:
 /s/ Layna Fussell Dorado
 LAYNA FUSSELL DORADO
 10814 La Vista Loop
 Riverview, Florida 33578

Attorney for Personal Representative:
 /s/ Dana Kemper
 Dana Kemper, Esq.
 Florida Bar # 0044337
 HEMNESS FALLER ELDER LAW
 309 N. Parsons Avenue
 Brandon, Florida 33510-4515
 (813) 661-5297
 (813) 689-8725 fax

HILLSBOROUGH COUNTY

dana@hemnesslaw.com
 service@hemnesslaw.com
 4/10-4/17/26LG 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:

FORTUNE FULFILLMENT

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Zoning Hearing Master, pursuant to Hillsborough County Ordinance 92-05, beginning at 6:00 p.m., **April 27, 2026**, at the Board Room, 2nd floor of the County Center, 601 E. Kennedy Blvd., Tampa, FL 33602 to hear the following requests. **Virtual participation in this public hearing is available through communications media technology, as described below.**

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

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

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

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

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

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFL.gov website by going to HCFL.gov/Newsroom and selecting the "Meetings & Events" button
- Listening to the hearing on smart phones by going to the above YouTube link.

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

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

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

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

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

REZONING REQUESTS

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

Petition RZ-PD 25-1061, filed on 07/07/25 by Todd Pressman / Pressman & Assoc., Inc., of 200 2nd Ave S, #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Rezone to Planned Development. The property is presently zoned PD 05-1783 & RSC-2 MH and is located at Symmes Rd, 600' E of Symmes Rd & North St intersection, N side of the street.

Petition RZ-PD 26-0339, filed on 12/12/25 by William Ratterree, represented by Nicolas Malabet, of 299 Dr. MLK Jr. St N, St. Petersburg, FL 33701, ph (813) 570-5631. Requesting a Rezone to Planned Development. The property is presently zoned CG and is located at 717 W Robertson St.

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

Petition RZ-PD 26-0422, filed on 01/14/26 by HBWB Development Services, LLC, represented by Clearview Land Design, of 3010 W Azelee St, Tampa, FL 33609, ph (813) 223-3919, and Hill Ward Henderson, of 101 E Kennedy Blvd, Ste 3700, Tampa, FL 33602, ph (813) 227-8421. Requesting a Rezone to Planned Development. The property is presently zoned AR & PD 11-0581 and is located at SW corner of Lithia Pinecrest Rd & Cattle Baron Ct.

Petition RZ-PD 26-0426, filed on 01/14/26 by Flourmoy Development Group, LLC, represented by S. Elise Batsel / Stearns Weaver Miller, of 401 E Jackson St, Ste 2100, Tampa, FL 33602, ph (813) 223-4800. Requesting a Rezone to Planned Development. The property is presently zoned AS-1 & PD 92-0425 and is located at 13009 Community Campus Dr.

Petition RZ-PD 26-0431, filed on 01/15/26 by PSS, LLC, represented by Anne Pollack / Trenam Law, of 200 Central Ave, Ste 1600, St. Petersburg, FL 33701, ph (727) 820-3989. Requesting a Rezone to Planned Development. The property is presently zoned PD 20-0102 & RDC-12 and is located at 3814 Lemon Ave.

Petition RZ-PD 26-0433, filed on 01/16/26 by Cadence Partners, LLC, represented by Bradley Arant Boult Cummings / Gina Grimes, of 1001 Water St, Ste 1000, Tampa, FL 33602, ph (813) 559-5500. Requesting a Rezone to Planned Development. The property is presently zoned RSC-9 HAOD & CG HAOD and is located at George Rd, 500' N of W Hillsborough Ave & George Rd intersection, W side of the street.

Petition RZ-PD 26-0436, filed on 01/15/26 by Mosaic Fertilizer, LLC, represented by Vinette Godellia / Stearns Weaver Miller, of 401 E Jackson St, Ste 2100, Tampa, FL 33602, ph (813) 223-4800. Requesting a Rezone to Planned Development. The property is presently zoned AI, M, PD 83-0006, PD 99-1153, & RSC-6 MH and is located at E of Old US Hwy 41 A & S US Hwy 41; & S 78th St, 700' S of Flower Ave & S 78th St intersection, W side of the street; plus two spoil islands W of US 41 with folios 290000.0107 & 290000.0110.

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

Petition RZ-STD 26-0481, filed on 01/29/26 by Leaders Companies, LLC, represented by Bryan Dion / Johnson Pope Bokor Ruppel & Burns, of 400 N Ashley Dr, Ste 3100, Tampa, FL 33602, ph (727) 999-9900. Requesting a Rezone to CN. The property is presently zoned AS-1 and is located at 14702 Bellamy Rd & 5911 Ehrlich Rd.

Petition RZ-STD 26-0541, filed on 02/12/26 by Mark Bentley, of 400 N Ashley Dr, Ste 3100, Tampa, FL 33602, ph (813) 225-2500. Requesting a Rezone to M. The property is presently zoned ASC-1 and is located at 6106 Hartford St.

Petition RZ-STD 26-0548, filed on 02/13/26 by Melva Rodriguez, of 4201 W Hamilton Ave, Tampa, FL 33614, ph (863) 279-9278. Requesting a Rezone to BPO. The property is presently zoned RMC-6 and is located at 3410 Moran Rd.

Petition RZ-STD 26-0609, filed on 03/03/26 by El Rancho Food Truck, LLC, represented by Tyler Hudson / Gardner Brewer Hudson, of 400 N Ashley Dr, Ste 1100, Tampa, FL 33602, ph (813) 221-9600. Requesting a Rezone to CG. The property is presently zoned BPO and is located at 4332 W Waters Ave.

MAJOR MODIFICATION REQUESTS

Petition MM 26-0432, filed on 01/15/26 by Suncoast Community Health Centers, Inc, represented by Justyna Gale / Forward Planning & Design, of 19046 Bruce B Downes Blvd, #308, Tampa, FL 33647, ph (352) 514-6158. Requesting a Major Modification to Planned Development. The property is presently zoned PD 21-0701 and is located at 10710 Walker Rd.

Petition MM 26-0441, filed on 01/15/26 by Riverview Montessori School at Rivercrest, LLC, represented by Kami Corbett / Hill Ward Henderson, of 101 E Kennedy Blvd, Ste 3700, Tampa, FL 33602, ph (813) 227-8421. Requesting a Major Modification to Planned Development. The property is presently zoned PD 00-0047 and is located at 11520 & 11560 Ramble Creek Dr.

4/10/26LG 1T

HILLSBOROUGH COUNTY

BRANDON WOUND & REGENERATIVE CENTER

Owner: St. Jude Medical & Aesthetic Care Center, LLC
 1039 E Brandon Blvd.
 Brandon, FL 33511

4/10/26LG 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:

ACHIN' BACK ACE HOMESTEAD

Owner: Celena Copeland
 5348 Miley Rd.
 Plant City, FL 33565-3760

4/10/26LG 1T

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

CASE NO.: 26-CP-000855; DIVISION: B

IN RE: ESTATE OF ROBERT ANDREW FEDEROWICZ, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Robert Andrew Federowicz, deceased, whose date of death was May 9, 2025, is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 10, 2026.

Personal Representative:
 ANDREW VON GLEICH
 104 Cravenstown Road
 Wilder, TN 38589-1700

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

4/10-4/17/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
 PROBATE DIVISION

File No. 26-CP-000892
 Division A

IN RE: ESTATE OF CARLY DANIELLE HOMEIER Deceased.

NOTICE TO CREDITORS

The administration of the estate of CARLY DANIELLE HOMEIER, deceased, whose date of death was November 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

HILLSBOROUGH COUNTY

DEATH IS BARRED.

The date of first publication of this notice is April 10, 2026.

Personal Representative:
/s/ Irene A Homeier
Irene Ann Homeier
1405 Dee Ann Drive
Brandon, Florida 33511

Attorney for Personal Representative:
/s/ Mary G. McDermott
Mary Greenwood McDermott, Esq.
Florida Bar Number: 612456
Brandon Family Law Center, LLC
710 Oakfield Drive, Ste 254
Brandon, Florida 33511
Telephone: (813) 653-1744
Fax: (813) 654-6830
E-Mail: service@brandonfamilylaw.com
Sec E-Mail: mary@brandonfamilylaw.com
4/10-4/17/26LG 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:

OMNI DENTAL STUDIO

Owner: Dr. Ariana Merchi
10049 Leather Fern Lane
Riverview, FL 33578

4/10/26LG 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:

ONEZERO

Owner: Tyler Baker
3015 N Rocky Point Dr E, Unit 819
Tampa, FL 33607

4/10/26LG 1T

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT

Environmental Protection Commission of Hillsborough County
Draft Title V Air Operation Permit
No. 0570080-055-AV
Draft Air Construction Permit Modification
No. 0570080-054-AC
MPLX Terminals, LLC, Tampa Terminal
Hillsborough County, Florida

Applicant: The applicant for this project is MPLX Terminals LLC. The applicant's responsible official and mailing address are: Angela Brown, VP MPLX Terminals, MPLX Terminals LLC, 539 South Main Street, Findlay, Ohio 45840.

Facility Location: The applicant operates the Tampa Terminal, which is located in Hillsborough County at 425 South 20th Street, Tampa, FL 33605.

Project: The applicant applied on October 6, 2025 to the EPCHC for a concurrent air construction permit modification and a Title V air operation permit renewal. The existing bulk gasoline terminal consists of 23 permitted storage tanks; an asphalt heater; a barge loading operation; and two truck loading racks. This project authorizes an increase in gasoline, ethanol, and diesel fuel in the storage tanks and at the truck loading racks. The project also reclassifies the facility as a Prevention of Significant Deterioration (PSD) source.

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of

**NOTICE OF PUBLIC HEARINGS
MODIFYING A PLANNED DEVELOPMENT
CITY OF TEMPLE TERRACE**

The City Council of the City of Temple Terrace, Florida, has scheduled **PUBLIC HEARINGS** for April 21, 2026 and May 5, 2026 at 6:00 p.m., or as soon thereafter as possible in the Council Chambers at City Hall, 11250 N. 56th Street to consider an adoption of the following Ordinance for a zoning reclassification (RZP-25-01) for property generally located on the north side of Harney Road approximately 245 feet east of the intersection of Harney Road and Davis Road (Folio: 38210.7606), and generally as shown below.

ORDINANCE

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA REZONING A PARCEL TOTALING 3.9 ACRES (±) (FOLIOS 38210.7606) FROM PD TO PD THAT IS GENERALLY LOCATED ON THE NORTH SIDE OF HARNEY ROAD APPROXIMATELY 245 FEET EAST OF THE INTERSECTION OF HARNEY ROAD AND DAVIS ROAD; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING ATLAS MAP OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE

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

Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such 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 7th day of April 2026.

Lynda Sader, City Clerk



4/10/26LG 1T

HILLSBOROUGH COUNTY

Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work.

Applications for Title V air operation permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-213, of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and a Title V air operation permit is required to operate the facility.

The Permitting Authority responsible for making a permit determination for these projects is the Environmental Protection Commission of Hillsborough County. The Permitting Authority's mailing address is: 3629 Queen Palm Dr., Tampa, Florida 33619. The Permitting Authority's telephone number is (813) 627-2600.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the address indicated above for the Permitting Authority. The complete project file includes the draft air construction permit, the draft Title V air operation permit, the Statement of Basis, the application, and the information submitted by the applicant, exclusive of confidential records under Section 403.111, F.S. Interested persons may view the draft permits by visiting the following website: <https://fddep.dep.state.fl.us/air/emission/apds/default.asp> and entering the permit number shown above. Interested persons may contact the Permitting Authority's project review engineer for additional information at the address or phone number listed above.

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

The Permitting Authority gives notice of its intent to issue a Title V air operation permit to the applicant for the project described above. The applicant has provided reasonable assurance that continued operation of existing equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-213, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a final Title V air operation permit in accordance with the conditions of the draft/proposed Title V air operation permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the draft air construction permit for a period of 14 days from the date of publication of the Public Notice. Written comments must

HILLSBOROUGH COUNTY

be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the draft air construction permit, the Permitting Authority shall revise the draft air construction permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

The Permitting Authority will accept written comments concerning the draft Title V air operation permit for a period of 30 days from the date of publication of the Public Notice. Written comments must be received by the close of business (5:00 p.m.), on or before the end of this 30-day period by the Permitting Authority at the above address. As part of his or her comments, any person may also request that the Permitting Authority hold a public meeting on this permitting action. If the Permitting Authority determines there is sufficient interest for a public meeting, it will publish notice of the time, date, and location in the Florida Administrative Register (FAR). If a public meeting is requested within the 30-day comment period and conducted by the Permitting Authority, any oral and written comments received during the public meeting will also be considered by the Permitting Authority. If timely received written comments or comments received at a public meeting result in a significant change to the draft Title V air operation permit, the Permitting Authority shall issue a revised draft Title V air operation permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection. For additional information, contact the Permitting Authority at the above address or phone number.

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

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

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

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

Mediation: Mediation is not available in this proceeding.

Objections: Finally, pursuant to 42 United States Code (U.S.C.) Section 7661d(b)(2), any person may petition the Administrator of the EPA within 60 days of the expiration of the Administrator's 45-day review period as established at 42 U.S.C. Section 7661d(b)(1), to object to the issuance of any Title V air operation permit. Any petition shall be based only on objec-

HILLSBOROUGH COUNTY

tions to the permit that were raised with reasonable specificity during the 30-day public comment period provided in the Public Notice, unless the petitioner demonstrates to the Administrator of the EPA that it was impracticable to raise such objections within the comment period or unless the grounds for such objection arose after the comment period. Filing of a petition with the Administrator of the EPA does not stay the effective date of any permit properly issued pursuant to the provisions of Chapter 62-213, F.A.C. Petitions filed with the Administrator of EPA must meet the requirements of 42 U.S.C. Section 7661d(b)(2) and must be filed with the Administrator of the EPA at: U.S. Environmental Protection Agency, Office of the Administrator, 1200 Pennsylvania Avenue, N.W., Mail Code: 1101A, Washington, DC 20460. For more information regarding EPA review and objections, visit EPA's Region 4 web site at <https://www.epa.gov/caa-permitting/florida-proposed-title-v-permits>.

4/10/26LG 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:

OTTINGER LEGAL

Owner: Kristin S. Ottinger
6619 Riverside Bluffs Drive
Riverview, FL 33578

4/10/26LG 1T

Fictitious Name Notice

Notice is hereby given that Benjamin Rivera, desiring to engage in business under the fictitious name Lord of Linen located at 800 N Howard Ave 352, Tampa, Florida, 33606, intends to register said name in Hillsborough County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

4/10/26LG 1T

Fictitious Name Notice

Notice is hereby given that Benjamin Rivera, desiring to engage in business under the fictitious name Inquire located at 800 N Howard Ave 352, Tampa, Florida, 33606, intends to register said name in Hillsborough County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

4/10/26LG 1T

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

File No. 26-CP-000969

IN RE: ESTATE OF
ELEANORA NINA GAMBINO
Deceased

NOTICE TO CREDITORS

The administration of the estate of ELEANORA NINA GAMBINO, deceased, whose date of death was June 3, 2025; File Number 26-CP-000969, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 10, 2026.

Personal Representative:
NINA SALANITRO
9907 Alafia River Lane
Gibsonton, FL 33534

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

4/10-4/17/26LG 2T

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

CIVIL DIVISION

Case No.: 25-CA-002205
Division: I

PARTY OF FIVE INVESTMENTS, LLC,
a Florida limited liability company,
Plaintiff,
vs.

KEEN FLOWER FARMS, LLC, a Florida limited liability company; KIMBERLY ANN TELIS, an individual; MICHAEL WEISS, an individual; and JOHN DOE and JANE DOE, unknown occupants,
Defendants.

NOTICE OF SALE

NOTICE is given pursuant to the Uni-

HILLSBOROUGH COUNTY

form Final Judgment of Foreclosure entered on the 30th day of March, 2026 in Civil Action No. 25-CA-002205 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which PARTY OF FIVE INVESTMENTS, LLC, Florida limited liability company, is the Plaintiff, and KEEN FLOWER FARMS, LLC, a Florida limited liability company; KIMBERLY ANN TELIS, an individual; MICHAEL WEISS, an individual; and JOHN DOE and JANE DOE, unknown occupants, are the Defendants, the Clerk of the Court shall sell to the highest bidder for cash electronically online at the following website: <http://www.hillsborough.realfordclose.com>, at **10:00 A.M., on the 7th day of May, 2026**, the following described real property set forth in the Uniform Final Judgment of Foreclosure:

PARCEL 1

THE EAST 1/2 OF THE EAST 3/4 OF THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN EASEMENT IN COMMON WITH OTHERS FOR ROAD RIGHT-OF-WAY PURPOSES OVER AND ACROSS LANDS LEGALLY DESCRIBED AS THE NORTH 30 FEET OF THE WEST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND ALSO TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 30 FEET OF THE WEST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA.

LESS THE NORTH 400 FEET OF THE WEST 100 FEET OF THE E 1/2 OF THE E 3/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, SUBJECT HOWEVER, TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 30 FEET FOR THE BENEFIT OF THE ABOVE-DESCRIBED PARCEL.

PARCEL 2

THE WEST 1/2 OF THE E 3/4 OF THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4 IN SECTION 7, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN EASEMENT IN COMMON WITH OTHERS FOR ROAD RIGHT-OF-WAY PURPOSES OVER AND ACROSS LAND LYING LEGALLY DESCRIBED AS THE NORTH 30 FEET OF THE WEST 817.05 FEET OF THE S 1/2 OF THE NW 1/4 OF THE NW 1/4, SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 30 FEET OF THE WEST 1/2 OF THE E 3/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT: COMMENCE AT THE NW CORNER OF THE WEST 1/2 OF THE E 3/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN SOUTH 30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 452 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 40 SECONDS EAST 150 FEET; THENCE NORTH 250 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 20 SECONDS WEST 120 FEET; THENCE NORTH 202 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 20 SECONDS WEST 30 FEET TO THE POINT OF BEGINNING.

PARCEL 3

COMMENCE AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN SOUTH 30 FEET FOR THE POINT OF BEGINNING, THENCE SOUTH 452 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 40 SECONDS EAST 150 FEET, THENCE NORTH 250 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 20 SECONDS WEST 120 FEET; THENCE NORTH 202 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 20 SECONDS WEST 30 FEET TO THE POINT OF BEGINNING, TOGETHER WITH AN EASEMENT IN COMMON WITH OTHERS FOR ROAD RIGHT-OF-WAY PURPOSES OVER AND ACROSS THE NORTH 30 FEET OF THE WEST 817.05 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 22 EAST, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 4

THE EAST 264 FEET OF THE SOUTH 1/3 OF THE NORTH 3/4 OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 5

THE SOUTH 397.0 FEET OF THE WEST 1/4 OF THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA.

Property Address:
2701 Keene Campbell Road, Plant City, FL 33566

2707 Keene Campbell Road, Plant City, FL 33565

Pursuant to Florida Statutes, Section 45.031(2)(f): 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

(Continued on next page)

HILLSBOROUGH COUNTY

assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 3rd day of April, 2026

/s/ Helen M. Skala
Helen M. Skala, Esq.
Florida Bar No. 93046
Brian E. Langford, Esq.
Florida Bar No. 056177
LANGFORD & MYERS, P.A.
1715 West Cleveland Street
Tampa, FL 33606
Telephone: (813) 251-5533
Facsimile: (813) 251-1900
Primary Email:
helen@langfordmyers.com
Secondary Email:
marsha@langfordmyers.com;
pam@langfordmyers.com
Attorneys for Plaintiffs

4/10-4/17/26LG 2T

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

Case No.: 24-CA-009007
Division: O

PENINSULA HOLDING GROUP, LLC,

HILLSBOROUGH COUNTY

a Florida limited liability company
Plaintiff,
v.

SHAMSHUDDIN NOORANI, SABAHAH NOORANI, BAYSHORE TOWERS CONDOMINIUM ASSOCIATION, INC. et. al
Defendants.

NOTICE OF SALE UNDER F.S. CHAPTER 45

Notice is given under that final summary judgment dated January 20, 2026, in Case No. 24-CA-009007 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which Peninsula Holding Group, LLC, is Plaintiff, and Shamshuddin Noorani, Sabaah Noorani, and Bayshore Towers Condominium Association, Inc. are Defendants, the Clerk of the Circuit Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at www.hillsboroughrealforeclose.com, Hillsborough County, Florida at **10:00 A.M. on April 30, 2026**, the following described property set forth in the Final Judgment of Foreclosure, to wit:

Unit No. 16A of BAYSHORE TOWERS CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3633, Page(s) 1475, of the Public Records of Hillsborough County, Florida, and any amendments thereto, together with its undivided share in the common elements.
AND

HILLSBOROUGH COUNTY

Unit No. 16B of BAYSHORE TOWERS CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3633, Page(s) 1475, of the Public Records of Hillsborough County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Property Address: 4015 Bayshore Blvd. #16A, Tampa, Florida 33611

Pursuant to F.S. 45.031(2)(f), 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 or der 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/Leighton J. Hyde
Leighton J. Hyde, Esq.
FBN: 106018

The Law Office of Leighton J. Hyde, P.A.
14016 Spector Road, Lithia, FL 33547

HILLSBOROUGH COUNTY

(813) 870-9555
lhyde@hydelawoffice.com
Attorney for Plaintiff

4/10-4/17/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

Case No. 25-CP-004118

IN RE: ESTATE OF
JASON MICHAEL DEWEY,
Deceased.

NOTICE TO CREDITORS

The administration of the ESTATE OF JASON MICHAEL DEWEY deceased, whose date of death was August 27th, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, FL 33602. The names and addresses of the 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 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

HILLSBOROUGH COUNTY

other persons having claims or demands 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 10, 2026.

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

Petitioner:
/s/ Theresa Jefferson
1011 Tranquiver Place
Valrico, Florida 33594

4/10-4/17/26LG 2T

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

PROBATE DIVISION
Case No.: 24-CP-002855
Division: B

IN RE: ESTATE OF
NAHID M. LIN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of NAHID M. LIN, deceased, whose date of death was November 27, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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 is April 10, 2026.

Attorney:
/s/ Joseph Lipinski
Joseph (Joel) Lipinski
3430 Sweetwater Trail
Clearwater, FL 33761
727-643-8964
joellipinskiattorney@gmail.com
Florida Bar Number: 0104528

4/10-4/17/26LG 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:

MCCARDLE VENDING

Owner: Austin McCardle
1704 N 17th St
Tampa, FL 33605

4/10/26LG 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:

TROPICAL BUSINESS SOLUTIONS

Owner: Nancy M Adams
3015 W. Bay View Avenue
Tampa, FL 33611

4/10/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

THE COLLECTIVE

Owner: Eyimofe Tyehimba
1920 W Main St
Tampa, FL 33607

4/10/26LG 1T

NOTICE OF ACTION

Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of KAVI PERMITS AND CONSULTING, located in Hillsborough County, Florida, intends to register the said name with the Division of Corporations of the Florida Department of State. Dated at Hillsborough County, Florida, this 6th day of April, 2026.

Owner: Karina Villatoro Flores

4/10/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

(Continued on next page)

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

As the result of being unable to effectuate certified mail notice to violators of the City Code, Notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **5/6/2026 at 9:00 A.M. and 1:00 P.M.** to hear the below listed cases. Which are in violation of the City of Tampa Code Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274 8397.

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

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

CASE NO: COD-26-0000020

NAME OF VIOLATOR: JOSEPH GONZALEZ
LOCATION OF VIOLATION: 306 N CHURCH AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-231(10) 19-231(11) 19-231(12) 19-231(15)c 19-238
LEGAL DESCRIPTION: NORTH BON AIR S 1/2 OF LOTS 11 AND 12
FOLIO: 114689.0000

CASE NO: COD-26-0000163

NAME OF VIOLATOR: THOMAS L MEALOR AND
LOCATION OF VIOLATION: 57 HAMILTON HEATH DR, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-233(a)
LEGAL DESCRIPTION: HAMILTON HEATH REVISED MAP LOT 43 LESS W 10 FT ...LOT 44 LESS BEG 5 FT SELY OF SW COR RUN SLEY TO SE COR NELY ALONG ELY BDRY 11.7 FT AND WLY TO POB AND BEG AT SW COR LOT 44 RUN NELY ALONG E BDRY TO NE COR NWLY ALONG NLY BDRY OF LOT 45 18 FT AND SWLY TO POB AND CLOSED R/W ABUTTING NLY & ELY BOUNDRIES OF SAID LOTS
FOLIO: 169556.0000

CASE NO: COD-26-0000174

NAME OF VIOLATOR: KATHERINE BURSTON AND
LOCATION OF VIOLATION: 3506 N 9TH ST, TAMPA, FL
CODE SECTIONS: 19-231(15)a 19-231(15)b 19-233(a) 19-234 19-238
LEGAL DESCRIPTION: FRANCIS LOT 20 BLOCK 1
FOLIO: 173209.0000

CASE NO: COD-26-0000196

NAME OF VIOLATOR: CHRISTIAN SCHLIPPER
LOCATION OF VIOLATION: 7209 N 19TH ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: WING F L SUBDIVISION S 162.5 FT OF W 134 FT OF LOT 6 BLOCK 3 LESS S 75 FT THEREOF
FOLIO: 149019.0000

CASE NO: COD-26-0000211

NAME OF VIOLATOR: FIRST FINANCIAL GROUP LC
LOCATION OF VIOLATION: 4003 E CLIFTON ST, TAMPA, FL
CODE SECTIONS: 19-231(15)a
LEGAL DESCRIPTION: GEORGIA TERRACE LOT 39
FOLIO: 153110.0000

CASE NO: COD-26-0000214

NAME OF VIOLATOR: JESSIE HILL
LOCATION OF VIOLATION: 4016 E PARIS ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)b 19-231(15)c 19-49
-LEGAL DESCRIPTION: SHADY REST LOT 20
FOLIO: 153047.0000

CASE NO: COD-26-0000216

NAME OF VIOLATOR: ESTATE OF LILLIAN BRYANT
LOCATION OF VIOLATION: 4008 E POWHATAN AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)c 19-238
LEGAL DESCRIPTION: BELLMONT HEIGHTS NO 2 PB 12 PG 88 LOT 577
FOLIO: 152440.0000

CASE NO: COD-26-0000218

NAME OF VIOLATOR: MONIQUE STEVENS
LOCATION OF VIOLATION: 4207 E HENRY AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)a 19-234
LEGAL DESCRIPTION: BELLMONT HEIGHTS NO 2 PB 12 PG 88 LOT 567 BELMONT HEIGHTS NO 2 AND LOT 9 OTIS SUB
FOLIO: 152432.0000

CASE NO: COD-26-0000224

NAME OF VIOLATOR: KENNETH MICHAEL AND PHYLLIS
LOCATION OF VIOLATION: 4201 E PARIS ST, TAMPA, FL
CODE SECTIONS: 19-56 19-231(15)c
LEGAL DESCRIPTION: SULTANA GLADE LOT 30
FOLIO: 153267.0000

CASE NO: COD-26-0000281

NAME OF VIOLATOR: JACQUES G ALLINQUANT
LOCATION OF VIOLATION: 801 E FLORA ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)c
LEGAL DESCRIPTION: BUNGALOW PARK EAST REVISED MAP LOT 12
FOLIO: 161682.0000

CASE NO: COD-26-0000283

NAME OF VIOLATOR: KARL AND JURGA HAYNES
LOCATION OF VIOLATION: 4212 W NORTH B ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c 19-233(a) 19-234
LEGAL DESCRIPTION: HANAN ESTATES LOT 8 BLOCK 3
FOLIO: 114861.0000

CASE NO: COD-26-0000287

NAME OF VIOLATOR: PATRIOT CONTRACTING INC
LOCATION OF VIOLATION: 1022 E 15TH AVE, TAMPA, FL
CODE SECTIONS: 19-231(5)a 19-231(11) 19-231(12) 19-231(13) 19-231(15)a 19-231(15)b 19-238
LEGAL DESCRIPTION: MERRIAMS E 31 1/4 FT OF LOT 21 BLOCK 1
FOLIO: 198285.0000

CASE NO: COD-26-0000291

NAME OF VIOLATOR: NIR SHERMER AND JOLANTHE
LOCATION OF VIOLATION: 323 N WESTLAND AVE, TAMPA, FL
CODE SECTIONS: 19-232(6)
LEGAL DESCRIPTION: WEST LAND LOTS 14 AND 15 BLOCK 1
FOLIO: 183886.0000

CASE NO: COD-26-0000304

NAME OF VIOLATOR: PAUL L WILBORN AND EUGENIE N
LOCATION OF VIOLATION: 5502 N SUWANEE AVE, TAMPA, FL
CODE SECTIONS: 19-50 19-56
LEGAL DESCRIPTION: SUWANEE HEIGHTS S 8 FT OF LOT 4 AND LOT 5 BLOCK 12
FOLIO: 164184.0000

CASE NO: COD-26-0000324

NAME OF VIOLATOR: TERESA RIDDLE AND SHEILA
LOCATION OF VIOLATION: 5901 N 30TH ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)c
LEGAL DESCRIPTION: OAK HEIGHTS NO 3 LOT 1
FOLIO: 151654.0000

CASE NO: COD-26-0000333

NAME OF VIOLATOR: JORGE I CORTES
LOCATION OF VIOLATION: 309 W HILDA ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-231(11) 19-231(15)a
LEGAL DESCRIPTION: MEADOWBROOK LOT 84
FOLIO: 165520.0000

CASE NO: COD-26-0000351

NAME OF VIOLATOR:
LOCATION OF VIOLATION: 705 W PENINSULAR ST, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: BUFFALO HEIGHTS LOT 17 AND W 1/2 OF LOT 18 BLOCK 28
FOLIO: 167133.0000

CASE NO: COD-26-0000401

NAME OF VIOLATOR: NIR SHERMER AND JOLANTHE
LOCATION OF VIOLATION: 323 N WESTLAND AVE, TAMPA, FL
CODE SECTIONS: 19-232(6)
LEGAL DESCRIPTION: WEST LAND LOTS 14 AND 15 BLOCK 1..
FOLIO: 183886.0000

CASE NO: COD-26-0000402

NAME OF VIOLATOR: FRED E AND LINDA L GILBERTSON
LOCATION OF VIOLATION: 6911 N OLA AVE, TAMPA, FL
CODE SECTIONS: 19-47 19-49 19-50 19-56 19-231(15)c
LEGAL DESCRIPTION: POINSETTIA PARK LOTS 11 AND 12
FOLIO: 161942.0000

CASE NO: COD-26-0000424

NAME OF VIOLATOR: SANDRA K FELTON
LOCATION OF VIOLATION: 1712 E IDELL ST, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(11) 19-231(13) 19-231(15)c 19-231(17)
LEGAL DESCRIPTION: FERN CLIFF LOTS 165 AND 166
FOLIO: 149873.0000

CASE NO: COD-26-0000460

NAME OF VIOLATOR: AVANGARDCHIK LLC
LOCATION OF VIOLATION: 405 E 26TH AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)c
LEGAL DESCRIPTION: CENTRAL PARK BLKS 13 14 15 16 17 19 20 AND 21 N 54 FT OF E 112 FT OF BLOCK 13
FOLIO: 168209.0000

CASE NO: COD-26-0000493

NAME OF VIOLATOR: C AND H INVESTMENTS TPA LLC
LOCATION OF VIOLATION: 304 W WOODLAWN AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)a 19-231(15)c
LEGAL DESCRIPTION: PICKRON SUBDIVISION LOT 11 BLOCK 1
FOLIO: 168127.0000

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

CASE NO: COD-25-0004546

NAME OF VIOLATOR: RYAN A REYES
LOCATION OF VIOLATION: 3420 W FAIR OAKS AVE, TAMPA, FL
CODE SECTIONS: 27-281.2.(c) 27-284.2.4(f)
LEGAL DESCRIPTION: FAIR OAKS MANOR LOT 2 BLOCK 1
FOLIO: 128916.0000

CASE NO: COD-25-0004803

NAME OF VIOLATOR: SISSI GONZALEZ INVESTMENTS
LOCATION OF VIOLATION: 4708 W BALLAST POINT BLVD, TAMPA, FL
CODE SECTIONS: 27-284.2.4(c) 27-284-2.5.(c)
LEGAL DESCRIPTION: BAYBRIDGE REVISED LOT 4 BLOCK 34
FOLIO: 132107.0000

CASE NO: COD-25-0004805

NAME OF VIOLATOR: MOUNIR YOUSSEF
LOCATION OF VIOLATION: 4724 W IOWA AVE, TAMPA, FL
CODE SECTIONS: 27-284.2.4(c)
LEGAL DESCRIPTION: GANDY GARDENS 7 W 51.75 FT OF LOT 3 & E 25.25 FT OF LOT 4 BLOCK 4
FOLIO: 131853.0000

CASE NO: COD-26-0000018

NAME OF VIOLATOR: JOHN DISBROW
LOCATION OF VIOLATION: 4009 W ESTRELLA ST, TAMPA, FL
CODE SECTIONS: 27-284.2.4(c)
LEGAL DESCRIPTION: THOMAS PLACE LOT 14
FOLIO: 120030.0000

CASE NO: COD-26-0000232

NAME OF VIOLATOR: DIVINE ROMANCE HOMES LLC
LOCATION OF VIOLATION: 7608 LAKESHORE DR, TAMPA, FL
CODE SECTIONS: 27-283.11(b) 27-326
LEGAL DESCRIPTION: THAT PART OF SW 1/4 OF NW 1/4 LYING W OF LAKE SHORE DR & E OF HILLSBOROUGH RIVER S OF WLY EXT OF N LINE OF LOT 20 BLK 42 AND S LINE OF LOT 21 BLK 42 OF TEMPLE CREST SUB PLAT 10 PAGE 63
FOLIO: 148284.0000

CASE NO: COD-26-0000233

NAME OF VIOLATOR: TINA MARIE ELOIAN
LOCATION OF VIOLATION: 1506 N 15TH ST, TAMPA, FL
CODE SECTIONS: 27-102.(d)
LEGAL DESCRIPTION: MITCHELL J E S 27 1/2 FT OF LOT 13 BLOCK 37
FOLIO: 189677.0000

CASE NO: COD-26-0000275

NAME OF VIOLATOR: GINA AUXILLY JOHNSON AND
LOCATION OF VIOLATION: 3101 E OSBORNE AVE, TAMPA, FL
CODE SECTIONS: 27-287.25.(e).(3)
LEGAL DESCRIPTION: OSBORNE AVENUE SUBDIVISION N 1/2 OF LOT 1
FOLIO: 156461.0000

CASE NO: COD-26-0000327

NAME OF VIOLATOR: F COLLEEN ARGO
LOCATION OF VIOLATION: 6910 N 19TH ST, TAMPA, FL
CODE SECTIONS: 19-50 27-290 27-326
LEGAL DESCRIPTION: RIVERBEND MANOR S 80 FT OF E 1/2 OF LOT 7 & S 80 FT OF LOTS 8 9 & 10 BLOCK G AND N 1/2 OF CLOSED ST ABUTTING THEREON
FOLIO: 149396.0000

CASE NO: COD-26-0000583

NAME OF VIOLATOR: FMLJUR LLC
LOCATION OF VIOLATION: 5906 N ARMENIA AVE, TAMPA, FL
CODE SECTIONS: 27-156
LEGAL DESCRIPTION: TRACT BEG 835 FT SOUTH OF NE COR OF NE 1/4 OF SE 1/4 OF SEC 34 TWP 28 RGE 18 E THN R S 251.4 FT W 330 FT N 251.4 FT AND E 330 FT TO POB LESS ARMENIA AVENUE R/W INSIDE CITY LIMITS OF TAMPA LESS A TRACT OF LAND DESC AS FOLLOWS: COMM AT NE COR OF NE 1/4 OF SE 1/4 OF SEC 34 THN S 00 DEG 17 MIN 59 SEC W 838.02 FT ALG E LINE OF SD NE 1/4 OF SE 1/4 THN N 89 DEG 33 MIN 06 SEC W 9.77 FT TO W R/W LINE OF ARMENIA AVE THN S 00 DEG 17 MIN 59 SEC W 40.38 FT FOR POB THN CONT ALG SD R/W LINE S 00 DEG 17 MIN 59 SEC W

HILLSBOROUGH COUNTY

File No. 26-CP-001021
Division A

IN RE: ESTATE OF
ISIDRO ANTONIO LANDETA
A/K/A ISIDOR ANTHONY LANDETA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ISIDRO ANTONIO LANDETA a/k/a ISIDOR ANTHONY LANDETA, deceased, whose date of death was April 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 10, 2026.

Personal Representative:
/s/ /s/ Alice Bazo Landeta
ALICE BAZO LANDETA
2115 Chestnut Forest Drive
Tampa, Florida 33618

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

4/10-4/17/26LG 2T

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

Case No.: 2026-CP-000909
Division A

IN RE: ESTATE OF MARIE A. HAMLY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARIE A. HAMLY, deceased, whose date of death was December 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

**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 **4/15/2026 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-25-0004798

NAME OF VIOLATOR: JEROME L HILL
LOCATION OF VIOLATION: 10219 N OJUS DR, TAMPA, FL
CODE SECTIONS: 5 105.1
LEGAL DESCRIPTION: TERRACE PARK SUBDIVISION UNIT NO 2 LOT 33 BLOCK 54
FOLIO: 140314.0000

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

CASE NO: COD-25-0003580

NAME OF VIOLATOR: LARRY D GREEN/TRUSTEE
LOCATION OF VIOLATION: 9609 TAKOMAH TRL, TAMPA, FL
CODE SECTIONS: 5 105.1
LEGAL DESCRIPTION: TERRACE PARK SUBDIVISION LOTS 1 TO 4 INCL BLOCK 20
FOLIO: 141873.0000

CASE NO: COD-25-0004547

NAME OF VIOLATOR: DAMIEN PAUL SUTER
LOCATION OF VIOLATION: 2101 W CHERRY ST, TAMPA, FL
CODE SECTIONS: 5 105.1
LEGAL DESCRIPTION: MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA LOT 24 LESS W 2.5 FT THEREOF AND S 1/2 OF CLOSED ALLEY ABUTTING THERON BLOCK 29
FOLIO: 179216.0000

CASE NO: COD-25-0004715

NAME OF VIOLATOR: M AND M HOMES OF TAMPA
LOCATION OF VIOLATION: 819 W ADALEE ST, TAMPA, FL
CODE SECTIONS: 5 105.1
LEGAL DESCRIPTION: SUBURB ROYAL LOT 13 BLOCK 4
FOLIO: 181632.0000

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

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

HILLSBOROUGH COUNTY

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

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

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

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

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

The date of first publication of this notice is April 10, 2026.

Personal Representative:
Susan H. Strong
6 Hunter Court
Southern Pines, North Carolina 28387

Attorneys for Personal Representative:
BAUMANNKANGAS ESTATE LAW
201 E. Kennedy Boulevard, Suite 830
Post Office Box 399
Tampa, Florida 33601-0399

4/10-4/17/26LG 2T

**NOTICE OF APPLICATION RECEIVED
THE SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT**

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 936947 from Cardel Southwind, LLC, Attn: Kent Hollman, 3160 S. Falkenburg Rd., Riverview, FL 33578. Application received: 3/12/26. Proposed activity: Residential. Project name: Southwind Phase 1 Major Mod. Project size: 68.07 acres Location: Section(s) 16Township 29 South, Range 2 East, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District (District) Tampa Office, 7601 Highway 301 North, Tampa, FL 34637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476; TDD only 1-800-231-6103.

4/10/26LG 1T

HILLSBOROUGH COUNTY**HILLSBOROUGH COUNTY**

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

CASE NO.: 25-CC-045584

BERRY BAY VILLAGE COMMUNITY
ASSOCIATION, INC.,
Plaintiff,

vs.

JOYCE ANN HOPKINS, A SINGLE
WOMAN
Defendant.

NOTICE OF ACTION

TO: JOYCE HOPKINS
5481 Blue Azure Dr
Wimauma, FL 33598

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

Lot 157, of BERRY BAY SUBDIVISION VILLAGE I, according to the Plat thereof, as recorded in Plat Book 142, Page 146, of the Public Records of Hillsborough County, Florida

Commonly known as 5481 Blue Azure Dr, Wimauma, FL 33598, has been filed against you and you are required to 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 04/30/2026, (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. 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.

Dated March 25, 2026

Victor Crist, Clerk of Court & Comptroller
Hillsborough County, Florida

By: s/ Patricia Corbin
Deputy Clerk

4/10-4/17/26LG 2T

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

File No. 26-CP-000812

IN RE: ESTATE OF
JOE NORBERT PEREZ
A/K/A JOSE NORBERTO PEREZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Joe Norbert Perez a/k/a Jose Norberto Perez, deceased, whose date of death was October 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg 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

HILLSBOROUGH COUNTY**HILLSBOROUGH COUNTY**

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 10, 2026.

Personal Representative:
Tammy Jo Stigleman
20639 Lake Thomas Road
Land O Lakes, Florida 34638

Attorney for Personal Representative:
Adrian P. Thomas
Attorney

Florida Bar Number: 981559
ADRIAN PHILIP THOMAS, P.A.
1000 Corporate Drive, Suite 300
Fort Lauderdale, Florida 33334
Telephone: (954) 764-7273
Fax: (954) 764-7274
E-Mail: athomas@aptpa.com
Secondary E-Mail: jbinin@aptpa.com;
vnieto@aptpa.com; jmarks@aptpa.com
4/10-4/17/26LG 2T

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

CASE NO: 26-CP-000748; 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 Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 10, 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

4/10-4/17/26LG 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,

HILLSBOROUGH COUNTY

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 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 the sale. Notice of the changed time of sale shall be published as provided herein.

Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fjud13.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. 11080-1032679

IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH COUNTY,
FLORIDA
PNC Bank, National Association
Plaintiff,
vs.
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 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. Zeppello (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

(Continued on next page)

4/10 & 5/22/26LG 2T

Dated this 7th day of April 2026.

Lynda Sader, City Clerk

HILLSBOROUGH COUNTY

Primary: statee-file@mdklegal.com
Secondary: CPRogers@mdklegal.com
Attorney for Plaintiff
11080-1032875

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION**
File No. 2026CP000790
Division A

IN RE: ESTATE OF
JASMINE UNICA RAMIREZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jasmine Unica Ramirez, deceased, whose date of death was December 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 101, 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 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 10, 2026.

Personal Representative:

Lisa Lara
7227 Hwy. 90
Longs, SC 29568

Attorney for Personal Representative:

/s/ Sofia Herrera
Sofia Herrera, Esquire
Attorney

Florida Bar Number: 1069771
AWS LAW FIRM
2202 N. Westshore Blvd., Ste. 200
Tampa, FL 33607
Telephone: (813) 922-5293
E-Mail: sofia@awsllaw.org
Secondary E-Mail: service@awsllaw.org

4/10-4/17/26LG 2T

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

Case No.: 24-CA-009086
Division: F

NIKN, INC., a Florida corporation, as to 50% interest, and SKY NIGHT INVESTMENTS, LLC, a Florida limited liability company, as to 50% interest, Plaintiffs,

vs.

MOCS, LLC, a Florida limited liability company; and CEDRIC PERCELL POWELL, an individual, Defendants.

NOTICE OF SALE

NOTICE IS given pursuant to the Uniform Final Judgment of Foreclosure entered on the 27th day of March, 2026 in Civil Action No. 24-CA-009086 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which Defendants, MOCS, LLC, a Florida limited liability company, and CEDRIC PERCELL POWELL, an individual, and Plaintiffs are NIKN, INC., a Florida corporation, as to 50% interest, and SKY NIGHT INVESTMENTS, LLC, a Florida limited liability company, as to 50% interest, the Clerk of the Court shall sell to the highest bidder for cash electronically online at the following website: <http://www.hillsboroughcountypa.com>, at **10:00 A.M., on the 6th day of May, 2026**, the following described real property set forth in the Uniform Final Judgment of Foreclosure:

The first property:
Address: 2403 E. Emma Street, Tampa, Florida 33603

Legal Description: Lot 1, Block 5, EMMA HEIGHTS, A SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 32, Page 96, Public records of Hillsborough County, Florida.

The second property:
Address: 810 E. Ida Street, Tampa, Florida 33603

Legal Description: Lot 14 and the East 40 feet of Lot 15, REVISED MAP OF IDA SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 24, Page 92, Public Records of Hillsborough County, Florida, together with the South ½ of the closed alley abutting thereto.

The third property:
Address: 3802 N. 29th Street, Tampa, Florida 33610

Legal Description: The South 44.9 feet of Lot 4, Block 8, MAP OF CAMPOBELLO BLOCKS 1 TO 30, according to the map or plat thereof as recorded in Plat Book 2, Page 29, Public Records of Hillsborough County, Florida.

Pursuant to Florida Statutes, Section 45.031(2)(f): Any person claiming an inter-

HILLSBOROUGH COUNTY

est in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this 3rd day of April, 2026

/s/ Helen M. Skala
Helen M. Skala, Esq.
Florida Bar No. 93046

Brian E. Langford, Esq.
Florida Bar No. 056177
LANGFORD & MYERS, P.A.
1715 West Cleveland Street
Tampa, FL 33606
Telephone: (813) 251-5533
Facsimile: (813) 251-1900
Primary Email:
helen@langfordmyers.com
Secondary Email:
marsha@langfordmyers.com
Secondary Email:
pam@langfordmyers.com
Attorneys for Plaintiffs

4/10-4/17/26LG 2T

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

CASE NO.: 25-CC-040116, DIVISION N

CULBREATH KEY BAYSIDE
CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,
vs.

FRANK HANCOCK, a single man,
Defendant.

NOTICE OF SALE

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

Unit 8-209 of CULBREATH KEY BAYSIDE CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 14118, page 1940, of the Public Records of Hillsborough County, Florida, and all amendments thereto, together with its undivided share in the common elements.

PROPERTY ADDRESS: 5000 Culbreath Key Way Unit 8209, Tampa, FL 33611.

will be sold by the Hillsborough County Clerk at public sale on **May 8, 2026 at 10:00 A.M.**, electronically online at <http://www.hillsboroughcountypa.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

4/10-4/17/26LG 2T

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

Case No.: 25-CA-002966
Division: T

ROBERT MCGREGOR,
Plaintiff,
v.

LOUIS B. BRUCE, JR. A/K/A LOUIS B. BRUCE, JR., UNKNOWN SPOUSE OF LOUIS B. BRUCE, JR., UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2; AND ANY AND ALL PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT Defendants.

**NOTICE OF SALE
UNDER F.S. CHAPTER 45**

Notice is given under that final summary judgment dated November 10, 2025, in Case No. 25-CA-002966 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which Robert McGregor, is Plaintiff, and Louis B. Bruce, Jr. a/k/a Louis B. Bruce, Jr. is Defendant, the Clerk of the Circuit Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at www.hillsboroughcountypa.com, Hillsborough County, Florida at **10:00 A.M. on April 30, 2026**, the following described property set forth in the Final Judgment of Foreclosure, to wit:

From the Southwest corner of Section 11, Township 29 South, Range 21 East, Hillsborough County, Florida; run thence North along the West boundary of said Section 11, a distance of 666.11 feet; thence run South 89°52'12" East, a distance of 662.00 feet to the Point of Beginning; thence run North 00°09'41"

HILLSBOROUGH COUNTY

East, a distance of 33.00 feet, thence South 89°52'12" East, a distance of 409.53 feet; thence run North 55°59'51" East, a distance of 305.82 feet; thence run South 00°19'23" West, along the East boundary of the Southwest ¼ of the Southwest ¼ of said Section 11, a distance of 204.60 feet; thence run North 89°52'12" West, a distance of 662.00 feet to the Point of Beginning.

TOGETHER with that certain 2002 Redman Limited Mobile Home, ID Numbers FLA 14616257A and 14616257B. Property Address: 3309 W. Jerry Smith Road, Dover, Florida 33527

Pursuant to F.S. 45.031(2)(f), any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale.

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

/s/ Leighton J. Hyde
Leighton J. Hyde, Esq.
FBN: 106018
The Law Office of Leighton J. Hyde, P.A.
14016 Spector Road, Lithia, FL 33547
(813) 870-9555
lhyde@hydelawoffice.com
Attorney for Plaintiff

4/10-4/17/26LG 2T

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

CASE NO.: 25-CC-021254

CAMBRIDGE E CONDOMINIUM
ASSOCIATION, INC.,
Plaintiff,
vs.

TIMOTHY JAMES VOLK,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order on Plaintiff's Motion to Reopen Case, Disburse Forfeited Funds from the Court Registry to Plaintiff and Reschedule Foreclosure Sale entered in this Cause on March 31, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

Condominium Parcel No. 17 of Cambridge E Revised Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 3192, at Page 1689, of the Public Records of Hillsborough County, Florida, and all amendment(s) thereto, if any, and according to Condominium Plat Book 2, Page 17, Public Records of Hillsborough County, Florida.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsboroughcountypa.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.
Post Office Box 3913, Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
Attorney for Plaintiff

4/10-4/17/26LG 2T

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

CASE NO.: 25-CC-011674

CANTERBURY LAKES HOMEOWNERS
ASSOCIATION, INC.,
Plaintiff,
vs.

LIZBETH MOSSO and
ANTONIO HERRERA,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order on Plaintiff's Motion to Reopen Case, Disburse Forfeited Funds from the Court Registry to Plaintiff and Reschedule Foreclosure Sale entered in this Cause on March 31, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

Lot 37, Block B, Canterbury Lakes Phase 3, according to the map or plat thereof, as recorded in Plat Book 100, Page(s) 200 through 203, inclusive, of the Public Records of Hillsborough County, Florida.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsboroughcountypa.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

HILLSBOROUGH COUNTY

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

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

4/10-4/17/26LG 2T

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

File No. 26-CP-000857

IN RE: ESTATE OF
ALFRED M. BARNETTE
Deceased

NOTICE TO CREDITORS

The administration of the estate of ALFRED M. BARNETTE, deceased, whose date of death was September 21, 2024; File Number 26-CP-000857, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 10, 2026.

Personal Representative:

WILLIAM A. BARNETTE
81 Long Meadow Way
Scott Depot, West Virginia 25560

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

4/10-4/17/26LG 2T

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

File No.: 26-CP-000177

IN RE: ESTATE OF
EDWARD M. GILES,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of EDWARD M. GILES, deceased, whose date of death was October 27, 2025, and whose social security number is XXX-XX-7779, 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 April 10, 2026.

Personal Representative:

/s/ PETER N. GILES
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
slw@osentonlaw.com
service@osentonlaw.com

4/10-4/17/26LG 2T

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

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

TOP FLITE COMMERCIAL

Owner: Top Flite Financial, Inc.
201 School St. Suite 200
Williamston, MI 48895

4/10/26LG 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:

LINEAR CPA SERVICES

Owner: Rosa González
8333 NW 53rd St Suite 450
Doral, FL 33166

4/10/26LG 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:

RIO STUDIO & CO

Owner: Rio Studio Interiors LLC
5450 Bay Center Dr. 610
Tampa, FL 33609

4/10/26LG 1T

**NOTICE OF SUSPENSION
HILLSBOROUGH COUNTY**

To: ERSKINE M. WOODSON

Case No: CD202602445/D 3425851

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

4/10-5/1/26LG 4T

**NOTICE OF FINAL AGENCY
ACTION**

BY THE SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT

Notice is given that the District has approved the application for Environmental Resource Permit to serve a commercial project known as TCS - Pond Modifications.

The project is located in Hillsborough County, Section(s) 24 Township 29 South, Range 19 East.

The permit applicant is Transportation Control Systems.

The permit number is 43045110.001.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) Tampa Service Office, 7601 Highway 301 North, Tampa, Florida 33637-6759.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 34637-6759.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or

HILLSBOROUGH COUNTY**NOTICE TO CREDITORS**

The administration of the Estate of Coleman James Shirley a/k/a Coleman J. Shirley, deceased, whose date of death was December 29, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The first date of publication is April 10, 2026.

Personal Representative:
Michael B. Shirley
1423 Holleman Drive
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

4/10-4/17/26LG 2T

**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.

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**HILLSBOROUGH COUNTY****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

**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 Court at 800 E. Twigg 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. Twigg 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. Twigg 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. Twigg 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**

HILLSBOROUGH COUNTY**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 Twigg 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, 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. Twigg Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR

HILLSBOROUGH COUNTY

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

**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.

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.

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

HILLSBOROUGH COUNTY

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 Personal Representative:
/s/ Leighton J. Hyde
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**
PROBATE DIVISION
File No. 26-CP-000859

IN RE: ESTATE OF
SIRIA S. NIEVES
Deceased

NOTICE TO CREDITORS

The administration of the estate of SIRIA S. NIEVES, deceased, whose date of death was February 14, 2025; File Number 26-CP-000859, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
MATILDE NIEVES
8310 N. 12th Street
Tampa, FL 33604

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*DECIDUE, 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 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

HILLSBOROUGH COUNTY

LICATION OF THIS NOTICE.

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

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

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

The date of first publication of this Notice is 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 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

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 LATER OF 3 MONTHS AFTER THE 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, 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 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. 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 3/27/2026.

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
B|J File: 020708.00009

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 25-CP-004287

IN RE: ESTATE OF

EDDIE D. JORDAN

Deceased.

NOTICE TO CREDITORS

The administration of the estate of Eddie D. Jordan, deceased, whose date of death was September 15, 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 April 3, 2026.

Personal Representative:

/s/ Rudolph Martin
2308 N Ridgewood Ave
Tampa, Florida 33602

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

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

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

File No. 2026-CP-000225

HILLSBOROUGH COUNTY

Division Probate

IN RE: ESTATE OF
JULIAN EDWARD CANNON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JULIAN EDWARD CANNON, deceased, whose date of death was May 23, 2024, 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.

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.

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-robison.com
2nd: pameladoherty@gray-robison.com

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

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.,

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.

HILLSBOROUGH COUNTY

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
B|J File: 020957.00049

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

HILLSBOROUGH COUNTY

rent 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, 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

BJR File: 020957.00044

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

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

HILLSBOROUGH COUNTY

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 Court for Hillsborough County will sell to the highest and best bidder for cash at 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

(727) 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 ROSENE 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 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,

HILLSBOROUGH COUNTY

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 DIVISION

File No. 26-CP-000827

Division Probate

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

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

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

JUVENILE DIVISION

CASE 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@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 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

FAMILY LAW DIVISION

CASE NO.: 26-DR-002384
DIVISION: C

Teresa L. Crawford,
Petitioner,

vs.

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

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

TO: Quinshawna Pandales-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 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

(Continued on next page)

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
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 DIVISION

File 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

HILLSBOROUGH 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.

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 Fuscald & 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 OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
STATE OF FLORIDA

JUVENILE DIVISION

CASE 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, 2

HILLSBOROUGH COUNTY

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 DANILO 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 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

HILLSBOROUGH COUNTY

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.

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.

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.

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.: **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

HILLSBOROUGH COUNTY

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.

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.

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.

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.: **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

HILLSBOROUGH COUNTY

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.

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.: **0925930000**
Certificate No.: **2023 / 9897**
File No.: **2026-255**
Year of Issuance: **2023**

Description of Property:

COMM AT NE COR OF SW 1/4 OF NE 1/4 THN S 00 DEG 00 MIN 44 SEC W 50 FT THN S 90 DEG W 32.54 FT ON WLY R/W LINE OF COLSON RD AND POB THN S 00 DEG 47 MIN 34 SEC E 287.45 FT TO PC IN SD R/W LINE THN ALG CURVE CONCAVE TO EAST W/RAD 420 FT CB S 11 DEG 30 MIN 22 SEC E 157.06 FT TO PT OF INTER WITH R/W LINE THN N 87 DEG 56 MIN 50 SEC E 9.54 FT TO PT OF INTER WITH R/W LINE THN S 23 DEG 11 MIN 40 SEC E 12.07 FT THN N 84 DEG 05 MIN 53 SEC W 243.64 FT THN N 01 DEG 22 MIN 49 SEC E 423 FT THN N 90 DEG E 183.45 FT TO POB
SEC - TWP - RGE: 21 - 29 - 21
Subject To All Outstanding Taxes

Name(s) in which assessed:

MANUEL S REYNOSO
GRASIELA F REYNOSO

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.

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.: **1455900000**
Certificate No.: **2023 / 12631**
File No.: **2026-258**
Year of Issuance: **2023**

Description of Property:

OAK TERRACE REVISED PLAT OF LOTS 35 TO 38 INCL AND W 1/2 CLOSED ALLEY ABUTTING THEREON
PLAT BK / PG: 115 / 218
SEC - TWP - RGE: 01 - 30 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:

C GOMEZ / TRUSTEE
8409 N 15TH STREET TRUST C GOMEZ, AS TRUSTEE

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.

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:

HILLSBOROUGH COUNTY

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 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.

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

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

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

CASE NO.: 24-CC-001367

THE RESIDENCES AT CROSSCREEK HOMEOWNERS ASSOCIATION, INC., Plaintiff,

vs.
PETR GNOEVOY AND ALEXANDRA GNOEVOY, HUSBAND AND WIFE, Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-001367, that resulted from the Final Hearing on or about March 30, 2026, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 24-CC-001367 on about April 6, 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 7, Block 7, CROSSCREEK, PHASE 1-A, according to the map or plat thereof, as recorded in Plat Book 53, Page(s) 97, of the Public Records of Manatee County, Florida.

and commonly known as: 4510 Roycroft Terrace, Parrish, FL 34219.0; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the **MANATEE County public auction website at manatee.realforeclose.com, on May 13, 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 April 7, 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

4/10-4/17/26LG 2T

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

CASE NO.: 2025-CC-002505AX

AVIARY AT RUTLAND RANCH HOMEOWNERS ASSOCIATION, INC. Plaintiff,

vs.
TRACI E STEWART and
EDWARD PHILLIP FALCONE
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure entered in this cause on March 16, 2026 by the County Court of Manatee County, Florida, the property described as:

Lot 185, Aviary at Rutland Ranch Phase IA & IB, according to plat thereof as recorded in Plat Book 65, Pages 84 through 108, inclusive, of the Public Records of Manatee County, Florida.

Property Address: 6323 164th Avenue East, Parrish, FL 34219.

will be sold by the Manatee County Clerk at public sale on **April 30, 2026 at 11:00 A.M.**, electronically online at <http://www.manatee.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.

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.

/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

4/10-4/17/26LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION

File No. 2026-CP-000230-AX

IN RE: ESTATE OF
EDWARD SELSKY
Deceased.

MANATEE COUNTY**NOTICE TO CREDITORS**

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

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

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

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

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

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to section 732.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an agent under chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to challenge the validity of a trust or other writing incorporated by reference into a will.

The date of first publication of this notice is April 10, 2026.

Personal Representative:

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

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

4/10-4/17/26LG 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:

ADVANCED BUILDING MAINTENANCE SOLUTIONS

Owner: Ilya Rakhlin
7621 Charleston Street
Bradenton, FL 34201

4/10/26LG 1T

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

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,

vs.
ROBIN G. GREEN, ET AL.,
Defendants.

Case No: 2024CA000409AX
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 02/03/2026, and entered in Case No. 2024CA000409AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and ROBIN G. GREEN; WILLIAM S. GREEN; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1, is/are Defendant(s), Angelina "Angel" Colonneso, Manatee County Clerk of Courts, will sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 a.m. on May 5, 2026 the following described property set forth in said Final Judgment, to wit:

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING A PORTION OF LOTS 5, 6 AND 7, BLOCK 1, BLISS ADDITION TO PARRISH SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 173, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S89°56'44"W, ALONG THE SOUTH LINE OF SAID LOT 5, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 62, A DISTANCE OF 91.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°56'44"W, ALONG SAID LINE A DISTANCE OF 95.00 FEET TO THE

MANATEE COUNTY

SOUTHWEST CORNER OF SAID LOT 5; THENCE N00°44'27"E, ALONG THE EAST LINE OF THE 12 FOOT WIDE PLATTED ALLEY, SAID LINE ALSO BEING THE WEST LINE OF SAID LOTS 5, 6 AND 7, A DISTANCE OF 199.81 FEET TO THE NORTHEAST CORNER OF SAID PLATTED ALLEY, SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2023.45 FEET; THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID PLATTED ALLEY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°24'13" A DISTANCE OF 14.25 FEET (CHORD = 14.25 FEET, CHORD BEARING = S58°04'40"W) TO THE NORTHWEST CORNER OF SAID PLATTED ALLEY; THENCE N00°44'27"E, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID PLATTED ALLEY, A DISTANCE OF 59.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD, SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1973.51 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 01°51'52", A DISTANCE OF 64.22 FEET (CHORD = 64.22 FEET, CHORD BEARING = N56°25'12"E) TO THE POINT OF INTERSECTION OF SAID LINE AND THE NORTH LINE OF LOT 7 OF SAID BLOCK 1; THENCE N89°56'44"E, ALONG SAID NORTH LINE, A DISTANCE OF 53.96 FEET; THENCE S00°44'27"W, 287.25 FEET TO THE POINT OF BEGINNING. Commonly known as: 12220 SR 62, Parrish, FL 34219

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

DATED February 10, 2026

/s/ Bradford Petrino
Bradford Petrino, Esq.
Florida Bar No. 41883
Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff

Service Emails:
bpetrino@lenderlegal.com
EService@LenderLegal.com
CERTIFICATE OF SERVICE
I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 10th day of February 2026 to:

Matt Bronkema, Esq.
2727 Ulmerton Rd., Ste. 270
Clearwater, FL 33762
mbronkema@consumerlawattorneys.com
mbronkema@consumerlawattorneys.com
Attorney for Robin G. Green and William S. Green
UNKNOWN TENANT #1 nka Victoria Green
12220 SR 62
PARRISH, FL 34219
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
C/O JOHN F. RUDY, III
Assistant United States Attorney
400 North Tampa Street, Suite 3200
Tampa, FL 33602
USAFLM.HUD@usdoj.gov
DOJMDFla@hud.gov
/s/ Bradford Petrino
Bradford Petrino, Esq.
11080-1033334

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

Case No.: 2025DR000592

Family Division - Self Help

LILIANA VARGAS,

Petitioner,

and

LEONEL MACIAS MORENO,

Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: LEONEL MACIAS MORENO

Last known address:
1016 61st Ave Dr E, Bradenton, FL 34203

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 LILIANA VARGAS, whose address is 2813 51st Ave Ter W, Bradenton, FL 34207, on or before 5/7/26, 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: 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 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 3/26/26

Angelina Colonneso
Manatee County Clerk of The Circuit Court
By: s/ Catherine Schenck
Deputy Clerk

4/10-5/1/26LG 4T

MANATEE COUNTY**IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA**
PROBATE DIVISION

CASE NO. 2026CP000413

IN RE: ESTATE OF
EILEEN M. CURYLO,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of EILEEN M. CURYLO, deceased, Case Number 2026CP000413, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is April 10, 2026.

Personal Representative:

MARY L. MUSSER
16421 66th Lane East
Parrish, FL 34219

Attorney for Personal Representative:

Dawn M. Chapman, Esq.
Florida Bar #898791
LEGACY LAW OF FLORIDA, P.A.
Email: info@legacylawoff.com
Secondary Email:
dawn@legacylawoff.com
205 North Parsons Avenue
Brandon, FL 33510
813/643-1885

4/10-4/17/26LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION

File No. 2026CP000692

IN RE: ESTATE OF

STEPHEN WINFIELD KULP,
A/K/A WINFIELD STEPHEN KULP
Deceased.

NOTICE TO CREDITORS

The administration of the estate of STEPHEN WINFIELD KULP, A/K/A WINFIELD STEPHEN KULP, deceased, whose date of death was July 4, 2025; File Number 2026CP000692, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:

MARILYN KLEIN KULP
1400 Lakefront Drive, Unit 7114
Sarasota, FL 34240

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

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

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

CASE #: 2025-CA-001083

FIRST NATIONAL BANK OF AMERICA

Plaintiff

vs.

HULNER JAVIER MERIDA ARGUETA;
ET. AL.;
Defendants.

AMENDED NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated the 3rd day of March, 2026, and entered in Case No. 412025CA001083CAAXMA of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee, Florida, where,

MANATEE COUNTY

FIRST NATIONAL BANK OF AMERICA is the Plaintiff, and HULNER JAVIER MERIDA ARGUETA; MELANI GRACIELA DELEON-PEREZ; and THE VILLAGES OF GLEN CREEK HOMEOWNERS ASSOCIATION, INC., are Defendants. ANGELINA "ANGEL" COLONNESO, as the Clerk of the Circuit Court, shall sell to the highest and best bidder for cash at www.manatee.realforeclose.com, beginning at **11:00 AM, on the 6th day of May, 2026**, the following described property as set forth in said final judgment, to wit:

LOT 19, VILLAGES OF GLEN CREEK PHASE 1B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 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

MANATEE COUNTY

against you and that you are required to serve a copy for your written defenses, if any, to it on MISHALL 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

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

CASE NO. 2026 CA 001777

FAIRWINDS CREDIT UNION,
Plaintiff,

vs.

LILIA BANREY, LA COSTA BRAVA LAKESIDE CONDOMINIUM ASSOCIATION, INC., PRO ROOFING AND ASSOCIATES, INC., JAC BUILDERS, INC., AND UNKNOWN PARTY IN POSSESSION,
Defendant(s).

NOTICE OF ACTION

TO: LILIA BANREY

758 E Michigan Street, Unit 203
Orlando, FL 32806

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

UNIT 17-203, LA COSTA BRAVA LAKESIDE, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 7567, PAGE 2757, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OR ORANGE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Stephen Orsillo, the Plaintiff's attorney, whose address is Post Office Box 3637, Tallahassee, Florida 32315-3637, within 30 days after the first publication date and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

Dated this 6th day of April, 2026.

Tiffany Moore Russell, Clerk of Courts
425 N Orange Ave, Orlando, FL 32801
By: /s/ Stanley Green
As Deputy Clerk

Sorenson Van Leuven, PLLC

4/10-4/17/26LG 2T

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

CIVIL DIVISION

CASE NO. 2025-CA-004543-O

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-5CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-5CB,
Plaintiff,

vs.

CHARMAINE CAINES A/K/A CHARMAINE N. CAINES A/K/A CHARMAINE NELLIE CAINES; et al.
Defendants.

NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY

TO: CHARMAINE CAINES A/K/A CHARMAINE N. CAINES A/K/A CHARMAINE NELLIE CAINES WHOSE LAST KNOWN ADDRESS IS 1046 FLORIDA HOLLY DR., ORLANDO, FL 32811

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

LOT 8, HOLLY TREE VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 99 THROUGH 100, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

more commonly known as 1046 Florida Holly Drive, Orlando, FL 32811.

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, Ruben Lublin, LLC, whose

ORANGE COUNTY

address is 2313 W. Violet St., Tampa, Florida 33603, on or before 30 days after the date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Orange County, 425 N. Orange Ave., Suite 2110, Orlando, FL 32801, Telephone (407) 836-2000, via Florida Relay Service".

WITNESS my hand and seal of this Court on the 6th day of April, 2026.

Tiffany Moore Russell, Clerk of Courts
Orange County, Florida
425 N Orange Ave, Orlando, FL 32801
By: s/ Stanley Green
Deputy Clerk
25-F001558

4/10-4/17/26LG 2T

NOTICE OF SUSPENSION ORANGE COUNTY

To: LEANDER E. WICKHAM

Case No.: CD202513096/D 3312745

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

4/10-5/1/26LG 4T

IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA

Case No.: 2025-CC-017771-O

Summergate 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 Summergate 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, 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

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.

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

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

CIVIL DIVISION

ORANGE COUNTY

Case No. 26-CA-001840-O

JAMIE MICHEL, S,
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 is 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, slfreemmannovoa@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

OSCEOLA COUNTY**OSCEOLA COUNTY**

This notice shall be published once a week for two consecutive weeks in LA GACETA Newspaper Osceola.

WITNESS my hand and the seal of said court at OSCEOLA County, Florida on this 2nd day of April, 2026.

Kelvin Soto, Esq., Clerk, Circuit Court
OSCEOLA County, Florida
2 Courthouse Sq, Kissimmee, FL 34741

By: s/ Susan Vis
As Deputy Clerk

s/ Jared Block, Esq., FL Bar 90297
Florida Community Law Group, P.L.
P.O. Box 292965, Davie, FL 33329-2965

4/10-4/17/26LG 2T

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

OSCEOLA COUNTY

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

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 ENCUMBERS 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.

(Continued on next page)

OSCEOLA COUNTY

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 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 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 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 Easthampstead 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 NEIGHBORHOOD 1 SOUTH, VILLAGE 1, according to the plat thereof as recorded in Plat Book 3, Pages 9 through 16, inclusive, Public Records of Osceola County, Florida.

OSCEOLA COUNTY

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 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 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 Courthouse Square, Suite 6300, Kissimmee, FL 34741 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.

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 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 Yamilett Jaramillo, Jaime Alejandro Alzate aka Jaime A. Alzate, Florida Housing 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.) Kissimmee, FL 34741, Osceola County, Florida at 11:00AM on April 29, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 3, BLOCK 38, TOWNHOMES OF FLORA RIDGE PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF 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 participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, FL 34741, Telephone: (407) 742-2417, within two (2) working days of your receipt of this notice; If you are hearing or voice impaired, call 1-800-955-8771. To file response please contact Osceola County Clerk of Court, 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741, Tel: (407) 742-3479; Fax: (407) 742-3652.

Dated 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. Diecidue, 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 written 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

OSCEOLA COUNTY

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 Neighborhood 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 County, 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 attorney, 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 attorney 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 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

PASCO COUNTY

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

CASE NO.: 51-2025-CC-006494-AX-WS

FAIRWAY SPRINGS HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

TYLER ALBERT,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause by the County Court of Pasco County, Florida on April 7, 2026, the property described as:

Lot 191, FAIRWAY SPRINGS UNIT 1, according to the Plat thereof, as recorded in Plat Book 19, at Pages 3 through 5, of the Public Records of Pasco County, Florida.

PROPERTY ADDRESS: 3306 Player Drive, New Port Richey, FL 34655.

will be sold by the Pasco Clerk of Court at public sale on **May 21, 2026, at 11:00 A.M.**, electronically online at <http://www.pasco.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 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/Charles Evans Glausier
Charles Evans Glausier, Esquire
Florida Bar No.: 37035
cglausier@glausiernknight.com
GLAUSIER KNIGHT JONES, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, FL 33602
Telephone No.: (813) 440-4600
Fax No.: (813) 440-2046
Attorneys for Plaintiff

4/10-4/17/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION

File No. 26-CP-000564

Division Probate
IN RE: ESTATE OF
FRANCIS EDWARD SAVOIE, JR
Deceased.

PASCO COUNTY**NOTICE TO CREDITORS**

The administration of the estate of Francis Edward Savoie, Jr, deceased, whose date of death was May 15, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 10, 2026.

Personal Representative:
Kathleen Lockridge
11111 Linkside Drive
Port Richey, Florida 34668

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

4/10-4/17/26LG 2T

NOTICE OF APPLICATION RECEIVED THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 938383 from Taylor Morrison of Florida, Inc., Attn: Michael Piendel 10210 Highland Manor Dr. Tampa, FL 33610. Application received: 04/03/2026. Proposed activity: Residential Project name: RLE Ranch - Phase G. Project size: 21.21 acres Location: Section(s) 30 Township 25 South, Range 21 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District (District) Tampa Office, 7601 Highway 301 North, Tampa, FL 34637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476. TDD only 1-800-231-6103.

4/10/26LG 1T

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

CASE NO.: 51-2023-CA-000544-CAAX-WS

PNC BANK NATIONAL ASSOCIATION,
Plaintiff,
vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST IVALEAN ALLISON A/K/A INEZ I. ALLISON, et al.,
Defendant(s).

NOTICE OF SALE

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered on March 31, 2026 in the above-styled cause, Nikki Alvarez-Sowles, Esq., Pasco county clerk of court shall sell to the highest and best bidder for cash on **May 6, 2026 at 11:00 A.M.**, at www.pasco.realforeclose.com, the following described property:

LOT 94, TAHITIAN HOMES UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 7, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 2233 Tahitian Drive, Holiday, FL 34691

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.

PASCO 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. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated April 3, 2026

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

4/10-4/17/26LG 2T

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

Case No.: 26-CP-000285

RE: THE ESTATE OF
JOHN CHRISTOPHE MADEWELL
a/k/a JOHN MADEWELL
a/k/a J C MADEWELL
a/k/a CHRIS MADEWELL
a/k/a J CHRISTOPHE MADEWELL
a/k/a JOHN C MADEWELL
a/k/a JOHN CHRIS MADEWELL
a/k/a J CHRIS MADEWELL,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of JOHN CHRISTOPHE MADEWELL, deceased, whose date of death was November 9, 2024, and whose social security number is xxx-xx-5505, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors must file claims against the Estate within the time provided by law or be forever barred. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in SS. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under S. 732.2211.

The date of the first publication of this notice is 4/10/2026.

Personal Representative:
Katrina Madewell
231182 Scaglione Dr.
Lutz, FL 33549

Attorney for Personal Representative:
Ross M. Mabery
Florida Bar 100939
PERRY G. GRUMAN, P.A.
3400 W. Kennedy Blvd.
Tampa, FL 33609
(813) 870-1614
ross@grumanlaw.com
PGPA: 25-1252

4/10-4/17/26LG 2T

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

CASE NO. 2023CA002814CAAXWS
MORTGAGE ASSETS MANAGEMENT, LLC,
PLAINTIFF,
vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROSA BERRIOS A/K/A ROSA MARIA BERRIOS, ET AL.
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated November 17, 2025 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on May 19, 2026, at 11:00 AM, at www.pasco.realforeclose.com for the following described property: "LOT 1048, THE LAKES, UNIT NO. 6, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE(S) 129, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA." Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

La Gaceta Publishing, Inc
Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 3465

PASCO COUNTY

at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
11080-1033083

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY, FLORIDA
Carrington Mortgage Services, LLC,
Plaintiff,

vs.
PAMELA J BARNETT; et al.
Defendants. Case No: 2025CA1354
AMENDED NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Amended Final Judgment of Foreclosure dated April 1, 2026 and entered in Case No. 2025CA1354 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Florida wherein Carrington Mortgage Services, LLC, is the Plaintiff and PAMELA J BARNETT; BEACON WOODS CIVIC ASSOCIATION, INC, are Defendants, Nichole "Nikki" Alvarez-Sowles Pasco County Clerk of Courts, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11 a.m. on April 20, 2026, the following described property set forth in said Final Judgment, to wit: LOT 1259, BEACON WOODS, VILLAGE 5-C, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE(S) 130 AND 131, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
Property Address: 12506 Stone House Loop, Hudson, FL 34667
Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.

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

DATED April 1, 2026

/s/ Anthony Vamvas
Anthony Vamvas, Esq.
Florida Bar No. 42742
Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810

Tel: (407) 730-4644

Attorney for Plaintiff

Service Emails:

avamvas@lenderlegal.com

EService@LenderLegal.com

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 1 day of April 2026 to:

PAMELA J BARNETT

12506 STONE HOUSE LOOP

HUDSON FL 34667

BEACON WOODS COVIC

ASSOCIATION, INC

12440 CLOCK TOWER PWY

HUDSON FL 34667

/s/ Anthony Vamvas

Anthony Vamvas, Esq.

11080-1033155

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 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. 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: stataee-file@mdklegal.com

Secondary: CPRogers@mdklegal.com

Attorney for Plaintiff
11080-1032793

IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA

PROBATE DIVISION
File No. 2026CP000202CPAXWS

IN RE: ESTATE OF
LINDA A. MARTINSON
Deceased

NOTICE TO CREDITORS

The administration of the estate of LINDA A. MARTINSON, deceased, whose

PASCO COUNTY

date of death was May 24, 2025; File Number 2026CP000202CPAXWS, 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 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:
JAMES ANDREW GURNEY
10826 Fillmore Avenue
Port Richey, FL 34668

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

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 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.

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 Pincrest Road
PMB 324

Valrico, Florida 33596

(813) 776-1282

slw@osentonlaw.com

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

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 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.

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 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 decedent's estate, on whom a copy of this notice is required to be served must file

PASCO COUNTY

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

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

IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA

PROBATE DIVISION
File No.: 25-CP-002053

IN RE: ESTATE OF
LAFUON BROWN NEAL,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of LAFUON 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 LATER OF 3 MONTHS AFTER THE 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.

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 Pincrest Road
PMB 324

Valrico, Florida 33596

(813) 776-1282

slw@osentonlaw.com

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

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 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.

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 Pincrest Road
PMB 324

Valrico, Florida 33596

(813) 776-1282

slw@osentonlaw.com

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

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.

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 Pincrest Road
PMB 324

Valrico, Florida 33596

(813) 776-1282

slw@osentonlaw.com

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

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.

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

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

4/3-4/10/26LG 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.

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 Michelle 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

PINELLAS COUNTY

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION

File No. 26-002723-ES

IN RE: ESTATE OF
JOHN W. SAPANSKI,
Deceased

NOTICE TO CREDITORS

The administration of the estate of John W. Sapanski, deceased, whose date of death was August 17, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

PINELLAS COUNTY

The date of first publication of this notice is April 10, 2026.

Personal Representative:
/s/ Lawrence J Sapanski
56 Rosebrook Road
New Canaan, Connecticut 06840

Attorney for Personal Representative:
MARLA D. BOHLANDER
Florida Bar Number: 0071514
Primary E-mail: mbohlander@trenam.com
Secondary E-mail: bbrandt@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN,
FRYE, O'NEILL & MULLIS, P.A.
Post Office Box 1102
Tampa, Florida 33601-1102
Telephone: (813) 223-7474

4/10-4/17/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY
PROBATE DIVISION

Case No. 25-010490-ES

IN RE: ESTATE OF
JASON MIDDLETON WYATT,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JASON MIDDLETON WYATT, deceased, whose date of death was October 19, 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.

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 10, 2026.

Personal Representative:
CHARLES C. HUDSON
1460 69th Place S.
St. Petersburg, FL 33705

Attorney for Personal Representative:
/s/ Caitlin M. Powell
Caitlin M. Powell, Esq./FBN 118385
JOHNSON, POPE, BOKOR, RUPPEL &
BURNS, LLP
311 Park Place Blvd., Suite 300
Clearwater, FL 33759
Telephone: (727) 461-1818
Primary E-mail: caitlinp@jpfirm.com
Secondary E-mail: jessical@jpfirm.com

4/10-4/17/26LG 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:

FLOVERA FITNESS

Owner: Nexcord, LLC
7901 4th St. N, Ste 300
Fort Lauderdale, FL 33702

4/10/26LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION

File No. 26-002906-ES

IN RE: ESTATE OF
CAROL A. ENOS
a/k/a CAROL ANN ENOS
a/k/a CAROL ENOS,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Carol A. Enos a/k/a Carol Ann Enos a/k/a Carol Enos, deceased, whose date of death was January 23, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 314 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

PINELLAS COUNTY

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 10, 2026.

Personal Representative:
Arthur S. Avedisian
34 Nevada Avenue
Rumford, Rhode Island 02916

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

4/10-4/17/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION

File No. 25-011848-ES

IN RE: ESTATE OF
ANNIE LEE INMON
a/k/a ANNIE INMON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Annie Lee Inmon a/k/a Annie Inmon, deceased, whose date of death was November 10, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 314 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 April 10, 2026.

Personal Representative:
Quashay Brown
7736 Bristol Park Drive
Apollo Beach, Florida 33572

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

4/10-4/17/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION

File No. 26-002130-ES

IN RE: ESTATE OF TINA E. PAGE
also known as TINA ESTELL PAGE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Tina E. Page, also known as Tina Estell Page, deceased, whose date of death was June 26, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights

PINELLAS COUNTY

at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is April 10, 2026.

Personal Representative:
/s/ Zachary J. Tomlinson
6307 North Nebraska Ave.
Tampa, FL 33604

Attorney for Personal Representative:
/s/ Elizabeth P. Allen
Florida Bar No. 794480
Email Address: eallen@gibblaw.com
Secondary Email: plamb@gibblaw.com
Gibbons | Neuman
3321 Henderson Blvd.
Tampa, FL 33609
(813) 877-9222

4/10-4/17/26LG 2T

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION

Case No.: 25-CP-011345

IN RE: THE ESTATE OF
RONALD J. MORETUZZO,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of RONALD J. MORETUZZO, deceased, whose date of death was September 30, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756, file number 25-CP-011345. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 10, 2026.

Personal Representative:
/s/ ROGER M. MORETUZZO

Attorney for Personal Representative:
/s/ Kristi McCart, Esq.
Florida Bar No.: 103094
McCart & Tesmer, P.A.
10011 Water Works Lane
Riverview, FL 33578
Telephone No.: (813) 498-2757
E-Mail: kristi@mccarttesmer.com
E-Mail: emma@mccarttesmer.com

4/10-4/17/26LG 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:

BKRS REAL ESTATE

Owner: BKRS.com Corp
7901 4th St N, Ste 300
St Petersburg, FL 33702

4/10/26LG 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:

BUY, KEEP, RENT, SELL

Owner: BKRS.com Corp
7901 4th St N, Ste 300
St Petersburg, FL 33702

4/10/26LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION

File No. 26-002169-ES

IN RE: ESTATE OF
ROBERT JAMES WARREN
(AKA ROBERT J. WARREN)
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT JAMES WARREN (AKA ROBERT J. WARREN), deceased, whose date of death was January 10, 2026, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Room 106,

PINELLAS COUNTY

Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 10, 2026.

Personal Representative:
BARRY DALE WARREN
5623 80th Street N.
St Petersburg, FL 33709

Attorney for Personal Representative:
Bishop L. Toups

Florida Bar Number: 120525
249 Nokomis Avenue S.
Venice, FL 34285
Telephone: (941) 882-0731
E-Mail: btoups@taxestateplanning.com

4/10-4/17/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION

File No. 26-002358-ES

IN RE: ESTATE OF
DEBRA RUSS LAFAVE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Debra Russ LaFave, deceased, whose date of death was January 19, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 10, 2026.

Personal Representative:
/s/ Dawn Thomas
10631 Kim Lane
Hudson, Florida 34669

Attorney for Personal Representative:
/s/ Linda S. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 963-7705
Fax: (888) 673-0072
E-Mail: linda@tampabayelderlaw.com

4/10-4/17/26LG 2T

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, 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 10, 2026.

Personal Representative:
/s/ Renée A. Fraley
Renee Fraley
969 Mahle Dr.
Reynoldsburg, OH 43068

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

4/10-4/17/26LG 2T

**IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 26-CP-000817-ES
Division Probate

IN RE: ESTATE OF
GEORGE IRVIN LUFF, JR
Deceased

NOTICE TO CREDITORS

The administration of the estate of George Irvin Luff, Jr, deceased, whose date of death was November 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave N, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 10, 2026.

Personal Representative:
Kristal Denise Luff
10954 114th Place North
Largo, Florida 33778

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

4/10-4/17/26LG 2T

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

Case No: 24-002485-CI
JPMorgan Chase Bank, National Association,
Plaintiff,
vs.

John'Ta Edwards et al.,
Defendants.
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 03/31/2026, and entered in Case No. 24-002485-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida wherein JPMorgan Chase Bank, National Association, is the Plaintiff and JOHN'TA EDWARDS; KARON EDWARDS; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CHERYL A. TRUEBLOOD T STREET DREAMS IRREVOCABLE TRUST DTD 9/26/2008 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 May 20, 2026 the following described property set forth in said Final Judgment, to wit:
Lots 6 & 7, WALTER H. STURGIS SUBDIVISION, according to the map or

PINELLAS COUNTY

plat thereof, as recorded in Plat Book 16, Page 57, of the Public Records of Pinellas county, Florida.

Property Address: 2411 Union St 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 April 2, 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:
ngeraci@lenderlegal.com
EService@LenderLegal.com

CERTIFICATE OF SERVICE
I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 3 day of April 2026 to:
JOHN'TA EDWARDS
2411 Union St S
St. Petersburg, FL 33712
KARON EDWARDS
2411 Union St S
St. Petersburg, FL 33712
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
U.S. Attorney's Office
400 North Tampa Street Suite 3200
Tampa, FL 33602
usaflm.hud@usdoj.gov
dojmdfla@hud.gov
CHERYL A. TRUEBLOOD T STREET DREAMS IRREVOCABLE TRUST DTD 9/26/2008
911 North Garden
Clearwater, FL 33755
/s/ Nick Geraci
Nick Geraci, Esq.
11080-1033248

**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, GRANTEES, 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, GRANTEES, ASSIGNEES, 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:
ngeraci@lenderlegal.com
EService@LenderLegal.com

CERTIFICATE OF SERVICE
I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 24 day of March 2026 to:

UNKNOWN HEIRS, DEVISEES, GRANTEES, 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

PINELLAS COUNTY

**IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND FOR
PINELLAS COUNTY, FLORIDA**
CIVIL DIVISION

CASE NO: 26-000426-CO

TARPON LAKE VILLAGES
HOMEOWNER'S ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,
vs.

ROSA BLONCA DIAZ, unmarried woman and UNKNOW TENANT,
Defendants.

NOTICE OF ACTION

STATE OF FLORIDA

TO: ROSA BLONCA DIAZ, unmarried woman, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN.

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

LOT 21, FAIRWAY FOREST, A SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 73, PAGES 16 AND 17, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

DATED on this 2nd day of April, 2026
Ken Burke, Clerk of the Circuit Court
315 Court Street, Clearwater,
Pinellas County, FL 33756-5165

By: /s/ Colleen McNair
Deputy Clerk

4/10-4/17/26LG 2T

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

PROBATE DIVISION
File No. 26-002417-ES
Division 003

IN RE: ESTATE OF
JESSICA MARIE VEGUEZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jessica Marie Veguez, deceased, whose date of death was December 31, 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, 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 10, 2026.

Personal Representative:
/s/ Poetry Ali Veguez-Chang

Attorney for Personal Representative:
/s/ Michael G. Little
Florida Bar No. 0861677
Johnson, Pope, Bokor, Ruppel, and Burns, LLP
311 Park Place Blvd., Suite 300
Clearwater, Florida 33759
Telephone: (727) 461-1818
E-mail Addresses:
mikel@jpfirm.com, erikam@jpfirm.com

4/10-4/17/26LG 2T

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

PROBATE DIVISION
File No. 26-002785-ES

IN RE: ESTATE OF
THOMAS JAMES MARTIN II,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of THOMAS JAMES MARTIN II, deceased, whose date of death was December 29, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street,

PINELLAS COUNTY

Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 10, 2026.

Personal Representative:
LINDSEY MARTIN
1510 Timmons Terrace
Clearwater, Florida 33756

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

4/10-4/17/26LG 2T

**NOTICE OF
ADMINISTRATIVE COMPLAINT
PINELLAS COUNTY**

To: JOSHUA D. HENDERSON
Case No.: CD202508972/D 3101341

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.

4/10-5/1/26LG 4T

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

PROBATE DIVISION
File No. 26-1802-ES

IN RE: ESTATE OF
STEVEN ERIC KIRCHNER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Steven Eric Kirchner, deceased, whose date of death was June 6, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 14250 49th Street North, Clearwater, FL 33762. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

PINELLAS COUNTY

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

**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 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 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:
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

(Continued on next page)

PINELLAS COUNTY

E-Mail: noel@clearwaterprobateattorney.com
4/3-4/10/26LG 2T

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 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

PINELLAS COUNTY

da, 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, 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
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 SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-001123-ES

IN RE: ESTATE OF
TEREZA MASHRAGI
Deceased

NOTICE TO CREDITORS

The administration of the estate of Tereza Mashragi, deceased, whose date of death was January 7, 2026, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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:
Abraham Mashragi
12914 Tar Flower Dr.
Tampa, Florida 33626

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

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

IN THE CIRCUIT COURT, IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-000751-ES
DIVISION: PROBATE
SECTION: 4

IN RE: ESTATE OF
DAVID RANDLETT,
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

PINELLAS COUNTY

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 AT-
TARDI
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 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.

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

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

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires cer-

PINELLAS COUNTY

tain 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 OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 25-008005-FD

IN RE: The Marriage of:

YAHKEMA ALBRIGHT,
Petitioner/Wife,

and
MATTHEW ALBRIGHT,
Respondent/Husband.

NOTICE OF ACTION FOR AMENDED PETITION FOR DISSOLUTION OF MARRIAGE AND RELATED RELIEF

TO: MATTHEW ALBRIGHT
1372 Bay Harbor Drive; Apt 305
Palm Harbor, FL 34685

YOU ARE NOTIFIED that an action for Amended Petition for Dissolution of Marriage and Related Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it upon YAHKEMA ALBRIGHT, c/o Amanda Colon, Esq., whose address is 1000 West Cass Street, Tampa, FL 33606 on or before 28 days after first publication, and file the original with the clerk of this Court at 545 1st Avenue North, St. Petersburg, FL 33701 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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 3/17/2026

Ken Burke
Clerk of the Court
By: /s/ Thomas Smith
Deputy Clerk

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No. 26-001143-ES
Division: Probate

IN RE: ESTATE OF
CECILIA WILSON
Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: GLEN WILSON, Address unknown
MARK WILSON, Address unknown

YOU ARE NOTIFIED that a Petition for Summary Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Aaron W. Saoud, AWS LAW FIRM, 2202 N. Westshore Blvd., Suite 200, Tampa, FL 33607 on or before 04/17/2026, and file the original with the clerk of this court either before services on Aaron W. Saoud, Esq. or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Signed on this 13th day of March, 2026.

Ken Burke, Clerk of the Circuit Court and Comptroller
By: /s/ Dinalda Canizales
As Deputy Clerk

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

NOTICE OF ADMINISTRATIVE COMPLAINT 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

POLK COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the under-

POLK COUNTY

signed 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:

360 D.O.L. LLC d/b/a

360 DEGREES OF LOGISTICS
Owner: Srihary Nair
719 Louise Dr.
Lakeland, FL 33803

4/10/26LG 1T

NOTICE OF APPLICATION RECEIVED THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 938098 from Lennar Homes LLC, Attn: Mark McDonald, 6675 Westwood Blvd., 5th Fl, Orlando, FL 32821. Application received: 03/31/2026. Proposed activity: Residential. Project name: Hunt Club South Phase 3. Project size: 26.84 acres Location: Section(s) 07 & 18 Township 30 South, Range 28 East, in Polk County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District (District) Tampa Office, 7601 Highway 301 North, Tampa, FL 34637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, FL 34604-6899 or submit your request through the District's website at www.watmatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476; TDD only 1-800-231-6103.

4/10/26LG 1T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000880

IN RE: ESTATE OF
DALLAS THAXTON GOFF, SR.
Deceased

NOTICE TO CREDITORS

The administration of the estate of DALLAS THAXTON GOFF, SR., deceased, whose date of death was June 18, 2025; File Number 2026CP000880, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 10, 2026.

Personal Representative:
DALLAS THAXTON GOFF, II
2582 Nelson Street
Auburndale, FL 33823

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**

4/10-4/17/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2025CA-003438-A000-BA
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.

MARY CATHERINE WILLIAMS, ET AL.,
DEFENDANT(S).

NOTICE OF ACTION
TO: Unknown Tenant in Possession of the Subject Property

Last Known Address: 1902 Griffins Green Drive, Bartow, FL 33830
Current Residence: UNKNOWN

TO: Unknown Spouse of Mary Catherine Williams

Last Known Address: 1902 Griffins Green Drive, Bartow, FL 33830
Current Residence: UNKNOWN

POLK COUNTY

Foreclosure of Mortgage on the following described property:

LOT 1, GRIFFIN'S GREEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 149, PAGES 11 AND 12, 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 5-4-26, 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 27 day of March , 2026.

STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT

As Clerk of Court

By: /s/ Carlyn Mack

As Deputy Clerk

Publish: La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675
11080-1033117

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.

CASE NO. 2025CA000332000000

MEB LOAN TRUST VIII,

PLAINTIFF,

VS.

JOSEPH DUSABLON, ET AL.

DEFENDANT(S).

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 12, 2026 in the above action, the Polk County Clerk of Court will sell to the highest bidder for cash at Polk, Florida, on May 12, 2026, at 10:00 AM, at www.polk.realforeclose.com for the following described property:

ALL THAT PROPERTY LOCATED IN THE COUNTY OF POLK, STATE OF FLORIDA, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT 237.5 FEET WEST OF THE SOUTHEAST CORNER OF LOT "E" OF RESUBDIVISION OF BLOCKS A, B, C, D, E & F OF COLONIAL HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 3, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE NORTH 140.8 FEET; THENCE WEST 60 FEET; THENCE SOUTH 140.5 FEET; THENCE EAST 60 FEET TO POINT OF BEGINNING BEING THE SAME PROPERTY DESCRIBED AS LOT 23, BLOCK "E" OF COLONIAL HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID LOT BEING A PART OF THE NORTH 1/2 OF NORTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST.

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

Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600

Deerfield Beach, FL 33441

Telephone #: 561-338-4101

Fax #: 561-338-4077

Email: eservice@tmppllc.com

By: 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 Office of the Court Administrator at 863-534-4686 , 255 North Broadway Avenue, Bartow, FL 33830 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1033255

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2025CA002441A000BA

LAKEVIEW LOAN SERVICING LLC

PLAINTIFF,

VS.

WILLIAM CAIN SWISHER ET AL.,

DEFENDANTS.

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta Publishing, Inc)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 26th day of March, 2026, and entered in Case No. 2025CA002441A000BA, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and ROSALIND V. BROWN A/K/A ROSALIND BROWN; THERON L. BROWN A/K/A THERON BROWN; WILLIAM CAIN SWISHER; BANK OF AMERICA, N.A. A/K/A BANK OF AMERICA, NATIONAL ASSOCIATION; AMERICAN BUILDERS & CONTRACTORS SUPPLY CO., INC.; SRS DISTRIBUTION INC. D/B/A SUNCOAST ROOFERS SUPPLY; BEACON SALES ACQUISITION, INC. D/B/A ROOFING SUPPLY GROUP; AND TRADITIONS AT WINTER HAVEN HOMEOWNERS ASSOCIATION, INC. are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the

POLK COUNTY

Circuit Court shall sell to the highest and best bidder for at www.polk.realforeclose.com at 10:00 A.M. on the 11th day of May, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 77, TRADITIONS PHASE 1, A SUB-DIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 131, PAGE 47, 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) 534-4686, 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.
Dated this 31st day of March, 2026.

By: /s/ Liana Hall

Liana 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

11080-1033078

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.

CASE NO. 2025CA004748A000BA

THE BANK OF NEW YORK MELLON,

F/K/A THE BANK OF NEW YORK AS

TRUSTEE FOR REGISTERED HOLDERS

OF CWABS, INC., ASSET-BACKED

CERTIFICATES, SERIES 2005-14,

PLAINTIFF

VS.

DELSA E. ESTEVEZ , ET AL.,

DEFENDANT(S).

NOTICE OF ACTION

To: THE UNKNOWN HEIRS, BENEFICIARIES,

DEVISEES, GRANTEEES, ASSIGNORS,

CREDITORS AND TRUSTEES OF THE

ESTATE OF ALBERTO ESTEVEZ

(DECEASED)

RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 603 Antelope

Ln, Kissimmee, FL 34759

YOU ARE HEREBY NOTIFIED that an

action to foreclose a mortgage on the

following described property located in Polk

County, Florida:

LOT 2, BLOCK 138, POINCIANA, NEIGH-

BORHOOD 3, VILLAGE 3, ACCORDING

TO THE PLAT THEREOF RECORDED IN

PLAT BOOK 52, PAGES 19 THROUGH

32, INCLUSIVE, OF THE PUBLIC RE-

CORDS OF POLK COUNTY, FLORIDA.

has been filed against you, and you are

required to serve a copy of your written

defenses, if any, to this action, on Tromberg,

Miller, Morris & Partners, PLLC, attorneys

for Plaintiff, whose address is 600 West

Hillsboro Boulevard, Suite 600, Deerfield

Beach, FL 33441, and file the original with

the Clerk of the Court, within 30 days after

the first publication of this notice, either

before 5/10/2026 or immediately thereaf-

ter, 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: 3/27/2026

Stacy M. Butterfield

Clerk of the Circuit Court

By: Ashley Saunders

Deputy Clerk of the Court

If you are a person with a disability who

needs any accommodation in order to

participate in this proceeding, you are

entitled, at no cost to you, to the provision

of certain assistance. Please contact

Office of the Court Administrator at 863-

534-4686 , 255 North Broadway Avenue,

Bartow, FL 33830 at least 7 days before

your scheduled court appearance, or im-

mediately 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.

11080-1033146

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 RESI-

DENTIAL 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 GIR-

LADO, 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.

2017CA001901, of the Circuit Court of the

Tenth Judicial Circuit in and for Polk Coun-

ty, Florida, wherein Deutsche Bank Trust

Company Americas, as Trustee for Resi-

dential Accredit Loans, Inc. is the Plaintiff

and JUAN GONZALO VILLA A/K/A JUAN

G. VILLA A/K/A JUAN VILLA; MARIA ISA-

ABEL GIRLADO A/K/A MARIA ISABELA

GIRLADO A/K/A MARIA GIRLADO; RES-

IDENTIAL FUNDING MORTGAGE SE-

CURITIES II, INC. HOME EQUITY LOAN

PASS-THROUGH CERTIFICATES, SE-

RIES 2007-HSA2, U.S. BANK NATIONAL

ASSOCIATION, AS TRUSTEE, SUCCESSOR

IN INTEREST TO BANK OF AMER-

ICA N.A., AS TRUSTEE, SUCCESSOR

POLK COUNTY

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 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

NOTICE OF SUSPENSION**POLK COUNTY**

To: NICKERS P. JONES

Case No.: CD202600051/D 3512452

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

4/10-5/1/26LG 4T

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 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

POLK COUNTY

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.

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
FAMILY DIVISION

CASE NO.: 2025DR006634

IN RE: THE MARRIAGE OF:

TROY DANIEL CHASSE,

Petitioner/Husband

and

BASANI BERLIANA TAMPUBOLON,

Respondent/Wife

NOTICE OF ACTION FOR VERIFIED PETITION FOR DISSOLUTION OF MARRIAGE AND OTHER RELATED RELIEF

TO: BASANI BERLIANA TAMPUBOLON

Unknown Whereabouts

YOU ARE NOTIFIED that an action for Verified Petition for Dissolution of Marriage and Other 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 Mais Afaneh, Esq., attorney for Troy Daniel Chasse, whose address is 2600 S. Douglas Road, Suite 502, Coral Gables, FL 33134, on or before 03/18/2026 4/20/2026 and file the original with the clerk of this Court at 255 N. Broadway Ave., Bartow, FL 33830-3912 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 2/5/2026

Stacy M. Butterfield
Clerk of the Circuit Court

By: s/ Deputy Clerk

3/20-4/10/25LG 4T

POLK COUNTY

NOTICE OF ADMINISTRATIVE COMPLAINT POLK COUNTY

To: DARICK R. TOMLINSON

Case No.: CD202502800/D 3417106/3500673

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.

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

NOTICE OF ADMINISTRATIVE COMPLAINT POLK COUNTY

To: AMENITY SERVICES, LLC

Case No.: CD202601161/B 3200141

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

SARASOTA COUNTY

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION

CASE #: 2026-CP-001457-SC

IN RE: ESTATE OF

ANNA SPARKS,

Deceased.

NOTICE TO CREDITORS

The administration of the estate of ANNA SPARKS, deceased, whose date of death was February 3, 2026; is pending in the Circuit Court for SARASOTA County, Florida, Probate Division; File Number 2026-CP-001457-SC; the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims,

SARASOTA COUNTY

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 unmaturing, 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 April 10, 2026.

Personal Representative:

Nathaniel Sparks
2707 E 58th Street
Indianapolis, IN 46220

Attorney for Personal Representative:

Gregory A. Kaiser, Esquire
FBN 47376 – greg@wtpelf.com
Attorney for Nathaniel Sparks, PR
Wills, Trusts, Probate and Elder Law Firm
6751 Professional Parkway, Suite 104
Sarasota, FL 34240
Telephone (941) 914-9145
Fax (941) 914-9514

4/10-4/17/26LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA.

CASE No. 2025 CA 004647 NC
BANK OF AMERICA, N.A.,
PLAINTIFF,
vs.
WALTER B. GREEN A/K/A WALTER GREEN, ET AL.
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 21, 2026 in the above action, the Sarasota County Clerk of Court will sell to the highest bidder for cash at Sarasota, Florida, on May 13, 2026, at 09:00 AM, at www.sarasota.realforeclose.com for the following described property:
UNIT 414, BUILDING 4, VERANDA I AT HERITAGE OAKS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3004, PAGE 44, AS AMENDED AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 32, PAGES 31, 31A THROUGH 31D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard

SARASOTA COUNTY

Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Sarasota County, Sarasota County Jury Office at 941-861-7801, PO Box 3079, Sarasota, FL 34230 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1033329

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025-CA-001181

BARCLAYS MORTGAGE LOAN TRUST
2024-NQM2,
Plaintiff,

vs.

FARRAH DENISE GALLO, MICHAEL GALLO AND TOSCANA ISLES MASTER ASSOCIATION, INC.
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on December 5, 2025 in the above-captioned action, the following property situated in Sarasota County, Florida, described as:

LOT 737, TOSCANA ISLES, UNIT 2, PHASE 6, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 55, PAGES 336 THROUGH 346, OF THE PUBLIC RECORDS OF 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

SARASOTA COUNTY

Email: mccoyle@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

NOTICE OF PUBLIC HEARINGS MODIFYING A PLANNED DEVELOPMENT CITY OF TEMPLE TERRACE

The City Council of the City of Temple Terrace, Florida, has scheduled **PUBLIC HEARINGS** for April 21, 2026 and May 5, 2026 at 6:00 p.m., or as soon thereafter as possible in the Council Chambers at City Hall, 11250 N. 56th Street to consider an adoption of the following Ordinance for a zoning reclassification (RZP-25-01) for property generally located on the north side of Harney Road approximately 245 feet east of the intersection of Harney Road and Davis Road (Folio: 38210.7606), and generally as shown below.

ORDINANCE

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA REZONING A PARCEL TOTALING 3.9 ACRES (±) (FOLIOS 38210.7606) FROM PD TO PD THAT IS GENERALLY LOCATED ON THE NORTH SIDE OF HARNEY ROAD APPROXIMATELY 245 FEET EAST OF THE INTERSECTION OF HARNEY ROAD AND DAVIS ROAD; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING ATLAS MAP OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE

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

Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such 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 7th day of April 2026.

Lynda Sader, City Clerk



4/10/26LG 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 INTENT TO PARTIALLY VACATE PLAT

Notice is hereby given that DRC Holdings LLC requests the Honorable City Council of Tampa Florida to adopt a resolution partially vacating the Plat of 4311 W. Gray St, Tampa, as recorded in Plat Book 14 Page 43 of the public records of Hillsborough County, Florida, for the purpose of a replat of HANAN ESTATES E 5 FT OF LOT 17 LOT 18 AND W 15 FT OF LOT 19 BLOCK 9 AND S 1/2 OF ALLEY ABUTTING ON N.

CONTAINING 10,200 +/- SQUARE FEET OR 0.23 +/- ACRES.

For additional information regarding this notice contact the Subdivision and DRI Coordinator, City of Tampa, 2555 East Hanna Road, Tampa Florida 33610. Phone (813) 274-3100.

4/10-4/17/26LG 2T

HILLSBOROUGH COUNTY – PUBLIC NOTICE APPLICANTS FOR APPRAISER AND ATTORNEY SPECIAL MAGISTRATES

Opportunities now exist for appraisers and attorneys to serve as **SPECIAL MAGISTRATES** for the **2026 VALUE ADJUSTMENT BOARD**.

An Appraiser Special Magistrate appointed to hear issues regarding valuation of real estate must be a state certified or licensed Florida Real Estate Appraiser pursuant to Chapter 475, Florida Statutes, and have not less than five years experience in real property valuation. An Appraiser Special Magistrate appointed to hear issues regarding the valuation of tangible personal property must be a designated member of a nationally recognized appraisers' organization and have not less than five years experience in tangible personal property valuation. An Attorney Special Magistrate must be a member of The Florida Bar with no less than five years experience in the area of ad valorem taxation.

Prior to conducting hearings, Magistrates must complete Department of Revenue training. Magistrates will conduct hearings and write findings and conclusions of law. Qualified individuals wishing to serve must file an application on or before Monday, June 1, 2025. Applications and additional criteria are available at 601 E. Kennedy Blvd., 12th Floor, Tampa, FL, 33602, phone (813) 276-8100 ext. 4354 or <http://www.hillsclerk.com/en/Additional-Services/Value-Adjustment-Board#VABOpportunities>.

4/10/26LG 1T

CITY OF TAMPA

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT FY27/PY26 UNIVERSAL FUNDING REQUEST FOR APPLICATION (RFA)

CDBG PUBLIC SERVICES, CDBG PUBLIC FACILITIES, HOME TBRA, SHIP DEPOSIT ASSISTANCE and HOPWA PROGRAMS

The City of Tampa is allocated approximately \$13,000,000 in federal and state funds annually. Requests for applications will be accepted from organizations for CDBG Public Service, CDBG Public Facilities, HOME TBRA, SHIP Deposit Assistance and HOPWA programs for eligible activities/programs. Proposals for all of the following programs will be accepted beginning **April 1, 2026**, with a deadline of **April 30, 2026**, at 4:00 PM EST.

The City of Tampa may expend state and federal funds as outlined in the FY27/PY26 Annual Action Plan (AAP) and the Local Housing Assistance Plan (LHAP) to serve City of Tampa residents:

- HOME TBRA
- SHIP Deposit and Rental Assistance
- CDBG Public Services
- CDBG Public Facility Improvements
- HOPWA Eligible Activities (Hillsborough, Hernando, Pinellas and Pasco Counties)

Non-Mandatory Technical Assistance Workshops are scheduled for:

April 7, 2026

9:00 AM - CDBG Public Service and CDBG Public Facilities

12:00 PM – HOPWA, SHIP DAP and HOME TBRA

Location: 2555 E. Hanna Ave., 1st Floor Community Room

April 9, 2026

9:00 AM - HOPWA, SHIP DAP, and HOME TBRA

1:00 PM - CDBG Public Service and CDBG Public Facilities

Location: 2555 E. Hanna Ave., 1st Floor Community Room

City staff will be available to review and assist applicants with the application process. The link and detailed requirements for these applications can be viewed using **Neighborly Software** which can be accessed from the City of Tampa, Housing and Community Development's webpage at <https://www.tampa.gov/hcd>. or by visiting the Neighborly participant portal at <https://portal.neighborlysoftware.com/TAMPAFL/Participant>. Agencies must register for or have an existing free Neighborly account to participate. For additional program information, please contact Housing and Community Development at 813-274-7954 or by email at hcdinfo@tampagov.net.

Written correspondence may be mailed to:
City of Tampa
City Center at Hanna

Attn: Housing and Community Development
2555 E. Hanna Ave., Second Floor, Tampa, FL 33610

4/10/26LG 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 4/20/26

Rolls Royce Helicopter Engine
Support Services

3:00 PM 4/30/26

Janitorial Services for TPD locations
Re-bid (Bid Discount)

Pre-Bid Meeting to be held 4/17/26
@9:00AM

3:00 PM 5/6/26

Plumbing Services for the Water
Department (Bid Discount)

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: 04/10/2026
Deanna Faggart, CPPPO
Director of Purchasing

City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610

4/10/26LG 1T

CITY OF TAMPA PURCHASING DEPARTMENT REQUEST FOR PROPOSAL

Pursuant to Chapter 69-1119, Special Acts, Laws of Florida, sealed Request for Proposal for the furnishing of the following will be received by the Director of Purchasing, City of Tampa, in her office until

3:00 PM 5/18/26

HOME-American Rescue Plan – II
Pre-Proposal Meeting to be held
4/20/26 @1:00PM

3:00 PM 5/26/26

Emergency Management Consulting
Services

Pre-Proposal Meeting to be held
4/20/26 @9:30AM

then and thereafter to be publicly opened and read. Requests for Proposals are available at the Purchasing Department (Phone No. 813/274-8351).

Dated: 04/10/2026
Deanna Faggart, CPPPO
Director of Purchasing

City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610

4/10/26LG 1T