

CITRUS COUNTY

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

CASE NO.: 26-CC-000072

CYPRESS VILLAGE PROPERTY
OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.

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

NOTICE OF ACTION

TO: ROBERT FREDERICK ADAMS
101 Golfview Drive
Homosassa, FL 34446

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

Lot 98R, SUGARMILL WOODS, CY-
PRESS VILLAGE REPLAT, Citrus
County, Florida, as recorded in Plat
Book 11, pages 105 through 109, In-
clusive of the Public Records of Citrus
County, Florida.

Less and Except:

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

AND

Begin at the Northeast corner of Lot
99R, CYPRESS VILLAGE, Villa Replat
as recorded in Plat Book 11, pages
105 through 109, inclusive of the Pub-
lic Records of Citrus County, Florida,
thence South 4 deg. 25' 57" East along
the East line of said Lot a distance of
2.00 feet, thence South 85 deg. 34' 03"
West parallel to the North line of said
Lot 99R a distance of 80.0 feet to the
West line of said lot, thence North 4
deg. 25' 57" West along said West line
a distance of 2.00 feet to the Northwest
corner of said lot, thence North 85 deg.
34' 03" East along the North line of
said Lot 99R, a distance of 80.0 feet to
the Point of Beginning.

A lawsuit has been filed against you and
you are required to serve a copy of your
written defenses, if any, on or before 30
days after the first publication of this No-
tice 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 immedi-
ately thereafter; otherwise a default will
be entered against you for the relief deman-
ded in the Complaint or petition.

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

ATTN: If you are a person with a disabili-
ty who needs any accommodation in order
to participate in this proceeding, you are
entitled to, at no cost to you, to the pro-
vision of certain assistance. Please contact
the ADA Coordinator at the Office of the
Trial Court Administrator, Citrus County
Courthouse, 110 North Apopka Avenue,
Inverness, Florida 34450, Telephone
(352) 341-6700, at least seven (7) days
before your scheduled court appearance,
or immediately upon receiving this notifi-
cation 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 14th day of April, 2026.

Traci Perry, Clerk of the Court
By /s/ Dawn M. Peacock
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
BIR File: 013241.00066

4/17-4/24/26LG 2T

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

File No. 2025-CP-001087

IN RE: ESTATE OF
MYRON DAVID MARINO
a/k/a MYRON MARINO,
Deceased.

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

TO: MICHAEL ANTHONY MARINO,
son of the Decedent and beneficiary of
the Estate, whose last known address
was P.O. Box 1052, Richards, North
Carolina 28574

YOU ARE NOTIFIED that a Petition for
Administration has been filed in this Court.
You are required to serve a copy of your
written defenses, if any, on Petitioner's
attorney, whose name and address are:
Ashly Mae Guernaccini, Esq., 314 South
Missouri Avenue, Suite 201, Clearwater,
Florida 33756, within 30 days of first pub-
lication, 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 judgement or
order for the relief demanded, without fur-
ther notice.

Signed on this 14th day of April, 2026.
First Publication on April 17, 2026.

Traci Perry
As Clerk of the Court
By: /s/ Illegible

CITRUS COUNTY

As Deputy Clerk

4/17-5/8/26LG 4T

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

File No. 2026-CP-000189

IN RE: ESTATE OF
JANET RUTH HELLER,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Jan-
et Ruth Heller, deceased, whose date of
death was February 6, 2026, is pending in
the Circuit Court for Citrus County, Florida,
Probate Division, the address of which is
110 North Apopka Avenue, Inverness,
Florida 34450. The names and addresses
of the Personal Representative and the
Personal Representative's attorney are
set forth below.

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

All other creditors of the Decedent and
other persons having claims or demands
against Decedent's Estate must file their
claims with this Court WITHIN 3 MONTHS
AFTER THE DATE OF THE FIRST PUB-
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 surviv-
ing spouse is property to which the Florida
Uniform Disposition of Community Prop-
erty Rights at Death Act as described in
ss. 732.216-732.228, Florida Statutes,
applies, or may apply, unless a written
demand is made by a creditor as specified
under s. 732.2211, Florida Statutes. The
written demand must be filed with the clerk.

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

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

The date of first publication of this notice
is April 17, 2026.

Personal Representative:

David Bryan Heller
2105 Bella Coola Road
Lake Waccamaw, North Carolina 28450

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

4/17-4/24/26LG 2T

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

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

FLORIDA FORGE AND FIBER

Owner: Choice Solutions, LLC
349 N Highview Ave
Hernando, FL 34442

4/17/26LG 1T

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

File No. 2025 CP 000776 A

IN RE: ESTATE OF
WALTER W. WEBER
Deceased.

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

TO: JOANNE BISSENGER -
WHEREABOUTS UNKNOWN
DANIEL WEBER -
WHEREABOUTS UNKNOWN
DENISE BRENNAN -
WHEREABOUTS UNKNOWN
JACQUELINE WEBER -
WHEREABOUTS UNKNOWN

ANY AND ALL HEIRS OF THE
ESTATE OF WALTER W. WEBER

YOU ARE NOTIFIED that a PETITION
FOR ADMINISTRATION has been filed
in this court. You are required to serve a
copy of your written defenses, if any, on
the petitioner's attorney, whose name and
address are: Derek B. Alvarez, Esquire,
GENDERS ♦ ALVAREZ ♦ DIECIDUE,
P.A., 2307 W. Cleveland Street, Tampa,
FL 33609, on or before 30 days from the
first date of publication, 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 April 13, 2026.

Traci Perry
As Clerk of the Court
By: s/ M. Mothershead
As Deputy Clerk

4/17-5/8/26LG 4T

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

File No. 2024 CP 001070

Division A

IN RE: ESTATE OF
JOSE BENITO GALARZA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jose
Benito Galarza, deceased, whose date of
death was May 13, 2024, is pending in the
Circuit Court for Citrus County, Florida, Pro-

CITRUS COUNTY

bate Division, the address of which is 110
N Apopka Ave, Inverness, Florida 34450.
The names and addresses of the personal
representative and the personal represen-
tative's attorney are set forth below.

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

All other creditors of the decedent and
other persons having claims or demands
against decedent's estate must file their
claims with this court WITHIN 3 MONTHS
AFTER THE DATE OF THE FIRST PUB-
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 de-
cedent or the decedent's surviving spouse
is property to which the Florida Uniform
Disposition of Community Property Rights
at Death Act as described in ss. 732.216-
732.228, applies, or may apply, unless a
written demand is made by a creditor as
specified under s. 732.2211, Florida Stat-
utes. The written demand must be filed
with the clerk.

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

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

The date of first publication of this notice
is April 17, 2026.

Personal Representative:

/s/ Yahaira Galarza
Yahaira Galarza
3443 Crystal Street
Philadelphia, Pennsylvania 19134

Attorney for Personal Representative:

/s/ Jennifer Isaksen
Jennifer Isaksen, Esq.
Email: jennifer@isaksenlawfirm.com
Florida Bar No. 519081
Law Offices of Jennifer Isaksen PA
4076 E State Road 44
Wildwood, Florida 34785
Telephone: (352) 793-4001

4/17-4/24/26LG 2T

IN THE CIRCUIT COURT OF THE FIFTH
JUDICIAL CIRCUIT
IN AND FOR CITRUS COUNTY, FLORIDA
WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS TRUSTEE OF STANWICH
MORTGAGE LOAN TRUST F,
Plaintiff,

vs.
REBECCA VILLATORO: et al.,
Defendants. Case No: 2022-CA-000276

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant
to the Final Judgment of Foreclosure dated
03/12/2026, and entered in Case No. 2022-
CA-000276 of the Circuit Court of the Fifth
Judicial Circuit in and for Citrus County,
Florida wherein WILMINGTON SAVINGS
FUND SOCIETY, FSB, AS TRUSTEE OF
STANWICH MORTGAGE LOAN TRUST F,
is the Plaintiff and REBECCA VILLATORO;
CARMEL FINANCIAL CORP; UNKNOWN
TENANT #1 N/K/A KEVIN VILLATORO; THE
UNKNOWN HEIRS, DEVISEES, GRANTEES,
ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES, OR OTHER CLAIMANTS BY,
THROUGH, UNDER OR AGAINST, GEORGE
D. GAINEY, SR. A/K/A GEORGE GAINEY;
GEORGE D. GAINEY, JR. A/K/A GEORGE
DOUGLAS GAINEY, JR.; JERRY GAINEY, is/

are Defendant(s), Traci Perry, Clerk of Court,
will sell to the highest and best bidder for cash
at 10:00 a.m. at www.citrus.realeforeclose.
com on April 30, 2026 the following described
property set forth in said Final Judgment, to
wit:
LOT G: THE EAST 125.66 FEET OF THE
WEST 376.98 FEET OF THE SOUTH 174.97
FEET OF LOT 12, BLOCK C, MAYFAIR
GARDEN ACRES, AS RECORDED IN PLAT
BOOK 2, PAGES 141 AND 142, PUBLIC
RECORDS OF CITRUS COUNTY, FLORIDA,
SUBJECT TO A 15 FOOT WIDE EASEMENT
ALONG THE NORTH BOUNDARY THEREOF
FOR ROAD RIGHT OF WAY.

TOGETHER WITH THAT CERTAIN
2004 GENERAL MOBILE HOME, WITH
VIN#S GMHGA404319963A AND
GMHGA404319963B AND TITLE #S
94258347 AND 94258245, PERMANENTLY
AFFIXED THEREON.
Commonly known as: 6646 W Seville Ct.,
Crystal River, FL 34429

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 13, 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 13th day of
April 2026 to:

REBECCA VILLATORO
6646 W Seville Ct.
Crystal River, FL 34429
UNKNOWN HEIRS, DEVISEES, GRANTEES,
ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES, OR OTHER CLAIMANTS BY,
THROUGH, UNDER OR AGAINST, GEORGE
D. GAINEY, SR. A/K/A GEORGE GAINEY
6646 W Seville Ct.
Crystal River, FL 34429
CARMEL FINANCIAL CORP.
By serving: Corporation Service Company, RA
1201 Hays Street
Tallahassee, FL 32301-2525
UNKNOWN TENANT #1
6646 W Seville Ct.

CITRUS COUNTY

Crystal River, FL 34429
GEORGE D. GAINEY, JR. a/k/a GEORGE
DOUGLAS GAINEY, JR.
1101 Farwell Ave.
Orlando, FL 32807
JERRY GAINEY
2920 Gulf Drive
Orlando, FL 32806
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
11080-1033767

HERNANDO COUNTY

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

CASE NO.: 2025-CA-000392

U.S. BANK NATIONAL ASSOCIATION,
Plaintiff,

vs.
SEAN M. HOYE, et al,
Defendant(s).

**NOTICE OF RESCHEDULED SALE
PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN Pursuant
to an Order Rescheduling Foreclosure
Sale dated March 19, 2026, and entered
in Case No. 2025-CA-000392 of the Circuit
Court of the Fifth Judicial Circuit in and for
Hernando County, Florida in which U.S.
BANK NATIONAL ASSOCIATION, is the
Plaintiff and Sean M. Hoyer, United States
of America Acting through Secretary of
Veterans Affairs, are defendants, the Her-
nando County Clerk of the Circuit Court
will sell to the highest and best bidder for
cash at **Hernando County Courthouse, 20
N. Main Street, Room 245, Brooksville,
Florida 34601, Hernando County, Florida
at 11:00AM on May 19, 2026** the following
described property as set forth in said Final
Judgment of Foreclosure:

TRACT 109, EL PICO SUBDIVISION,
MORE PARTICULARLY DESCRIBED
AS: THE EAST 1/2 OF THE WEST
1/2 OF THE SOUTHWEST 1/4 OF
THE NORTHEAST 1/4 OF SECTION
36, TOWNSHIP 23 SOUTH, RANGE
17 EAST, HERNANDO COUNTY,
FLORIDA, LESS THE NORTH 25 FEET
THEREOF FOR ROAD RIGHT OF
WAY.

A/K/A 10030 ORCHARD WAY SPRING
HILL FL 34608

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

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

Dated this 7th day of April, 2026.

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

By: /s/ Justin Ritchie
Florida Bar # 106621
Justin Ritchie, Esq.
IN/25-004620

4/17-4/24/26LG 2T

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

File No. 26-CP-000338

Division Probate

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 en-
tered 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 ad-
dress 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 ad-
resses of those to whom it has been as-
signed by such order are:

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

ALL INTERESTED PERSONS ARE NO-
TIFIED 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 pay-
ment 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 FOR-
EVER BARRED. NOTWITHSTANDING
ANY OTHER APPLICABLE TIME PERI-
OD, ANY CLAIM FILED TWO (2) YEARS
OR MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.

The date of first publication of this No-
tice 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

HERNANDO COUNTY

**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 Judi-
cial 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 REC-
ORDS OF HERNANDO COUNTY,
FLORIDA.

Address: 33258 Coral Rock Dr, Web-
ster, FL 33597

at public sale, bidding begins at 11:00
a.m. EST outside of the Civil Department,
Room 245 of the Hernando County Cour-
thouse, 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, Sec-
tion 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 par-
ticipate in this proceeding, you are entitled,
at no cost to you, to the provision of cer-
tain 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 notifi-
cation if the time before the scheduled
appearance is less than 7 days; if you are
hearing

HERNANDO COUNTY

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 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@awslaw.org
Secondary E-Mail: service@awslaw.org

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

HILLSBOROUGH COUNTY

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

Case No.: 26-DR-002577
Division: C

HILLSBOROUGH COUNTY

JESSICA FORAKER,
Petitioner,
and
BAYLEN FORAKER,
Respondent

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

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JESSICA FORAKER, whose address is 15165 Cypress Cay Blvd, Unit 104, Lutz, FL 33559 on or before 5/20/26, and file the original with the clerk of this Court at 800 E Twigg St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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 April 14, 2026

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

By: s/ Erma Yerdon
Deputy Clerk

4/17-5/8/26LG 4T

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/11/2026 at 08:00 AM the following vehicles(s) may be sold at public sale at 1506 E 26TH AVE TAMPA FL 33605 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.

WDDDJ72X19A153873 2009 MERZ 4800.00
WBAJ5C59JWA94551 2018 BMW 12250.00
W1KZF6JB2LA800988 2020 MERZ 12820.00
55SWF4KB8FU028121 2015 MERZ 18800.00
2GCEC19V731408909 2003 CHEV 14250.00
1G6KG5RS6JU134756 2018 CAD I 13500.00

The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is:

Lienor Name: PRECISION AUTO & COLLISION LLC
Lienor Address: 1506 E 26TH AVE, TAMPA, FL 33605
Lienor Telephone #: 813-284-0926
MV License #: MV116448
Location of Vehicles: 1506 E 26TH AVE, TAMPA, FL 33605

The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the HILLSBOROUGH County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.

4/17/26LG 1T

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

Case No: 2025-CA-012303

IN RE: FORFEITURE OF:
\$56,579.27 in U.S. Currency

NOTICE OF ACTION

TO: Waleed Abraham Zaben, Mohammad Hashem Abraham, and ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN \$56,579.27 in U.S. Currency.

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Robert Staley, Chief of Police for Temple Terrace Florida, on October 21, 2025, in Hillsborough County, Florida, and you are required to serve a copy of your answer asserting any affirmative defenses with the Clerk of this Court and Petitioners attorney, Nicole Donnell, Esq., at Temple Terrace City Attorney Office, 11250 N. 56th Street, Temple Terrace FL 33617, on or before 30 days after first publication; otherwise a default will be entered against you for the relief demanded in the complaint.

4/17-4/24/26 2T

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

Case No.: 25-DR-016948
Division: P

IN RE: THE ADOPTION OF:
A.L.S.

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION

TO: BERNARD MERRITT HUNTLEY
Last Address Unknown

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 STEPHEN V. SCHMIDT, whose address is 1201 Williams Rd, Plant City, FL 33565, on or before 5/20/2026, and file the original with the clerk of this Court at 800 E Twigg St, Tampa, FL

HILLSBOROUGH COUNTY

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.

Physical Description of Respondent:

Age: 81
Race: White
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 4/14/26

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

By: s/ Wesley Tanner
Deputy Clerk

4/17-5/8/26LG 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.: 1735470000
Certificate No.: 2023 / 14649
File No.: 2026-345
Year of Issuance: 2023

Description of Property:
CENTRAL VILLAGE LOT 6 BLOCK 3

HILLSBOROUGH COUNTY

PLAT BK / PG : 29 / 40
SEC - TWP - RGE : 08 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
**VALERIA ANDERSON HAYNES
HARRIETT ANDERSON
HOME SOLUTION INVESTMENT
LLC**

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (5/28/2026) 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 4/10/2026

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

By Carolina Muniz, Deputy Clerk

4/17-5/8/26LG 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.: 0910330904
Certificate No.: 2023 / 9719
File No.: 2026-346

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 **5/13/2026 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-25-0002816
NAME OF VIOLATOR: HIGHLAND'S AT HUNTER'S GREEN
LOCATION OF VIOLATION: 9481 HIGHLAND OAK DR, TAMPA, FL
CODE SECTIONS: 19-48 19-237(3)
LEGAL DESCRIPTION: THE HIGHLANDS AT HUNTER'S GREEN A CONDOMINIUM COMMON AREA
FOLIO: 59402.0646

CASE NO: COD-25-0002826
NAME OF VIOLATOR: HIGHLAND'S AT HUNTER'S GREEN
LOCATION OF VIOLATION: 9481 HIGHLAND OAK DR, TAMPA, FL
CODE SECTIONS: 19-48 19-237(3)
LEGAL DESCRIPTION: THE HIGHLANDS AT HUNTER'S GREEN A CONDOMINIUM COMMON AREA
FOLIO: 59402.0646

CASE NO: COD-26-0000138
NAME OF VIOLATOR: MICHAEL PASLEY
LOCATION OF VIOLATION: 4710 W KNIGHTS AVE, TAMPA, FL
CODE SECTIONS: 19-234
LEGAL DESCRIPTION: ANITA SUBDIVISION LOT 21 BLOCK 9
FOLIO: 130578.0000

CASE NO: COD-26-0000248
NAME OF VIOLATOR: RAQUEL GARCIA
LOCATION OF VIOLATION: 814 W 113TH AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)a 19-231(15)b 19-231(10)
LEGAL DESCRIPTION: HAMNER'S W E FOREST ACRES W 1/2 OF LOT 16 LESS W 235.60 FT BLOCK 4
FOLIO: 94883.0000

CASE NO: COD-26-0000251
NAME OF VIOLATOR: PAUL AND BRENDA KEARSE
LOCATION OF VIOLATION: , TAMPA, FL
CODE SECTIONS: 19-50
LEGAL DESCRIPTION: CAMPOBELLO BLOCKS 31 TO 45 LOT 1 BLOCK 37
FOLIO: 187861.0000

CASE NO: COD-26-0000303
NAME OF VIOLATOR: DAVID T CLARK
LOCATION OF VIOLATION: 2302 E 21ST AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)b
-LEGAL DESCRIPTION: PRINCETON HEIGHTS LOTS 9 10 AND 11
FOLIO: 188140.0000

CASE NO: COD-26-0000336
NAME OF VIOLATOR: MILDRED WAY ESTATE OF
LOCATION OF VIOLATION: 2705 E 10TH AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: GARYTOWN LOT 8 BLOCK 10
FOLIO: 189069.0000

CASE NO: COD-26-0000340
NAME OF VIOLATOR: MILDRED WAY ESTATE OF
LOCATION OF VIOLATION: 2705 E 10TH AVE, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(11) 19-231(15)a 19-231(15)b 19-234
LEGAL DESCRIPTION: GARYTOWN LOT 8 BLOCK 10
FOLIO: 189069.0000

CASE NO: COD-26-0000381
NAME OF VIOLATOR: CARLOS ORLANDO GUZMAN
LOCATION OF VIOLATION: 202 W LINEBAUGH AVE, TAMPA, FL
CODE SECTIONS: 19-231(1)g 19-231(2) 19-231(3) 19-231(5)a 19-231(7) 19-231(10) 19-231(15)a 19-231(15)b 19-231(16)b
LEGAL DESCRIPTION: HAMNER'S MARJORY B AND W E FLORILAND E 80 FT OF LOT 1 AND E 80 FT OF N 37 FT OF LOT 26 BLOCK 2
FOLIO: 99678.0000

CASE NO: COD-26-0000578
NAME OF VIOLATOR: GUYRENE CLAUVIL
LOCATION OF VIOLATION: 2002 N 60TH ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: BROADWAY SUBDIVISION LOT 35
FOLIO: 159980.0000

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

CASE NO: COD-26-0000123
NAME OF VIOLATOR: GUADALUPE CELI AND GASPARD
LOCATION OF VIOLATION: 1115 E LINEBAUGH AVE, TAMPA, FL
CODE SECTIONS: 27-156 27-326
LEGAL DESCRIPTION: CASTLE HEIGHTS MAP N 90 FT OF LOTS 1 AND 2 BLOCK A
FOLIO: 144008.0000

CASE NO: COD-26-0000524
NAME OF VIOLATOR: NOE AGUIRRE BONOLA
LOCATION OF VIOLATION: 2607 E ANNIE ST, TAMPA, FL
CODE SECTIONS: 27-327 27-283.11(a)
LEGAL DESCRIPTION: TERRACE GABLES LOTS 23 & 24 & E 1/2 CLOSED ALLEY ABUTTING THEREON BLOCK A
FOLIO: 147805.0000

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

4/17-5/8/26LG 4T

HILLSBOROUGH COUNTY

Year of Issuance: **2023**
Description of Property:
THOMAS OAKS LOT 2
PLAT BK / PG : 92 / 51
SEC - TWP - RGE : 01 - 29 - 22
Subject To All Outstanding Taxes

Name(s) in which assessed:

**JUANITA COMBS
BARBARA ADAMS
BETTY MILLER
JIMMY ABRAMS
ALEXANDER ABRAMS
MARIA AAGARD
LAURA HETLAND
LUCIA BERISKO
MARCOS GURROLA
ELIZABETH GURROLA
ISABEL MONTANEZ
ELIAS GURROLA
MIGUEL GURROLA
RAQUEL GURROLA
DANIEL GURROLA
BELEN GURROLA
JOSHUA GURROLA
ESTATE OF RUFUS HOWARD
ESTATE OF LAVADA ABRAHAMS
A/K/A LAVADA ABRAMS
THOMAS EUGENE HOWARD
TONYA FULLER
BARBARA ABRAMS**

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (5/28/2026) 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 4/10/2026

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

By Carolina Muniz, Deputy Clerk

4/17-5/8/26LG 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.: 1587110000
Certificate No.: 2023 / 13829
File No.: 2026-348
Year of Issuance: 2023

Description of Property:
HIGHLAND PINES ADDITION LOT 3
BLOCK 3
PLAT BK / PG: 37/80
SEC - TWP - RGE : 09 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
**GUERRAN ALLY TRUSTEE
GUERRAN ALLY TRUSTEE OF 3405
N 48TH ST TAMPA, FL**

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (5/28/2026) 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 4/10/2026

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

By Carolina Muniz, Deputy Clerk

4/17-5/8/26LG 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.: 0993680000
Certificate No.: 2023 / 10395
File No.: 2026-352
Year of Issuance: 2023

Description of Property:
SPRING HILL SUBDIVISION LOTS 1 2
3 4 22 23 AND 24 LESS R/W AND 1/2
CLOSED ALLEYS
ABUTTING THEREON BLOCK I
PLAT BK / PG : 3 / 75
SEC - TWP - RGE : 24 - 28 - 18
Subject To All Outstanding Taxes

Name(s) in which assessed:

JAE OH KIM

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (5/28/2026) 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 4/10/2026

(Continued on next page)

HILLSBOROUGH COUNTY

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Carolina Muniz, Deputy Clerk
4/17-5/8/26LG 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.: **1643690000**
Certificate No.: **2023 / 14152**
File No.: **2026-353**
Year of Issuance: **2023**

Description of Property:
WEST SUWANEE HEIGHTS LOT 5
BLOCK 35
PLAT BK / PG : 8 / 24
SEC - TWP - RGE : 36 - 28 - 18
Subject To All Outstanding Taxes

Name(s) in which assessed:
VALERIE WELLS

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (5/28/2026) 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 4/10/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Carolina Muniz, Deputy Clerk
4/17-5/8/26LG 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.: **0779510060**
Certificate No.: **2023 / 8035**
File No.: **2026-355**
Year of Issuance: **2023**

Description of Property:
TRACT BEG 25 FT N & 1004 FT E OF SW COR OF S 1/2 OF SE 1/4 RUN N 23 DEG E 427 FT N 43 DEG E 1220.25 FT THN E 666.98 FT S 601.25 FT S 74 DEG W 1476 FT S 27 DEG W 305 FT TO N/R/W OF BILL TUCKER RD W ALG R/W 100 FT TO POB
SEC - TWP - RGE : 29 - 31 - 20
Subject To All Outstanding Taxes

Name(s) in which assessed:

TERRA SERVA LLC

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (5/28/2026) 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 4/10/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Carolina Muniz, Deputy Clerk
4/17-5/8/26LG 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.: **0353440000**

NOTICE OF PUBLIC HEARING CITY OF TEMPLE TERRACE

The City Council of the City of Temple Terrace, Florida, has scheduled a **PUBLIC HEARING & SECOND READING** for April 21, 2026 at 6:00 p.m., or as soon thereafter as possible in the Council Chambers at City Hall, 11250 N. 56th Street to consider adopting an Ordinance Authorizing a Bond Referendum for General Obligation Bonds.

ORDINANCE

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

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

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

Dated this 13th day of April 2026.

Lynda Sader, City Clerk

4/17/26LG 1T

HILLSBOROUGH COUNTY

Certificate No.: **2023 / 3187**
File No.: **2026-357**
Year of Issuance: **2023**

Description of Property:
NORTHSIDE MOBILE VILLA UNIT NO 4 LOT 43 BLOCK 1

PLAT BK / PG : 41 / 51
SEC - TWP - RGE : 06 - 28 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:

**CHRISTOPHER S. MARKHAM
WENDY H MARKHAM**

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (5/28/2026) 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 4/10/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Carolina Muniz, Deputy Clerk
4/17-5/8/26LG 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.: **1731730000**
Certificate No.: **2023 / 14606**
File No.: **2026-362**
Year of Issuance: **2023**

Description of Property:
HOMESTEAD REVISED MAP E 60 FT OF LOT 12 BLOCK 6 AND S 98 FT OF E 90 FT OF LOT 11 BLOCK 6

PLAT BK / PG : 2 / 50
SEC - TWP - RGE : 07 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:

MR B'S SOUTHERN CUISINE LLC

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (5/28/2026) 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 4/10/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Carolina Muniz, Deputy Clerk
4/17-5/8/26LG 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.: **0438750000**
Certificate No.: **2023 / 4107**
File No.: **2026-363**
Year of Issuance: **2023**

Description of Property:
TRACT BEG 156.36 FT E OF SW COR OF SW 1/4 OF NW 1/4 & RUN E 130.64 FT N 163.42 FT W 100 FT S 8 FT W TO PT 155.03 FT N OF POB & S 155.03 FT TO POB

SEC - TWP - RGE : 23 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:

TROUBLE CREEK RD LLC

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

Unless such certificate shall be re-

HILLSBOROUGH COUNTY

deemed according to law, the property described in such certificate will be sold to the highest bidder on (5/28/2026) 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 4/10/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Carolina Muniz, Deputy Clerk
4/17-5/8/26LG 4T

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

CASE NO.: 25-CC-037148

HIGHGATE IV CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

JANET M. HOUGH,

Defendant.

NOTICE OF ACTION

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or Other Claimants claiming by, through, under, or against Janet M. Hough
2209 Hartlebury Way, Sun City, FL 33573

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

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

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 5/20/2026 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 4/14/2026.

Victor D. 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: 014289.00017

4/17-4/24/26LG 2T

NOTICE OF SALES

TMT AUTO REPAIR LLC, 2015 W BUSCH BLVD • Tampa, FL 33604 (HILLSBOROUGH COUNTY) WILL SELL PUBLIC SALES AT RESERVED AT 9:00 AM, APRIL 28, 2026, THE VEHICLE LISTED BELOW AT THE FOLLOWING LOCATION TO SATISFY LIEN PURSUANT TO SECTION 713.585 OF THE FLORIDA STATUTES.

2017 FORD F350
VIN# 1FT8W3DT3HEB46897 \$14,296.00
2021 TOYT COROLLA
VIN# JTDEPMAE4J187925 \$11,835.00
2021 TOYT COROLLA
VIN# JTDEPRAE5LJ11397 \$ 9,855.50

4/17/26LG 1T

NOTICE OF SALES

TMT AUTO REPAIR LLC, 2015 W BUSCH BLVD • Tampa, FL 33604 (HILLSBOROUGH COUNTY) WILL SELL PUBLIC SALES AT RESERVED AT 9:00 AM, MAY 13, 2026, THE VEHICLE LISTED BELOW AT THE FOLLOWING LOCATION TO SATISFY LIEN PURSUANT TO SECTION 713.585 OF THE FLORIDA STATUTES.

2019 JEEP GRAND CHEROKEE
VIN# 1C4RJEAAG4K811508 \$7,954.60

4/17/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 26-CP-001218

IN RE: ESTATE OF

JEFFREY JOSEPH SPINAZOLA,

Deceased.

NOTICE TO CREDITORS

The Administration of the Estate of Jeffrey Joseph Spinazola, deceased, whose date of death was June 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All Creditors of the Decedent and other

HILLSBOROUGH COUNTY

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

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

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 17, 2026.

Personal Representative:

Kristian Morales
2035 Balboa Way
Kissimmee, Florida 34741

Attorney for Personal Representative:

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

4/17-4/24/26LG 2T

NOTICE OF SALES

TMT AUTO REPAIR LLC, 2015 W BUSCH BLVD • Tampa, FL 33604 (HILLSBOROUGH COUNTY) WILL SELL PUBLIC SALES AT RESERVED AT 9:00 AM, MAY 7, 2026, THE VEHICLE LISTED BELOW AT THE FOLLOWING LOCATION TO SATISFY LIEN PURSUANT TO SECTION 713.585 OF THE FLORIDA STATUTES.

2014 MERCEDES E BENZ E
VIN#WDDHF8JB5EB068540 \$ 4,159.40

4/17/26LG 1T

NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY

TO: FOXHOUND CONSULTING GROUP, LLC

Case No.: CD202602365/B 3300431

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.

4/17-5/8/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File Number: 25-CP-004306

Div: A

In Re: Estate of

Rochele A. Watters-Kniess,

Deceased.

NOTICE TO CREDITORS

The administration of the estate of Rochele A. Watters-Kniess, deceased, whose date of death was October 12, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Tampa, Florida 33602. 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 STATUTE 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 17, 2026.

Personal Representative:

HILLSBOROUGH COUNTY

Krystal S. Nieves
f/k/a Krystal Watters-Kniess
c/o Anthony DiPierro
2901 W Busch Blvd, Suite 301
Tampa, FL 33618-4565

Attorney For Personal Representative:

Anthony DiPierro Jr.
E-Mail: anthony@dipierrolaw.com
Florida Bar No. 121504
The DiPierro Law Firm
2901 W Busch Blvd, Suite 301
Tampa, FL 33618-4565
Telephone: 813-933-7144

4/17-4/24/26LG 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:

SUNSPARK ENERGY

Owner: SunSpark LLC
11041 Sage Canyon Dr
Riverview, FL 33578

4/17/26LG 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:

RECOVA IQ

Owner: Paul Young
10310 Palermo Circle
Tampa, FL 33619

4/17/26LG 1T

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

CASE NO. 26-CP-1242

DIVISION A

Florida Bar #308447

IN RE: ESTATE OF

ROBERT G. MCGREW,

Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT G. MCGREW, deceased, Case Number 26-CP-1242, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 336

HILLSBOROUGH 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.

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 17, 2026.

Personal Representative:

/s/ Elaine Babiarz
ELAINE BABIARZ

Attorney for Personal Representative:

/s/ Harley Herman
HARLEY HERMAN
Florida Bar Number 252311
hh@hermanandhermanesq.com

HILLSBOROUGH COUNTY

PO Box 3455
Plant City, Florida 33563
Telephone: 813 704-6892
Fax: 813 200-3665

4/17-4/24/26LG 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:

CELERRA

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

4/17/26LG 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:

PERPETRA

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

4/17/26LG 1T

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

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

ALCHEMY & STONE CO

Owner: Rebekah Bradshaw
3703 W Tyson Ave
Tampa, FL 33611

4/17/26LG 1T

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

CASE NO. 13-DP-730
DIVISION D

IN THE INTEREST OF:

J.C. DOB: 6/25/2012
MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: DIANA WEBER

10224 Amadeus Drive
Port Richey, FL 34668

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:

HILLSBOROUGH COUNTY

J.C. born on 6/25/2012. You are hereby commanded to appear on June 1, 2026, at 10:45 AM before the Honorable Lisa D. Campbell at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, Court Room 310, for an ADVISORY HEARING.

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

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

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

Victor D. Crist, Clerk of Circuit Court

HILLSBOROUGH COUNTY

800 E Twiggs St, Tampa, FL 33602

By: s/ Santiago Zambrano
As Deputy Clerk

4/17-5/8/26LG 4T

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

Case No.: 25-DR-013379
Division: I

VERA SMITH HAWK,
Petitioner,
and
JOYTRICIA BURR,
Respondent.

AMENDED NOTICE OF ACTION; CONSTRUCTIVE SERVICE

TO: JOYTRICIA BURR
Last known address: Unknown

YOU ARE NOTIFIED that a Petition for Custody of Minor Child by Extended Family Member has been filed in Hillsborough County, Florida, listing you as a Respondent.

This action has been filed naming you and you are required to serve a copy of your written responses, if any, to it on Matthew R. Allen, the Petitioner's attorney, whose address is 1302 N. 19th Street, Suite 400, Tampa, Florida 33605 on or before 5/18/2026, 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.

Dated 4/10/2026

Victor D. Crist, Clerk of the Court
Hillsborough County Courthouse

By: /s/ Jennifer Taylor
As Deputy Clerk

4/17-5/8/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 26-CP-001195

IN RE: ESTATE OF
FLORA ISABEL SOLERA UMANA
Deceased

NOTICE TO CREDITORS

The administration of the estate of FLORA ISABEL SOLERA UMANA, deceased, whose date of death was April 4, 2025; File Number 26-CP-001195, 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 17, 2026.

Personal Representative:

MARILYN S. JOHNSON
17730 Oak Bridge Street
Tampa, FL 33647

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

4/17-4/24/26LG 2T

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

CASE NO. 292025CA013040A001HC

GREGORY L. WILLIAMS

Plaintiff,

vs.

4602 NORTH NEBRASKA AVENUE, LLC;
et al.

Defendants

AMENDED NOTICE OF ACTION FORECLOSURE PROCEEDINGS – PROPERTY

TO: 4602 NORTH NEBRASKA AVENUE, LLC WHOSE LAST KNOWN ADDRESS IS 1103 LUCERNE TERRACE, ORLANDO, FL 32806

JAMES S. PENDERGRAFT IV WHOSE LAST KNOWN ADDRESS IS 1103 LUCERNE TERRACE, ORLANDO, FL 32806

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

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA LOT 1, BLOCK 2, REVISED MAP OF EUREKA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 43, PUBLIC RECORDS OF HILLSBOR-

(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

NAME OF VIOLATOR: CASE NO: COD-26-0000351

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.(

HILLSBOROUGH COUNTY

OUGH COUNTY, FLORIDA.
more commonly known as 4602 North Nebraska Avenue, Tampa, FL 33603.

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 5/16/2026, 30 days after date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; 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, Hillsborough County, 800 E. Twiggs Street, Floor 5, Tampa, Florida 33602, County Phone: (813) 276-8100 via Florida Relay Service".

WITNESS my hand and seal of this Court on the 10th day of April, 2026.

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

By: s/ Patricia Corbin
Deputy Clerk
Rubin Lublin, LLC

25-F001610

4/17-4/24/26LG 2T

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

GENERAL CIVIL DIVISION
CASE NO.: 24-CA-004152
DIVISION: K

RICHARD RAMSEY
Plaintiff,
Vs.

DEMETRIUS HICKS
Defendant.

NOTICE OF ACTION BY PUBLICATION

TO: DEMETRIUS HICKS

whose last known address is
8510 Hyaleah Rd., Tampa FL 33617
whose present address is unknown

YOU ARE HEREBY NOTIFIED that a Complaint for Fraud and to Quiet Title as to the property located at 4406 Courtland Street, Tampa, Florida and is legally described as follows:

Lots 27 AND 28 REVISED MAP OF COURTLAND SUBDIVISION, according to plat thereof as recorded in Plat Book 12, Page 83 of the Public Records of Hillsborough County

has been filed against you by Richard Ramsey, in Hillsborough County and you are required to serve a copy of your written defenses, if any, to it, on the Attorney, whose name and address is:

Amanda J. Allen, Esquire
Fla. Bar No. 0098228
Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400
Tampa, Florida 33603-3336
(813) 232-1222, ext. 189

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa FL 33602 on or before 5/19/2026; otherwise judgment may be entered against you for the relief demanded in the Complaint.

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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding you are entitled at no cost to you, to the provision of certain assistance. Please contact the Court Administrator's A.D.A. Coordinator (813) 272-7040, 800 E. Twiggs St., Room 600, Tampa, FL 33602, within 7 working days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of said Court on April 13, 2026

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

By: s/ Alexandra Carrasquillo
Deputy Clerk

4/17-5/8/26LG 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-024470, DIVISION S

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

vs.

THOMAS A. ESPOSITO, as trustee of the 1112-2022 LAND TRUST,
Defendant.

SECOND AMENDED NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order on Ex-Parte Motion to Reschedule Foreclosure Sale, Reopen Foreclosure Case, and Disburse Sale Deposit to Plaintiff entered in this cause on March 25, 2026 by the County Court of Hillsborough County, Florida, the property described as:

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

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

will be sold by the Hillsborough County Clerk at public sale on **May 29, 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,

HILLSBOROUGH COUNTY

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

4/17-4/24/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-051635, DIVISION J

RIVERCREST COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

JEROME ANDERSON, a single man,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on March 31, 2026 by the County Court of Hillsborough County, Florida, the property described as:

Lot 32, Block 21, Rivercrest Phase 2 Parcel "N", according to the map or plat thereof, as recorded in Plat Book 101, Page 238, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 11325 Cocoa Beach Drive, Riverview, FL 33569.

will be sold by the Hillsborough County Clerk at public sale on **May 22, 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

4/17-4/24/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-042447, DIVISION H

NORTH OAKS CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

DEBORAH MOSLEY, an unmarried woman,
Defendant.

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, the property described as:

Unit 68, Building 31, North Oaks Condominium II, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Official Records Book 4394, Page 109 and Condominium Plat Book 7, Page 10, as amended from time to time, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 4031 Tumble Wood Trail #204, Tampa, FL 33613.

will be sold by the Hillsborough County Clerk at public sale on **May 22, 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

4/17-4/24/26LG 2T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

CASE NO. 26-CP-1170

DIVISION W
Florida Bar #898791

IN RE: ESTATE OF
JERRY B. MOSSOR,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JER-

HILLSBOROUGH COUNTY

RY B. MOSSOR, deceased, Case Number 26-CP-1170, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmaturing, 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 unmaturing, 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 17, 2026.

Personal Representative:
GLENN RICHARD PENNY,
a/k/a RICHARD PENNY
6132 1st Drive SE
Everett, Washington 98203

Attorney for Personal Representative:

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

4/17-4/24/26LG 2T

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

PROBATE DIVISION

CASE # 2026-CP-001199

IN RE: THE ESTATE OF
DESMOND JAGNARINE SINGH,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Desmond Singh, deceased, whose date of death was March 21, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601-3360. 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 DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 17, 2026.

Personal Representative:
/s/ Dennis Allison
31 Newlyn Crescent
Brampton, Ontario LGV 3A9

Attorney for Personal Representative:

/s/ Dawn M. Chapman
Dawn M. Chapman, Esquire
Attorney
Florida Bar Number: 898791
LEGACY LAW OF FLORIDA, PA
110 S. Pebble Beach Boulevard
Sun City Center, Florida 33573
Telephone: (813) 643-1885
Fax: (813) 651-1437
E-Mail: info@legacylawoff.com
Secondary E-Mail:
dawn@legacylawoff.com

4/17-4/24/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File Number: 26-CP-000933
Div: A

In Re: Estate of
Stanley Mark Koyama,
Deceased.

HILLSBOROUGH COUNTY**NOTICE TO CREDITORS**

The administration of the estate of Stanley Mark Koyama, deceased, whose date of death was October 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTE 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 17, 2026.

Personal Representative:

Leslee A. Workman
c/o Anthony DiPierro Jr.
2901 W Busch Blvd, Suite 301
Tampa, FL 33618-4565

Attorney For Personal Representative:

Anthony DiPierro Jr.
E-Mail: anthony@dipierrolaw.com
Florida Bar No. 121504
The DiPierro Law Firm
2901 W Busch Blvd, Suite 301
Tampa, FL 33618-4565
Telephone: 813-933-7144

4/17-4/24/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 26-CP-000362

Division A

IN RE: ESTATE OF
BRIAN MATTHEW BOSCO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Brian Matthew Bosco, deceased, whose date of death was December 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claim with this court ON OR BEFORE 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 other persons having claims or demands 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 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 17, 2026.

Personal Representative:
/s/ Nancy Bosco
48 Frances Street
Auburn, New York 13021

Attorney for Personal Representative:

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

4/17-4/24/26LG 2T

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

PROBATE, GUARDIANSHIP AND TRUST DIVISION

Case No. 26-CP-001134
Division A

IN RE: THE ESTATE OF
JANICE CAROLYN WULIGER
a/k/a JANICE K. WULIGER

HILLSBOROUGH COUNTY

Deceased.

NOTICE TO CREDITORS

The administration of the estate of JANICE CAROLYN WULIGER, also known as JANICE K. WULIGER, deceased, Case Number 26-CP-001134, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against the 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 FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 17, 2026.

Personal Representative:
MICHAEL G. WULIGER
6428 Country Club Drive
Castle Rock, Colorado 80108

Attorney for Personal Representative:

Susan G. Haubenstock, Esquire
Florida Bar No. 118869
238 East Davis Boulevard, Suite 208
Tampa, Florida 33606
Telephone: (813) 259-9955
susan@sghlawoffice.com

4/17-4/24/26LG 2T

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

CASE NO.: 24-CC-049797

PARK LAKE AT PARSONS CONDOMINIUM ASSOCI

HILLSBOROUGH COUNTY

abutting thereon, of Plandome Heights Subdivision, according to the map or plat thereof as recorded in Plat Book 32, at Page 13, of the Public Records of Hillsborough County, Florida.

Property Address: 10930 N. Aster Ave, Tampa, Florida 33612

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

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

on or before 4/23/2026, and file the original with the Clerk of this Court, at the Hillsborough County Courthouse, 800 E Twiggs St, Tampa, FL 33602, either before service on Plaintiff's attorney or immediately thereafter; or a relief will be entered against you for the relief demanded in the Complaint or Petition.

WITNESS my hand and Seal of this Court on 3/18/2026.

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

4/17-4/24/26LG 2T

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

CASE NO.: 26-CC-004838

BELMONT II COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

PRASHANT BANSAL and PAYAL GOYAL,
Defendant(s).

NOTICE OF ACTION

TO: PAYAL GOYAL

14504 Easy Goer Street
Sun City Center, FL 33573

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

LOT 2, IN BLOCK 9, OF BELMONT TOWNHOMES PARCEL F, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 294, 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 5/18/2026 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 4/10/2026.

Victor D. 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: 021399.00008

4/17-4/24/26LG 2T

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

CASE NO.: 25-CC-051631, DIVISION V

SOUTH BAY LAKES HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

JAQUAN JACQUEZ JACKSON,
Defendant.

NOTICE OF ACTION

TO: JAQUAN JACQUEZ JACKSON

7706 Dragon Fly Loop
Gibsonton, FL 33534

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

Lot 26, Block 2, SOUTH BAY LAKES - UNIT 1, according to the plat thereof, as recorded in Plat Book 100, Page(s) 57 through 61, of the Public Records of Hillsborough County, Florida.

has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on CHARLES EVANS GLAUSIER, ESQUIRE, Plaintiff's attorney, whose address is Glausier Knight Jones, PLLC, whose address is: 400 N. Ashley Drive, Suite 2020, Tampa, Florida 33602, on or before 5/18/2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on April 10, 2026.

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

By: s/ Jennifer Taylor
Deputy Clerk

Charles Evans Glausier, Esquire
Florida Bar No. 0037035
Glausier Knight Jones, PLLC

HILLSBOROUGH COUNTY

400 N. Ashley Drive, Suite 2020
Tampa, Florida 33602
(813) 440-4600
Attorney for Plaintiff

4/17-4/24/26LG 2T

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

CASE No. 24-CA-008271
PHH MORTGAGE CORPORATION,
PLAINTIFF,
VS.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF PAUL W. MITCHELL, JR. A/K/A PAUL WALTER MITCHELL, JR. (DECEASED), ET AL.
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated March 30, 2026 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on May 21, 2026, at 10:00 AM, at www.hillsborough.realforeclose.com for the following described property:

LOT 22, SKEWLEE GARDENS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 12, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of sale shall be published as provided herein.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

11080-1033455

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

CASE No. 25-CA-013030
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR COLT 2025-INV2 MORTGAGE LOAN TRUST, PLAINTIFF, VS.
BSRADYNASTY LTD, ET AL., DEFENDANT(S).

NOTICE OF ACTION
To: BSRADYNASTY, LTD.
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 6220 Interbay Ave, Tampa, FL 33611
To: RAHEL SHAREW
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 6220 Interbay Ave, Tampa, FL 33611

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida:
LOT 4, BLOCK K, INTERBAY REVISED PLAT OF LOTS 24 AND 25, BLOCK 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE(S) 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 5/6/2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint. This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc.
Date: 3/31/2026
Victor Crist
Clerk of the Circuit Court
By: Jennifer Taylor
Deputy Clerk of the Court
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1033634

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

CASE No. 26-CA-000732
PHH MORTGAGE CORPORATION, PLAINTIFF, VS.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF OSAMU HASEGAWA (DECEASED), ET AL., DEFENDANT(S).

NOTICE OF ACTION

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF

HILLSBOROUGH COUNTY

OSAMU HASEGAWA (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 18724 Avenue Biarritz, Lutz, FL 33558
To: ERIC HASEGAWA
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 18724 Avenue Biarritz, Lutz, FL 33558

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

LOT 1, BLOCK 1, BIARRITZ VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 34 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 5/8/2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc.
Date: 4/6/2026
Victor Crist
Clerk of the Circuit Court
By: Jennifer Taylor
Deputy Clerk of the Court

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1033644

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDACase No.: 26-004550
Division: J-P

JOSE SAMIR NAVIA DOMINGUEZ,
Petitioner,

and

YISEL DE LA CARIDAD CABRERA,
Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)TO: YISEL DE LA CARIDAD CABRERA
4517 Dolphin Dr., Tampa, FL 33617

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JOSE SAMIR NAVIA DOMINGUEZ, whose address is 4517 Dolphin Dr., Tampa, FL 33617, on or before 5/14/2026, 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 April 8, 2026

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

By: s/ Jessica Saladin
Deputy Clerk

4/17-5/8/26LG 4T

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

CASE NO.: 24-CC-068071

THE HOMES AT ANTIGUA COVE
HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

ANTHONY RICARDO KEARNEY,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on April 1, 2026, by the Circuit Court of Hillsborough County, Florida, the property described as:

Lot 48, Block 2, of ANTIGUA COVE PHASE 3A, according to the plat thereof, as recorded at Plat Book 141, Page 130, of the Public Records of Hillsborough County, Florida.

and more commonly known as 1053 Seagrape Drive, Ruskin, Florida 33570 (hereinafter "Property").

will be sold to the highest bidder for cash at public sale by the Hillsborough County Clerk of Court, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on **May 15, 2026.**

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

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

HILLSBOROUGH COUNTY

To request such an accommodation, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED this 8th day of April 2026.

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

4/17-4/24/26LG 2T

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

CASE NO.: 26-CC-002976, DIVISION K

CHELSEA MANOR PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,

v.

JOZAN M. POWELL, a single person,
Defendant.

NOTICE OF ACTION

TO: JOZAN M. POWELL

2102 Rottwell Court, Brandon, FL 33510

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

Lot 6, Block 22 of CHELSEA MANOR, according to the Plat thereof as recorded in Plat Book 91, Page(s) 10, of the Public Records of Hillsborough County, Florida.

has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on CHARLES EVANS GLAUSIER, ESQUIRE, Plaintiff's attorney, whose address is Glausier Knight Jones, PLLC, whose address is: 400 N. Ashley Drive, Suite 2020, Tampa, Florida 33602, on or before 5/14/2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on April 8, 2026.
Victor Crist, as Clerk of the Court
800 E Twiggs St, Tampa, FL 33602
By: s/ Jennifer Taylor
Deputy Clerk

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

4/17-4/24/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION

File Number: 26-CP-000269

IN RE: ESTATE OF MILAGRO GRULLON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MILAGRO GRULLON, deceased, File Number: 26-CP-000269, whose date of death was February 18, 2024, 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.

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

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

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

The date of first publication of this notice is April 17, 2026.

Personal Representative:

EDDIE GRULLON
12000 Biscayne Blvd., #700
Miami, Florida 33181

Attorney for Personal Representative:

JUSTIN G. BROOK, ESQ.
Florida Bar Number: 90926
KRAMER, GOLDEN & BROOK, P.A.
12000 Biscayne Blvd., #700
Miami, Florida 33181
Ph: 305-899-1800
Email: jgb@kgbpalaw.com

4/17-4/24/26LG 2T

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

CASE NO.: 26-CP-001089; DIVISION: A

IN RE: ESTATE OF

HILLSBOROUGH COUNTY

THOMAS M. LECH, JR., a/k/a
THOMAS M. LECH,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Thomas M. Lech, Jr., a/k/a Thomas M. Lech, deceased, whose date of death was March 12, 2026 is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 17, 2026.

Personal Representative:

ILLONA E. HUBER
8617 Chevington Chase
Pickerington, Ohio 43147

Attorney for Personal Representative:

ADRIAN J. MUSIAL, JR., ESQUIRE
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

4/17-4/24/26LG 2T

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

CASE NO.: 26-CC-002976, DIVISION K

CHELSEA MANOR PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,

v.

JOZAN M. POWELL, a single person,
Defendant.

NOTICE OF ACTION

TO: JOZAN M. POWELL

2102 Rottwell Court, Brandon, FL 33510

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

Lot 6, Block 22 of CHELSEA MANOR, according to the Plat thereof as recorded in Plat Book 91, Page(s) 10, of the Public Records of Hillsborough County, Florida.

has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on CHARLES EVANS GLAUSIER, ESQUIRE, Plaintiff's attorney, whose address is Glausier Knight Jones, PLLC, whose address is: 400 N. Ashley Drive, Suite 2020, Tampa, Florida 33602, on or before 5/14/2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

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 SECTION 733.702 OF THE FLORIDA STATUTES 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 publication date of this notice is April 17, 2026.

Personal Representative:
/s/ TONI MARIE PERRONE
703 West Swann Avenue
Tampa, FL 33606

Attorney for Personal Representative:
MONICA L. SIERRA, ESQ.
MONICA L. SIERRA, PLLC
Florida Bar No. 993816
703 West Swann Avenue
Tampa, FL 33606
813/258-3558
813/258-3779 (FAX)
monica@monicasierralaw.com
assistant@monicasierralaw.com

4/17-4/24/26LG 2T

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001065
Division B

IN RE: ESTATE OF
HENRY LEWIS WALKER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of HENRY LEWIS WALKER, deceased, whose date of death was February 8, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 17, 2026.

Personal Representative:
CATHERINE IRENE WATTERS
7204 Pat Boulevard
Tampa, FL 33615

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

4/17-4/24/26LG 2T

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002221
Division B

IN RE: ESTATE OF
MARC GESTRICH
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 Marc Gestrich, deceased, File Number 25-CP-002221, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360; that the decedent's date of death was December 5, 2024; that the total value of the estate is \$40,603.66 (approximate) and that the names and addresses of those to whom it has been assigned by such order are:

Evan Gestrich, 507 Broxburn Avenue, Temple Terrace, FL 33617
Sean Gestrich, 507 Broxburn Avenue, Temple Terrace, FL 33617

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 provisions 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

HILLSBOROUGH COUNTY

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 17, 2026.

Person Giving Notice:
/s/ Evan Gestrich
Evan Gestrich

Attorney for Person Giving Notice:
/s/ Danielle Faller
Danielle R. Faller
Florida Bar No. 106324
Hemness Faller Elder Law
309 N. Parsons Avenue
Brandon, FL 33510
Telephone: (813) 661-5297
Email: danielle@hemnesslaw.com
Secondary Email:
service@hemnesslaw.com

4/17-4/24/26LG 2T

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

CASE NO.: 25-CC-038147, DIVISION L

BULLFROG CREEK PRESERVE
HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
v.

BRITTANY DONELLE SMITH and
TRAVIS CLAYTON SMITH, wife and
husband,
Defendants.

NOTICE OF ACTION

TO: BRITTANY DONELLE SMITH
12767 Flatwood Creek
Gibsonton, FL 33534

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

Lot 7, in Block 5, of BULLFROG CREEK PRESERVE, according to the Plat thereof, as recorded in Plat Book 123, Page 1, of the Public Records of Hillsborough County, Florida.

has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on CHARLES EVANS GLAUSIER, ESQUIRE, Plaintiff's attorney, whose address is Glausier Knight Jones, PLLC, whose address is: 400 N. Ashley Drive, Suite 2020, Tampa, Florida 33602, on or before 5/14/2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on April 8, 2026.

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

By: /s/ Jennifer Taylor
Deputy Clerk
Charles Evans Glausier, Esquire
Florida Bar No. 0037035
Glausier Knight Jones, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, Florida 33602
(813) 440-4600
Attorney for Plaintiff

4/17-4/24/26LG 2T

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

CASE NO.: 25-CC-027642, DIVISION P

VILLAS OF RIVERCREST
ASSOCIATION, INC.,
Plaintiff,
v.

JEFFREY A. OLSON, a married man,
Defendant.

NOTICE OF ACTION

TO: JEFFREY A. OLSON
11420 Captiva Kay Drive
Riverview, FL 33569

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

Lot 8, Block 17, RIVERCREST PHASE 2B2/2C, according to plat thereof as recorded in Plat Book 96, Page 44, of the Public Records of Hillsborough County, Florida.

has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on CHARLES EVANS GLAUSIER, ESQUIRE, Plaintiff's attorney, whose address is Glausier Knight Jones, PLLC, whose address is: 400 N. Ashley Drive, Suite 2020, Tampa, Florida 33602, on or before 5/14/2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on April 8, 2026.

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

By: /s/ Jennifer Taylor
Deputy Clerk
Charles Evans Glausier, Esquire
Florida Bar No. 0037035
Glausier Knight Jones, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, Florida 33602
(813) 440-4600
Attorney for Plaintiff

4/17-4/24/26LG 2T

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

CASE NO.: 25-CC-044758, DIVISION S

RIVERCREST COMMUNITY
ASSOCIATION, INC.,
Plaintiff,
v.

JESSICA MONTESDEOCA, a single
woman,
Defendant.

NOTICE OF ACTION

TO: JESSICA MONTESDEOCA
10936 Winter Crest Drive
Riverview, FL 33569

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

HILLSBOROUGH COUNTY

Lot 6, Block 8, RIVERCREST TOWN-HOMES WEST PHASE 1, according to the Plat thereof, as recorded in Plat Book 93, Page(s) 12-1, through 12-6, inclusive, of the Public Records of Hillsborough County, Florida.

has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on CHARLES EVANS GLAUSIER, ESQUIRE, Plaintiff's attorney, whose address is Glausier Knight Jones, PLLC, whose address is: 400 N. Ashley Drive, Suite 2020, Tampa, Florida 33602, on or before 5/14/2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on April 8, 2026.

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

By: /s/ Jennifer Taylor
Deputy Clerk

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

4/17-4/24/26LG 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:

TATE HEALEY WEBSTER

Owner: Florida Adoption and Surrogacy
Attorneys, P.A.
418 W. Platt Street Suite B
Tampa, FL 33606

4/17/26LG 1T

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-730
Division A

IN RE: ESTATE OF
SUSAN MARYBETH JORDAN
A/K/A SUSAN JORDAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Susan Marybeth Jordan a/k/a Susan Jordan, deceased, whose date of death was January 30, 2026, 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 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 17, 2026.

Personal Representative:
Thomas F. Jordan
6804 N. Branch Avenue
Tampa, Florida 33604

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

4/17-4/24/26LG 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

HILLSBOROUGH COUNTY

Legal Description: JACKSON HEIGHTS ANNEX LOT 10 BLOCK 1 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-02-29-19-1MQ-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 8th, 2026 or 30 days after the first publication of this Notice of Action and file the original with the Clerk of this Court the address of which is 800 E. Twigg 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 complaint.

Dated on April 6, 2026

Victor D. Crist, Clerk of Court
800 E. Twigg Street, Tampa, FL 33602
By: s/ Omega Brown
Deputy Clerk

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

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**

TO: ARMANDO ANSELMO RIVAS
CASTANEIRA,
Last known address Unknown

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on YAQUELIN IZQUIERDO BARRIOS, whose address is 7115 Princeton Pl, Tampa, Florida 33619, on or before 5/12/2026, and file the original with the clerk of this Court at 800 E Twigg St., Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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 April 6, 2026

Victor Crist, Clerk of the Circuit Court
800 E. Twigg 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

HILLSBOROUGH COUNTY

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 1 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-02-29-19-1MQ-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. Twigg 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. Twigg 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 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
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 WITH

HILLSBOROUGH COUNTY

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 LOR-EN 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.

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

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

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

The date of first publication of this notice is 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
dana@hemnesslaw.com
service@hemnesslaw.com

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

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

HILLSBOROUGH COUNTY

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 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/ 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

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

HILLSBOROUGH COUNTY

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 Uniform 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 817.05 FEET OF THE SOUTH 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 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.

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 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 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 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 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

HILLSBOROUGH COUNTY

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;
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,

a Florida limited liability company

Plaintiff,

v.

SHAMSHUDDIN NOORANI, SABAAH 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.hillsborough.realfordclose.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

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 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 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 other persons having claims or demands 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

HILLSBOROUGH COUNTY

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 Tranquility 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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
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.

HILLSBOROUGH COUNTY

Danielle Faller, Esq.
HEMNESSE 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. HAML Y
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARIE A. HAML Y, 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.

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

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 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 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**HILLSBOROUGH COUNTY**

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 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@apta.com
Secondary E-Mail: jbinin@apta.com;
vnieto@apta.com; jmarks@apta.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 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

HILLSBOROUGH COUNTY

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. Twigg 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 1/2 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 interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this 3rd day of April, 2026

HILLSBOROUGH COUNTY

/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. Twigg Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/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,

vs.

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" 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 1/4 of the Southwest 1/4 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 pen-

HILLSBOROUGH COUNTY

dens, must file a claim within 60 days after the sale.

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

/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. Twigg Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Katherine Martinez, Esq.
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.

HILLSBOROUGH COUNTY

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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

NOTWITHSTANDING THE TIME 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 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.

HILLSBOROUGH COUNTY

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

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

Case No. 26-CP-000962

IN RE: ESTATE OF
COLEMAN JAMES SHIRLEY
a/k/a COLEMAN J. SHIRLEY,
Deceased.

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 Zoeklein, Esq.
Email Address: brice@zoekleinlawpa.com
Florida Bar No. 0085615
Zoeklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511

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

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

Case No.: 26-DR-4149

Division: BP

ARIEL LASHAWN DOSTON,
Petitioner,
and
ANTHONY MAURICE DOSTON,
Respondent

**NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE**

TO: ANTHONY MAURICE DOSTON
Last known address 12620 White Bluff Road, Hudson, FL 34669

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ARIEL LASHAWN DOSTON, whose address is 12620 White Bluff Road, Hudson, FL 34669, on or before 5/6/2026, and file the original with the clerk of this Court at 800 E Twigg St. Room 101, Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated March 31, 2026
Victor Crist, Clerk of the Circuit Court
800 E. Twigg St., Tampa, FL 33602
By: s/ Galina Zahorsky
Deputy Clerk

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

**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,

HILLSBOROUGH COUNTY

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
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 Twigg St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file 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. Twigg St., Tampa, FL 33602
By: s/ Jennifer Taylor
Deputy Clerk

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

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

FAMILY LAW DIVISION

CASE NO: 26-DR-003036

DIVISION: J

ROSA JUANA VARELA,
Petitioner/Wife,
vs.

HILLSBOROUGH COUNTY

HECTOR JAVIER CANALES,
Respondent/Husband.

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

TO: HECTOR JAVIER CANALES
Residence Unknown

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JOHN P. FLANAGAN, JR., ESQ., the Petitioner's attorney, whose address is 710 Oakfield Drive, Suite 101, Brandon, FL 33511 on or before 5/1/2026, and file the original with the clerk of this Court at Clerk of Circuit Court, Family Law Division, 800 E. Twigg St. Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated 3/26/2026

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

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

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

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

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

Dated March 26, 2026

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

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

**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 Twigg 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

HILLSBOROUGH COUNTY

office of the courts, ATTENTION: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fjud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

Victor D. Crist, Clerk of Court

By: s/ Caitlin O'Brien

As Deputy Clerk

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

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

Case No.: 24-DR-010990

Division: B

IN RE: ADOPTION OF

A.G.G.,

Adoptee

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

TO: ANDRES FELIPE LONDONO GIRALDO

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

The minor child is identified as follows:

Name of child on birth certificate: A.L.G.

Date of Birth: 08/12/2014

Place of Birth: Miami, Florida

NAME TO BE GIVEN TO CHILD

A.G.G.

Physical Description of Respondent:

Age: 43, DOB 08/13/1981

Race: White

Hair Color: black/ dark brown

Eye Color: black/ dark brown

Approximate Height: 5'7"

Approximate Weight: 150 LBS

There will be a hearing on the petition to terminate parental rights pending adoption on May 14, 2026 at 10:45 a.m. before Judge Joseph M. Tompkins via ZOOM, meeting ID 606-668-2029. The court has set aside 15 minutes for this hearing.

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

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if

HILLSBOROUGH COUNTY

tain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated March 24, 2026

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

By: s/ Mary Glover
Deputy Clerk

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

MANATEE COUNTY

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

FAMILY LAW DIVISION
CASE NO.: 26-DR-000250

IN RE: THE MARRIAGE OF:

CHARLES WARD,
Petitioner,

and

ROBIN LYNN WARD,
Respondent.

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

TO: ROBIN LYNN WARD

13 Valley View Lanels Drive, Apt. G
Boulder City, NV 89005

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 Charles Ward in care of Brandon Family Law Center, LLC, to the attention of Karen A. Howe, Esq. at 710 Oakfield Dr. Suite 254 in Bradenton, FL 33511 on or before 05/20/2026, and file the original with the Clerk of the Court at Manatee County Courthouse, 1115 Manatee Ave W, 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.**

This action is asking the court to decide how the 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 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.

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.

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

Dated 04/08/2026

Angelina M. Colonnese
Clerk of the Circuit Court

By: s/ Ciara Gaslin
As Deputy Clerk

4/17-5/8/26LG 4T

**NOTICE OF SUSPENSION
MANATEE COUNTY**

To: KEITH ROBERTS, JR.

Case No: CD202600415/D 3431479

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.

4/17-5/8/26LG 4T

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

PROBATE DIVISION

File No. 412026CP000690CPAXMA

IN RE: ESTATE OF
GENEVA DAVENPORT MUELLER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GENEVA DAVENPORT MUELLER, deceased, whose date of death was April 27, 2025; File Number 412026CP000690CPAXMA, 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

MANATEE COUNTY

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 17, 2026.

Personal Representative:
MICHELLE LEA A/K/A
MICHELLE MUELLER LEA
6070 Brandon Run
Bradenton, FL 34211

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

4/17-4/24/26LG 2T

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" Colonnese, 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 1, ALSO BEING THE SOUTHEAST CORNER OF LOT 5, 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 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 RAIL ROAD, 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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

DATED February 10, 2026

/s/ Bradford Petrino

MANATEE COUNTY

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
service@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 FOR
MANATEE COUNTY, FLORIDA**

PROBATE DIVISION

File No. 412026CP000645CPAXMA

IN RE: ESTATE OF

JOAN MCDEVITT

Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOAN MCDEVITT, deceased, whose date of death was February 9, 2025; File Number 412026CP000645CPAXMA, 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 17, 2026.

Personal Representative:
JOHN JOSEPH MCDEVITT
2214 Palmer Avenue, Apt. 1-H
New Rochelle, NY 10801

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

4/17-4/24/26LG 2T

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

CIVIL DIVISION

CASE NO.: 412025CA003094CAAXMA

LAKEVIEW LOAN SERVICING, LLC

Plaintiff,

vs.

LEANNE K FICKER A/K/A LEANNE KIM FICKER AND RYAN M JESSUP A/K/A RYAN MICHAEL JESSUP, ET AL.,
Defendant(s).

NOTICE OF ACTION

TO: Unknown Spouse of Leanne K Ficker A/K/A Leanne Kim Ficker
Last Known Address: 1120 Villagio Cir
Unit 105, Sarasota FL 34237
Current Residence: UNKNOWN

TO: Leanne K Ficker
Last Known Address: 1120 Villagio Cir
Unit 105, Sarasota FL 34237
Current Residence: UNKNOWN

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

LOT 203, WILLOW WALK – PHASE 1A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE(S) 103, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

If you are a person with a disability who

MANATEE 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 Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org or Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800)342-8011 or www.floridabar.org/public/lrs/.

WITNESS my hand and the seal of this Court this 8th day of April, 2026.

Angelina Colonnese
As Clerk of Court

By: s/ Kris Gaffney
As Deputy Clerk

Miller, George & Suggs, PLLC

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**IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT IN AND FOR
MANATEE COUNTY, FLORIDA**

PROBATE DIVISION

CASE NO. 2025CP002716AX

In Re: Estate of
DIMEO, Alan Dean
Deceased.

NOTICE TO CREDITORS

The administration of the estate, ALAN DEAN DIMEO, deceased, whose date of death was August 29, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division, Case No. 2025CP002716AX, the address of which is 1115 Manatee Avenue W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The Fiduciary lawyer-client privilege in §90.5021 FLA. STAT. applies with respect to the personal representative and any attorney employed by the personal representative.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmature, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against decedent's estate including unmature, 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 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 17, 2026.

Personal Representative:
GARY DAVID DIMEO
17276 Satterlee Way
Bend, Oregon 97707

Attorney for Personal Representatives:
CHERYL BERG ETTELMAN, ESQ.
BERG, ETTELMAN & BERG, P.A.
Florida Bar No. 365661
555 N.E. 15th Street PH-A
Miami, Florida 33132
(305) 379-1414
cheryl@berglaw.com

4/17-4/24/26 2T

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

PROBATE DIVISION

File No. 2026CP000725AX

IN RE: ESTATE OF

SALLY E. HEILMAN

Deceased.

NOTICE TO CREDITORS

The administration of the estate of SALLY E. HEILMAN, deceased, whose date of death was January 11, 2025; File Number 2026CP000725AX, 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 17, 2026.

Personal Representative:
JAMES H. HEILMAN
1416 25th Avenue East

MANATEE COUNTY

Bradenton, FL 34208

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

4/17-4/24/26LG 2T

**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" Colonnese, 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. Dubsky, Esq.

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

Frazier & Bowles
202 S. Rome Ave., Tampa, FL 33606

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

CIVIL DIVISION

CASE NO.: 2025-CC-002505AX

MANATEE COUNTY

EDWARD SELSKY
Deceased.

NOTICE TO CREDITORS

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

All creditors of the decedent and other 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

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

IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION
CASE NO. 2026CP000413

ORANGE COUNTY

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

Case No.: 2026DR527
Division: Family Law

MISHELL ANDREINA BRAVO SUAREZ,
Petitioner,

and

MELISSA MAIDA GONZALEZ CASTELLON,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: MELISSA MAIDA GONZALEZ CASTELLON

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

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

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

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

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

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

Dated 03/20/2026

Angelina Colonneso
Manatee County Clerk of The Circuit Court
By: s/ Ciara Gaskin
Deputy Clerk

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

ORANGE COUNTY

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A - Obligor) The Manley Law Firm LLC has been appointed as Trustee by Bella Florida Condominium Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Bella Florida Condominium described as: Unit Week (See Exhibit A-Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Bella Florida Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 6222, Page 1987, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ("Declaration"). The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A - Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by

ORANGE COUNTY

serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Joseph Alan Vetter, 9913 S 9TH CIR, Bellevue, NE 68123-4021 and Sara Jean Huchmeier, 9913 S 9TH CIR, Bellevue, NE 68123-4021; WEEK: 48; UNIT: 10503; TYPE: Even Biennial; TOTAL: \$0.00; PER DIEM: \$0.50; NOTICE DATE: March 31, 2026 File Numbers: 26-001747 MDK-89984

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A - Obligor) The Manley Law Firm LLC has been appointed as Trustee by Bella Florida Condominium Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Bella Florida Condominium described as: Unit Week (See Exhibit A-Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Bella Florida Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 6222, Page 1987, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ("Declaration"). The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A - Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Joseph Alan Vetter, 9913 S 9TH CIR, Bellevue, NE 68123-4021 and Sara Jean Huchmeier, 9913 S 9TH CIR, Bellevue, NE 68123-4021; WEEK: 48; UNIT: 10503; TYPE: Even Biennial; TOTAL: \$3,469.42; PER DIEM: \$0.50; NOTICE DATE: March 31, 2026 File Numbers: 26-001747 MDK-89901

TRUSTEE'S NOTICE OF SALE TO: (See Exhibit A-Obligor) Notice is hereby given that on May 14, 2026 at 11:00AM, in the offices of The Manley Law Firm LLC, 122 W. Pine Street, Suite 300, Orlando, FL 32801, the following described Timeshare Ownership Interests at Vistana Cascades Condominium will be offered for sale: Unit Week (See Exhibit A-Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Vistana Cascades Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 5312, Page 2312, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ("Declaration"). The default giving rise to the sale is the failure to pay assessments as set forth in the Claims of Lien in favor of Vistana Cascades Condominium Association, Inc., a Florida Corporation encumbering the Timeshare Ownership Interest recorded (See Exhibit A-Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the Public Records of Orange County, Florida. The amount secured by the assessment lien is for unpaid assessments, accrued interest, plus interest accruing at a per diem rate of \$(See Exhibit A-Per Diem) together with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount due as of the date of the sale of \$(See Exhibit A-Total). The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee before the Certificate of Sale is issued. Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner. If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Dane Cooper, 10661 WOLVERINE COURT, Manassas, VA 20111-3910; WEEK: 18; UNIT: 2575; TYPE: Annual; DATE REC.: June 3, 2025; DOC NO.: 20250324491; TOTAL: \$3,733.33; PER DIEM: \$0.61 OBLIGOR: Faith A. Elkins, 7528 MEADOWBROOK DR, Watauga, TX 76148-1728 and Robert W. Elkins, 2230 VAUGHN RD, Burkburnett, TX 76354-5446; WEEK: 04; UNIT: 2629; TYPE: Annual; DATE REC.: June 3, 2025; DOC NO.: 20250324491; TOTAL: \$5,273.97; PER DIEM: \$1.23 OBLIGOR: Willie E. Boyd Jr., 609 WINDOVER RD, Florence, AL 35630-1818 and Vida B Boyd, 609 WINDOVER RD, Florence, AL 35630-1818; WEEK: 28; UNIT: 2663; TYPE: Odd Biennial; DATE REC.: June 3, 2025; DOC NO.: 20250324491; TOTAL: \$2,240.12; PER DIEM: \$0.31 File Numbers: 26-001757, 26-001758, 26-001760 MDK-89833

TRUSTEE'S NOTICE OF SALE TO: (See Exhibit A-Obligor) Notice is hereby given that on May 14, 2026 at 11:00AM, in the offices of The Manley Law Firm LLC, 122 W. Pine Street, Suite 300, Orlando, FL 32801, the following described Timeshare Ownership Interests at Vistana Spa Condominium will be offered for sale: Unit Week (See Exhibit A-Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Vistana Spa Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 3677, Page 0335, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ("Declaration"). The default giving rise to the sale is the failure to pay assessments as set forth in the Claims of Lien in favor of Vistana Spa Condominium Association, Inc., a Florida Corporation encumbering the Timeshare Ownership Interest recorded (See Exhibit A-Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the Public Records of Orange County, Florida. The amount secured by the assessment lien is for unpaid assessments, accrued interest, plus interest accruing at a per diem rate of \$(See Exhibit A-Per Diem) together with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount due as of the date of the sale of \$(See Exhibit A-Total). The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee before the Certificate of Sale is issued. Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner. If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest. Michael E. Carleton,

ORANGE COUNTY

Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Dane Cooper, 10661 WOLVERINE COURT, Manassas, VA 20111-3910; WEEK: 18; UNIT: 2575; TYPE: Annual; DATE REC.: June 3, 2025; DOC NO.: 20250324491; TOTAL: \$3,733.33; PER DIEM: \$0.61 OBLIGOR: Faith A. Elkins, 7528 MEADOWBROOK DR, Watauga, TX 76148-1728 and Robert W. Elkins, 2230 VAUGHN RD, Burkburnett, TX 76354-5446; WEEK: 04; UNIT: 2629; TYPE: Annual; DATE REC.: June 3, 2025; DOC NO.: 20250324491; TOTAL: \$5,273.97; PER DIEM: \$1.23 OBLIGOR: Willie E. Boyd Jr., 609 WINDOVER RD, Florence, AL 35630-1818 and Vida B Boyd, 609 WINDOVER RD, Florence, AL 35630-1818; WEEK: 28; UNIT: 2663; TYPE: Odd Biennial; DATE REC.: June 3, 2025; DOC NO.: 20250324491; TOTAL: \$2,240.12; PER DIEM: \$0.31 File Numbers: 26-001757, 26-001758, 26-001760 MDK-89924

TRUSTEE'S NOTICE OF SALE TO: (See Exhibit A-Obligor) Notice is hereby given that on May 14, 2026 at 11:00AM, in the offices of The Manley Law Firm LLC, 122 W. Pine Street, Suite 300, Orlando, FL 32801, the following described Timeshare Ownership Interests at Vistana Cascades Condominium will be offered for sale: Unit Week (See Exhibit A-Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Vistana Cascades Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 5312, Page 2312, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ("Declaration"). The default giving rise to the sale is the failure to pay assessments as set forth in the Claims of Lien in favor of Vistana Cascades Condominium Association, Inc., a Florida Corporation encumbering the Timeshare Ownership Interest recorded (See Exhibit A-Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the Public Records of Orange County, Florida. The amount secured by the assessment lien is for unpaid assessments, accrued interest, plus interest accruing at a per diem rate of \$(See Exhibit A-Per Diem) together with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount due as of the date of the sale of \$(See Exhibit A-Total). The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee before the Certificate of Sale is issued. Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner. If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Dane Cooper, 10661 WOLVERINE COURT, Manassas, VA 20111-3910; WEEK: 18; UNIT: 2575; TYPE: Annual; DATE REC.: June 3, 2025; DOC NO.: 20250324491; TOTAL: \$3,733.33; PER DIEM: \$0.61 OBLIGOR: Faith A. Elkins, 7528 MEADOWBROOK DR, Watauga, TX 76148-1728 and Robert W. Elkins, 2230 VAUGHN RD, Burkburnett, TX 76354-5446; WEEK: 04; UNIT: 2629; TYPE: Annual; DATE REC.: June 3, 2025; DOC NO.: 20250324491; TOTAL: \$5,273.97; PER DIEM: \$1.23 OBLIGOR: Willie E. Boyd Jr., 609 WINDOVER RD, Florence, AL 35630-1818 and Vida B Boyd, 609 WINDOVER RD, Florence, AL 35630-1818; WEEK: 28; UNIT: 2663; TYPE: Odd Biennial; DATE REC.: June 3, 2025; DOC NO.: 20250324491; TOTAL: \$2,240.12; PER DIEM: \$0.31 File Numbers: 26-001757, 26-001758, 26-001760 MDK-89833

TRUSTEE'S NOTICE OF SALE TO: (See Exhibit A-Obligor) Notice is hereby given that on May 14, 2026 at 11:00AM, in the offices of The Manley Law Firm LLC, 122 W. Pine Street, Suite 300, Orlando, FL 32801, the following described Timeshare Ownership Interests at Vistana Spa Condominium will be offered for sale: Unit Week (See Exhibit A-Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Vistana Spa Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 3677, Page 0335, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ("Declaration"). The default giving rise to the sale is the failure to pay assessments as set forth in the Claims of Lien in favor of Vistana Spa Condominium Association, Inc., a Florida Corporation encumbering the Timeshare Ownership Interest recorded (See Exhibit A-Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the Public Records of Orange County, Florida. The amount secured by the assessment lien is for unpaid assessments, accrued interest, plus interest accruing at a per diem rate of \$(See Exhibit A-Per Diem) together with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount due as of the date of the sale of \$(See Exhibit A-Total). The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee before the Certificate of Sale is issued. Any person, other than the Obligor as of the date of recording this Notice of

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Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner. If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Mary Kaylor Antoniewicz, 3508 GARDEN RD, APT M6, Burlington, NC 27215-8720; WEEK: 18; UNIT: 0455; TYPE: ; DATE REC.: June 3, 2025; DOC NO.: 20250324280; TOTAL: \$3,367.58; PER DIEM: \$0.55 OBLIGOR: Robert P. Beaton, 137 S WATER ST, Marine City, MI 48039-1692 and Diane P. Beaton, 1312 MINNESOTA AVE, Marysville, MI 48040-1432; WEEK: 11; UNIT: 615; TYPE: ; DATE REC.: February 3, 2026; DOC NO.: 20260062558; TOTAL: \$3,407.39; PER DIEM: \$0.55 OBLIGOR: Sharon L. Carey, 654 Private Rd 1507, Bandera, TX 78003 and Dennis L. Carey, 722 BOX ELDER RD W, Box Elder, SD 57719-9585; WEEK: 23; UNIT: 635; TYPE: ; DATE REC.: June 3, 2025; DOC NO.: 20250324280; TOTAL: \$3,406.29; PER DIEM: \$0.55 File Numbers: 26-001768, 25-017275, 26-001769 MDK-89916

TRUSTEE'S NOTICE OF SALE TO: (See Exhibit A-Obligor) Notice is hereby given that on May 14, 2026 at 11:00AM, in the offices of The Manley Law Firm LLC, 122 W. Pine Street, Suite 300, Orlando, FL 32801, the following described Timeshare Ownership Interests at Vistana Spa Condominium will be offered for sale: Unit Week (See Exhibit A-Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Vistana Spa Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 3677, Page 0335, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ("Declaration"). The default giving rise to the sale is the failure to pay assessments as set forth in the Claims of Lien in favor of Vistana Spa Condominium Association, Inc., a Florida Corporation encumbering the Timeshare Ownership Interest recorded (See Exhibit A-Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the Public Records of Orange County, Florida. The amount secured by the assessment lien is for unpaid assessments, accrued interest, plus interest accruing at a per diem rate of \$(See Exhibit A-Per Diem) together with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount due as of the date of the sale of \$(See Exhibit A-Total). The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee before the Certificate of Sale is issued. Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner. If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Dane Cooper, 10661 WOLVERINE COURT, Manassas, VA 20111-3910; WEEK: 18; UNIT: 2575; TYPE: Annual; DATE REC.: June 3, 2025; DOC NO.: 20250324491; TOTAL: \$3,733.33; PER DIEM: \$0.61 OBLIGOR: Faith A. Elkins, 7528 MEADOWBROOK DR, Watauga, TX 76148-1728 and Robert W. Elkins, 2230 VAUGHN RD, Burkburnett, TX 76354-5446; WEEK: 04; UNIT: 2629; TYPE: Annual; DATE REC.: June 3, 2025; DOC NO.: 20250324491; TOTAL: \$5,273.97; PER DIEM: \$1.23 OBLIGOR: Willie E. Boyd Jr., 609 WINDOVER RD, Florence, AL 35630-1818 and Vida B Boyd, 609 WINDOVER RD, Florence, AL 35630-1818; WEEK: 28; UNIT: 2663; TYPE: Odd Biennial; DATE REC.: June 3, 2025; DOC NO.: 20250324491; TOTAL: \$2,240.12; PER DIEM: \$0.31 File Numbers: 26-001757, 26-001758, 26-001760 MDK-89833

TRUSTEE'S NOTICE OF SALE TO: (See Exhibit A-Obligor) Notice is hereby given that on May 14, 2026 at 11:00AM, in the offices of The Manley Law Firm LLC, 122 W. Pine Street, Suite 300, Orlando, FL 32801, the following described Timeshare Ownership Interests at Vistana Spa Condominium will be offered for sale: Unit Week (See Exhibit A-Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Vistana Spa Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 3677, Page 0335, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ("Declaration"). The default giving rise to the sale is the failure to pay assessments as set forth in the Claims of Lien in favor of Vistana Spa Condominium Association, Inc., a Florida Corporation encumbering the Timeshare Ownership Interest recorded (See Exhibit A-Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the Public Records of Orange County, Florida. The amount secured by the assessment lien is for unpaid assessments, accrued interest, plus interest accruing at a per diem rate of \$(See Exhibit A-Per Diem) together with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount due as of the date of the sale of \$(See Exhibit A-Total). The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee before the Certificate of Sale is issued. Any person, other than the Obligor as of the date of recording this Notice of

(Continued on next page)

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assessments as set forth in the Claims of Lien in favor of Vistana Cascades Condominium Association, Inc., a Florida Corporation encumbering the Timeshare Ownership Interest recorded (See Exhibit A-Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the Public Records of Orange County, Florida. The amount secured by the assessment lien is for unpaid assessments, accrued interest, plus interest accruing at a per diem rate of \$(See Exhibit A-Per Diem) together with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount due as of the date of the sale of \$(See Exhibit A-Total). The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee payable to the Lienholder in the amount of \$(See Exhibit A-Total). Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner. If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest. Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P.O. Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: John R. Wood, AKA J. R. Wood, 1359 WHITE OAKS BLVD UNIT 1504, Oakville L6H 2R8 Canada and Doris G. Wood, 263 THIRD LINE, Oakville L6L 4A2 Canada; WEEK: 14; UNIT: 2132; TYPE: Odd Biennial; DATE REC.: June 3, 2025; DOC NO.: 20250324491; TOTAL: \$1,456.19; PER DIEM: \$0.15 OBLIGOR: John R. Wood, 1359 WHITE OAKS BLVD UNIT 1504, Oakville L6H 2R8 Canada and Doris G. Wood, 263 THIRD LINE, Oakville L6L 4A2 Canada; WEEK: 15; UNIT: 2151; TYPE: Even Biennial; DATE REC.: July 31, 2025; DOC NO.: 20250443795; TOTAL: \$1,993.21; PER DIEM: \$0.30 OBLIGOR: Willie E. Boyd Jr., 609 WINDOVER RD, Florence, AL 35630-1818 and Vida B. Boyd, 609 WINDOVER RD, Florence, AL 35630-1818; WEEK: 29; UNIT: 2222; TYPE: Odd Biennial; DATE REC.: June 3, 2025; DOC NO.: 20250324491; TOTAL: \$2,240.89; PER DIEM: \$0.31 OBLIGOR: Kevin T. Winkler, 7340 STONEFIELD CT, West Bend, WI 53090-8230 and Stacy A. Winkler, 7340 STONEFIELD CT, West Bend, WI 53090-8230; WEEK: 35; UNIT: 2449; TYPE: Annual; DATE REC.: June 3, 2025; DOC NO.: 20250324491; TOTAL: \$3,733.33; PER DIEM: \$0.61 OBLIGOR: Andrew G. Meek, 25 CRANLEIGH GARDENS, Bridgewater TA6 5JR United Kingdom and Maria Depledge, 20 BROADOAK ROAD, Bridgewater TA6 4NR United Kingdom; WEEK: 40; UNIT: 2620; TYPE: Even Biennial; DATE REC.: June 3, 2025; DOC NO.: 20250324491; TOTAL: \$2,687.66; PER DIEM: \$0.40 File Numbers: 26-001759, 26-002458, 26-001751, 26-001752, 26-001753 MDK-89935

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE CONTRACT NO.: 7085038.1 FILE NO.: 26-003246 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. WILLIAM HOGG, III Obligor(s)

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

TO: William Hogg, III 17 WILSON BLVD Poughkeepsie, NY 12603-3303 The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as: An undivided 0.3285% interest in Unit 12C of the Disney's Saratoga Springs Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 7419, Page 4659, Public Records of Orange County, Florida and all amendments thereto (the "Declaration") The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$9,236.05, plus interest (calculated by multiplying \$2.53 times the number of days that have elapsed since March 30, 2026), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Adam B. Hall, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1033115

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE CONTRACT NO.: 16036252.0

ORANGE COUNTY

FILE NO.: 26-003254 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. FLORENCE HOFFMAN Obligor(s)

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

TO: Florence Hoffman 9228 Kistler Valley Rd Second Floor Box 11 Kempton, PA 19529 The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Disney's Riviera Resort described as: An undivided 0.2940% interest in Unit 9E of Disney's Riviera Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded as Instrument Number 20190114799, in the Public Records of Orange County, Florida, and all amendments thereto. The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$21,595.46, plus interest (calculated by multiplying \$7.62 times the number of days that have elapsed since March 30, 2026), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Adam B. Hall, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1033108

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE CONTRACT NO.: 16037029.0

FILE NO.: 26-003257 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. ADRIANA A. MARQUEZ; JESUS CRISTERNA, JR Obligor(s)

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

TO: Adriana A. Marquez 1517 SAWYER DRIVE Aubrey, TX 76227-5456 Jesus Cristerna, Jr 1413 Green Leaf Dr Aubrey, TX 76227-5456 The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Disney's Riviera Resort described as: An undivided 0.2967% interest in Unit 10A of Disney's Riviera Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded as Instrument Number 20190114799, in the Public Records of Orange County, Florida, and all amendments thereto. The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$27,023.11, plus interest (calculated by multiplying \$8.10 times the number of days that have elapsed since March 30, 2026), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Adam B. Hall, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1033109

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE CONTRACT NO.: 13016164.1

FILE NO.: 26-003267 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. JULIE L. GABBARD Obligor(s)

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

TO: Julie L. Gabbard 1617 Pulliam St North Chesterfield, VA 23235-4147 The Manley Law Firm LLC has been

ORANGE COUNTY

appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Disney's Grand Floridian Resort described as: An undivided 0.0084% interest in Unit 12 of the Villas at Disney's Grand Floridian Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 10545, Page 3964, Public Records of Orange County, Florida and all amendments thereto (the "Declaration") The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$15,526.71, plus interest (calculated by multiplying \$4.09 times the number of days that have elapsed since March 30, 2026), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Adam B. Hall, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1033107

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

Michael E. Carleton, as Foreclosure Trustee for Palm Financial Services, LLC. Plaintiff, vs. Alan Herrera Padilla, et al. Defendants. Case No.: 2025-CC-027167-O Division: 81 Judge Adam McGinnis

PUBLISH 4 CONSECUTIVE WEEKS NOTICE OF INTERPLEADER ACTION AGAINST DEFENDANT ALAN HERRERA PADILLA AND AMERICA URIBE REYNOSO

TO: ALAN HERRERA PADILLA 1339 ST TROPEZ CIRCLE APARTMENT 302 WESTON, FL 33326 UNITED STATES OF AMERICA AMERICA URIBE REYNOSO 4235 AZURITE STREET CUMMING, GA 30040 UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) ALAN HERRERA PADILLA AND AMERICA URIBE REYNOSO, AND all parties having or claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an interpleader action involving funds available following the enforcement of a lien on the following described Timeshare Ownership Interest in Orange County, Florida: An undivided 0.1067% interest in Unit 2E of the Villas at Disney's Grand Floridian Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 10545, Page 3964, Public Records of Orange County, Florida and all amendments thereto (the "Declaration") Contract No.: 13001786.0 has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on CRAIG P. ROGERS, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of this Court on the 19 day of March, 2026. TIFFANY MOORE RUSSELL CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA By: Naline S. Bahadur Deputy Clerk

NOTICE TO PERSONS WITH DISABILITIES

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. FOR PUBLICATION - RETURN TO COPY: THE MANLEY LAW FIRM LLC 11080-1032600

NOTICE OF SALE

BEST LIEN SERVICES: 7290 SW 41 ST MIAMI, FL 33155 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLES LISTED BELOW AT THE FOLLOWING LOCATIONS TO SATISFY LIEN PURSUANT TO CHAPTERS 83.806/83.805 OF THE FLORIDA STATUTES.

THE OMNI COLLECTIVE LLC: 7640 NARCOOSSEE RD ORLANDO, FL 32822 P#: 407-326-6676 2024 HYUN UT 5NMP14GL5RH064356

ORANGE COUNTY

MAY 8, 2026 OWNER: NATALIA AGOSTO-RODRIGUEZ / LIEN HOLDER: HYUNDAI MOTOR FINANCE

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

4/17-4/24/26LG 2T

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

PROBATE DIVISION

Case No: 25-CP-000725

IN RE: ESTATE OF CAROLE M. MILLER, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Carole M. Miller, deceased, whose date of death was January 5, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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, 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 17, 2026.

Personal Representative: /s/ David Michael Miller 2906 Hammock Vista Court Plant City, Florida 33566

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

4/17-4/24/26LG 2T

NOTICE OF SUSPENSION ORANGE COUNTY

TO: JAYLEN J. MOBLEY

Case No.: CD202603007/D 3323731

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.

4/17-5/8/26LG 4T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-003771-O

IN RE: ESTATE OF ERNESTINE TUCKER SMITH Deceased

NOTICE TO CREDITORS

The administration of the estate of ERNESTINE TUCKER SMITH, deceased, whose date of death was June 4, 2024; File Number 2025-CP-003771-O, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION

ORANGE COUNTY

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 17, 2026.

Personal Representative: RACHEL TUCKER JOHNSON 2501 Prosper Street, Apt. # 61 Palatka, FL 32177

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

4/17-4/24/26LG 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:

VANTAGE PURE

Owner: Michael Xavier OrceI 2637 Healy Drive Orlando, FL 32818

4/17/26LG 1T

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

CIVIL DIVISION

CASE NO. 2026002828-CA-01

CITIZENS BANK, N.A. Plaintiff, vs. ANNETTE MATTHEWS; et al. Defendants.

NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY

TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST LISA A. MATTHEWS, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS WHOSE ADDRESS IS UNKNOWN

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

ALL THAT CERTAIN LAND SITUATE IN ORANGE COUNTY, FLORIDA, VIZ: LOT 12, BLOCK K, TIFFANY TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK U, PAGE 138 AND 139, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

more commonly known as 2114 Diamond Dr, Orlando, FL 32807

This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, Rubin Lublin, LLC, whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before 30 days after the date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"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 13th day of April, 2026.

Tiffany Moore Russell, Clerk of Courts Orange County, Florida 425 N Orange Ave, Orlando, FL 32801

By: s/ Brian Williams Deputy Clerk 26F33

4/17-4/24/26LG 2T

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, (Continued on next page)

ORANGE COUNTY

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

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

Case No. 26-CA-001840-O

JAMIE MICHELS,

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

ORANGE COUNTY

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

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

CASE NO.: 2024 CC 004511 CF

THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC.,

Plaintiff,

vs.

KHEMCHAND HEMRAJ and ANGELA HEMRAJ,

Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on April 13, 2026, by the County Court of Osceola County, Florida, for the following property described as: LOT 469, OAKS PHASE 1 B-1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 146 THROUGH 154, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

will be sold at public auction by the Osceola County Clerk of Court on **June 9, 2026, at 11:00 A.M.**, to the highest and best bidder, for cash, to be held in-person at the Osceola County Historic Courthouse, 3 Courthouse Square, Room 204, 2nd Floor, Kissimmee, FL 34741, in accordance with Section 45.031 of the Florida Statutes.

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

In accordance with the Americans with Disabilities Act, 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 provisions of certain assistance. Please contact the Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days of your receipt of this Notice; If you are hearing or voice impaired, call 1-800-955-8771.

/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

4/17-4/24/26LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT OSCEOLA COUNTY

To: QYANNA JAVIER

Case No.: CD202508829/D 3333577/3503718

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.

4/17-5/8/26LG 4T

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

OSCEOLA COUNTY

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff,

vs.

JOSE ANIBAL AGUAYO, JR., ET AL.,

Defendants.

Case No: 2024 CA 002300 MF

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 04/01/2026, and entered in Case No. 2024 CA 002300 MF of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and JOSE ANIBAL AGUAYO, JR.; JAZMIN AGUAYO; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HICKORY GROVE HOMEOWNERS ASSOCIATION, INC., is/are Defendant(s), Osceola County Clerk of Courts, Kelvin Soto, will sell to the highest and best bidder for cash at Osceola County Historical Courthouse, 3 Courthouse Square, Rm. 204 (2nd Floor), Kissimmee, FL 34741 at 11:00 a.m. on May 13, 2026 the following described property set forth in said Final Judgment, to wit: LOT 104 OF HICKORY GROVE PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 50, 51, AND 52, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

Commonly known as: 2811 Parkfield Rd, Saint Cloud, FL 34772

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 April 8, 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 8th day of April 2026 to:

Brittanie M. Burns, Esq.

BUSH ROSS, P.A.

Post Office Box 3913

Tampa, FL 33601

caportal@bushross.com

bburns@bushross.com

Attorney for Defendant, Hickory Grove

Homeowners Association, Inc.

JOHN F. RUDY, III

Assistant United States Attorney

400 North Tampa Street, Suite 3200

Tampa, FL 33602

USAFML.HUD@usdoj.gov

JAXFORELCOSURES@hud.gov

Attorney for SECRETARY OF HOUSING AND URBAN DEVELOPMENT

JOSE ANIBAL AGUAYO JR.

2811 PARKFIELD RD.

SAINT CLOUD, FL 34772

JAZMIN AGUAYO

2811 PARKFIELD RD.

SAINT CLOUD, FL 34772

/s/ Bradford Petrino

Bradford Petrino, Esq.

11080-1033514

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

CIVIL DIVISION

CASE NO.: 2025 CA 001221 MF

FREEDOM MORTGAGE CORPORATION

PLAINTIFF,

vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD RANDOLPH SEENEY A/K/A EDWARD R. SEENEY, ET AL.,

DEFENDANTS.

RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta Publishing, Inc)

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the April 7, 2026 Foreclosure Sale dated the 6th day of April, 2026, and entered in Case No. 2025 CA 001221 MF, of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JUDY ARLEEN SEENEY A/K/A JUDY SEENEY A/K/A JUDY SEENEY KIRKLEY, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD RANDOLPH SEENEY A/K/A EDWARD R. SEENEY, AND TRAFALGAR VILLAGE MASTER ASSOCIATION, INC. are defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at courthouse located at 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 at 11:00 AM on the 26th day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 76, Trafalgar Village - Phase Three, according to the plat as recorded in Plat Book 19, Pages 90 through 100, of the Public Records of Osceola County, Florida.

Property address: 4913 Pall Mall St E, Kissimmee, FL 34758

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

OSCEOLA COUNTY

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 7th day of April, 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@TMPPLC.COM

11080-1033435

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

CASE NO.: 2025-CC-005575

EAGLE LAKE PHASE 1 SUBDIVISION HOMEOWNERS ASSOCIATION, INC.,

Plaintiff,

vs.

JOSE A. DIAZ,

Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on April 9, 2026, by the County Court of Osceola County, Florida, for the following property described as:

LOT 14 OF EAGLE LAKE PHASE 4A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE(S) 165-167, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

will be sold at public auction by the Osceola County Clerk of Court, to the highest and best bidder, for cash, on **MAY 26, 2026, at 11:00 A.M.**, to take place in-person at the Osceola County Historic Courthouse, 3 Courthouse Square, Room 204, 2nd Floor, Kissimmee, FL 34741, in accordance with Section 45.031 of the Florida Statutes.

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

In accordance with the Americans with Disabilities Act, 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 provisions of certain assistance. Please contact the Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days of your receipt of this Notice; If you are hearing or voice impaired, call 1-800-955-8771.

/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

4/17-4/24/26LG 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:

DJ GEN X

Owner: Willie Henry Reese

1105 North Hoagland Blvd. Apt. C

Kissimmee, FL 34741

4/17/26LG 1T

NOTICE OF ACTION CONSTRUCTIVE SERVICE PROPERTY

IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR OSCEOLA COUNTY

CIVIL ACTION NO: 2026 CA 000169 MF

Civil Division 22B

IN RE:

WHALEY CREEK HOMEOWNERS ASSOCIATION, INC.,

a Florida non-profit Corporation,

PASCO COUNTY

Villa One, Unit A, of GULF HARBORS CONDOMINIUM SECTION FOUR, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 463, Page 531, together with all exhibits and amendments thereof, and recorded in Condominium Plat Book 9; Pages 165-167, Public Records of Pasco County, Florida, together with an undivided share or interest in the common elements appurtenant thereto.

Also known as: 5153 Amulet Dr., New Port Richey, FL 34652.

at public sale to the highest bidder for cash, except as set forth hereinafter, on **May 20, 2026 at 11:00 a.m.** at <https://www.pasco.realforeclose.com/>, in accordance with Chapter 45, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (Voice) in New Port Richey; (352) 521-4274, Ext. 8110 (Voice) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711.

Dated this 14th day of April, 2026.

/s/ Allison J. Brandt
ALLISON J. BRANDT, ESQ.
Brandt Law, P.A.
P.O. Box 136, Lithia, FL 33547
Phone: (813) 474-9323
Florida Bar No. 44023
allison@brandtlaw.com
Attorney for Plaintiff

4/17-4/24/26LG 2T

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

Case No.: 2025-CC-000674-WS

Carpenters Run Homeowners Association, Inc., a not for profit Florida corporation, Plaintiff,

vs.

INXS X, LLC and Unknown Tenants in Possession, Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that on **May 18, 2026, at 11:00 a.m.** via the internet at www.pasco.realforeclose.com, in accordance with §45.031, Florida Statutes, the undersigned Clerk will offer for sale the following described real property:

Lot 18, CARPENTER'S RUN PHASE II, according to the map or plat thereof as recorded in Plat Book 25, Page 97, Public Records of Pasco County, Florida.

1516 Spinningwheel Drive, Lutz, Florida 33559

The aforesaid sale will be made pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 2025-CC-000674-WS now pending in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida.

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: 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.

Respectfully submitted on April 14, 2026.

/s/ Aaron Silberman, Esq.
Florida Bar No.: 15722
aaron@thesilbermanlawfirm.com
Silberman Law, P.A.
1105 W. Swann Avenue
Tampa, Florida 33606
Telephone: (813) 434-1266
Facsimile: (813) 434-1257
Attorney for Plaintiff

4/17-4/24/26LG 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:

K-CRUNCH

Owner: Grooveside Street Eateries LLC
5888 Grand Oro Ln, Ste 110 Unit 34
Wesley Chapel, FL 33544

4/17/26LG 1T

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

PROBATE DIVISION

Case No. 26-CP-000277

IN RE: ESTATE OF

JOHN JOSEPH VIERRA, SR.,
a/k/a JOHN VIERRA, SR.,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of John Joseph Vierra, Sr., a/k/a John Vierra, Sr., deceased, whose date of death was December 5, 2024, is pending in the Circuit Court for Pasco County Courthouse, 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.

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

PASCO COUNTY

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 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 17, 2026.

Personal Representative:
Patricia Vierra
8220 Sanguinelli Road
Land O'Lakes, Florida 34637

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

4/17-4/24/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026-CP-000435

Division Probate

IN RE: ESTATE OF

HELEN A. KIRK
(also known as HELEN ANN KIRK)
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Helen A. Kirk, deceased, whose date of death was December 6, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 STATUTE 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 17, 2026.

Personal Representative:
/s/ Lisa Grolly
29444 Schinneck Hills Lane
San Antonio, Florida 33576

Attorney For Personal Representative:
/s/ Farral A. Haber
Email Address: fah@jowanna.com
Florida Bar No. 97826
2521 Windguard Circle
Wesley Chapel, Florida 33544
Telephone: (813) 929-7300

4/17-4/24/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File Number: 2026CP000060CPAXES

IN RE: ESTATE OF

PRISCILLA W PATERSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Priscilla W Paterson, deceased, File Number: 2026CP000060CPAXES, whose date of death was August 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

PASCO 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.

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 17, 2026.

Personal Representative:
Robert L. Paterson, Jr.
1240 Wisper Run Court
Lutz, Florida 33558

Attorney for Personal Representative:
Krystal Reyes, Esq.
FL Bar No. 1028024
The Probate Pro, a division of
The Darren Findling Law Firm
3300 W. Lake Mary Blvd., Suite 310
Lake Mary, Florida 32746

Telephone: (407) 559-5480
E-Mail: kreyes@theprobatepro.com
Secondary E-Mail:
floridaservice@theprobatepro.com

4/17-4/24/26LG 2T

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

Case No. 51-2025-CA-003709-ES

MADLINE ROGERS,

Plaintiff,

vs.

ANTHONY M. FORD; KAYLA M. MERLE; CENTURY 21 BILL NYE REALTY, INC. AS AGENT FOR MARINA WARE; and NIKKI ALVAREZ-SOWLES, ESQ., PASCO COUNTY CLERK & COMPTROLLER, Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause in the Circuit Court in and for Pasco County, Florida, the Clerk of the Court will sell all the property situated in Pasco County, Florida described as:

The East 131.4 feet of the West 262.8 feet of the North 1/2 of Tract 95, Zephyrhills Colony Company, in Section 15, Township 26 South, Range 21 East, recorded in Plat Book 1, Page(s) 55, of the Public Records of Pasco County, Florida.

Physical Address: 37747 Silver Pines Avenue, Zephyrhills, Florida 33542

Parcel Identification Number: 15-26-21-0030-09500-0030.

at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at **11:00 A.M. on May 19, 2026.**

If this property is sold at public auction, there may be additional money from the sale after payment of persons who are entitled to be paid from the sale proceeds pursuant to this final judgment.

If you are a subordinate lienholder 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.

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.

Dated this 9th day of April, 2026.

By: /s/ Larry S. Hersch, Esquire
Florida Bar No. 199745
ALFONSO HERSCH, P.A.
37908 Church Ave., Dade City, FL 33526
4/17-4/24/26LG 2T

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

CASE NO.: 2026-DR-398

BINALI DURSUN

Petitioner,

vs.

NIGAR FIKREVA
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (No Child or Financial Support)

TO: NIGAR FIKREVA

Last known address: 3664 Gardenwall Way, Zephyrhills, FL 33541

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 Eneid Bano Esq whose address is 278 Wilshire Blvd. Casselberry, FL 32707 on or before May 18, 2026, and file the original with the Clerk of this Court at 8053 Live Oak Avenue Dade City, FL 33523 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

You must keep the Clerk of the Circuit Court's office notified of your cur-

PASCO 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 April 9, 2026

/s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Lauren Wheatley

4/17-5/8/26LG 4T

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, DEVEISEES, 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: tservice@tmppllc.com
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
11080-1033083

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 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 Mortgagee, 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

PASCO COUNTY

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 CIVIC ASSOCIATION, INC
12440 CLOCK TOWER PWY
HUDSON FL 34667
/s/ Anthony Vamvas
Anthony Vamvas, Esq.
11080-1033155

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2026CC001030CCAXES

PALM COVE OF WESLEY CHAPEL HOMEOWNERS ASSOCIATION, INC., Plaintiff,

vs.

RUDOLPH SMITH,
Defendant.

NOTICE OF ACTION

TO: RUDOLPH SMITH

7616 Mariners Harbour Drive
Wesley Chapel, FL 33545

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

LOT 16, BLOCK 8, PALM COVE PHASE IB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 15 THROUGH 27, OF THE PUBLIC RECORDS OF PASCO 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 May 18th, 2026 or 30 days after the first publication of this Notice of Action, on Katherine Martinez original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

WITNESS my hand and the seal of this Court on April 9, 2026.

By: s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller

Deputy Clerk: Haley Joyner

Katherine Martinez, Esq.
BUSH ROSS, P.A.

P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff

BIR File: 019799.0070

4/17-4/24/26LG 2T

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

CASE NO

PASCO COUNTY

(407) 872-6012 Facsimile
E-mail: servicecopies@cpwblaw.com
E-mail: kchurch@cpwblaw.com
Attorney for Plaintiff

4/17-4/24/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2026CP000493CPAXWS

IN RE: ESTATE OF
KATHLEEN E. DECAROLIS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of KATHLEEN E. DECAROLIS, deceased, whose date of death was January 18, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Post Office Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 17, 2026.

Personal Representative:
ANTHONY DECAROLIS
3231 Custer Drive
Holiday, Florida 34690

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

4/17-4/24/26LG 2T

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

CASE NO.: 2025CP002055CPAXES DIVISION: PROBATE

IN RE: ESTATE OF
JAMES WALTER REYNOLDS,
Deceased.

NOTICE TO CREDITORS

The administration of JAMES WALTER REYNOLDS, ("Decedent") deceased, whose date of death was September 30, 2025, and whose Social Security Number is XXX-XX-8047, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN FLORIDA STATUTE 732.216-732.228, APPLIES, OR MAY APPLY UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER SECTION 732.2211.

The date of first publication of this notice is April 17, 2026.

Petitioner:
SARAH BRACKIN
4944 Patio Drive
Zephyrhills, FL 33541

Attorney for Petitioner:

/s/ Alfred V. Nicoletti
ALFRED V. NICOLETTI, ESQ.
Florida Bar No.: 125446
LAW OFFICES OF AL NICOLETTI
7512 Dr. Phillips Boulevard., Suite 50-647
Orlando, FL 32819

PASCO COUNTY

4/17-4/24/26LG 2T

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

CASE NO.: 2025CA003551CAAXES

WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE FOR THE CIM TRUST 2025-R1 MORTGAGE-BACKED NOTES, SERIES 2025-R1
Plaintiff,
vs.

MARIE JACKSON A/K/A MARIE YOUNG JACKSON A/K/A VELMA MARIE YOUNG, ET AL.,
Defendant(s).

NOTICE OF ACTION

TO: Marie Jackson
Last Known Address:
15217 Myrtle St, Dade City, FL 33525
Current Residence: UNKNOWN

TO: Unknown Spouse of Marie Jackson A/K/A Marie Young Jackson A/K/A Velma Marie Young
Last Known Address:
15217 Myrtle St, Dade City, FL 33525
Current Residence: UNKNOWN

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

THE NORTH 242.67 FEET, MORE OR LESS OF THE WEST 448.75 FEET OF THE SE 1/4 OF THE SE 1/4, SECTION 21, TOWNSHIP 24 SOUTH, RANGE 21 EAST, ALSO THE EAST 25 FEET OF THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 24 SOUTH, RANGE 21 EAST, FROM THIS POINT RUN SOUTH 485.35 FEET; THENCE EAST 448.75 FEET; THENCE NORTH 485.35 FEET; THENCE WEST 448.75 FEET TO POINT OF BEGINNING.

Parcel I:

THE NORTH 81.67 FT. OF THE WEST 170 FT. OF THE SE 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.

Parcel II:

THE SOUTH 61.0 FT. OF THE NORTH 142.67 FT. OF THE WEST 200 FT. OF THE SE 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, within or before May 18th, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in La Gaceta and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 9th day of April, 2026.

Nikki Alvarez-Sowles, Esq.
As Clerk of Court

By: s/ Haley Joyner
As Deputy Clerk

Miller, George & Suggs, PLLC

4/17-4/24/26LG 2T

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

PASCO COUNTY

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@glausierknight.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.

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
1111 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

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.

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

PASCO COUNTY

disabled transportation services.

Dated April 3, 2026

/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairo, 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@cpwblaw.com
E-mail: kchurch@cpwblaw.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.: 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**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that pursuant to Florida Statute §715.109, Bay Ranch Mobile Home Village, LLP, d/b/a Bay Ranch Mobile Home Park, offers for public sale the following:

36' 1973 ELDO HS Mobile Home

Title #: 5754621
VIN #: 2988TA

and on May 5, 2026 at 7349 Ulmerton Road, Largo, Pinellas County, Florida 33771, at the hour of 9:30 a.m. or as soon thereafter as possible, the landlord will offer for sale "AS IS" "WHERE IS" the aforesaid personal property at public outcry and will sell the same, subject to ownership

PINELLAS COUNTY

rights, liens, and security interests which have priority by law, if any, to the highest bidders and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs of storage, advertising and sale, due and owing the landlord. The name and addresses of the former owners are THE ESTATE OF ANGELA SMITH a/k/a ANGELA DENISE SMITH, 7349 Ulmerton Road, Lot #221, Largo, FL 33771.

Bay Ranch Mobile Home Village, LLP, d/b/a Bay Ranch Mobile Home Park
By: Patrick M. Singer,
Attorney for Bay Ranch Mobile Home Village, LLP
Authorized Agent
Landlord Law, P.A.
14502 N. Dale Mabry Hwy., Suite 200
Tampa, FL 33618

4/17-4/24/26LG 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:

VIRELLE HOUSE BAKERY

Owner: Melissa McMillen
9648 Halyard Dr
Largo, FL 33773

4/17/26LG 1T

NOTICE OF ACTION

Pinellas County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Nursing Assistance

Edward L. McCallister Jr., C.N.A.

15777 Bolesta Road, Lot 242
Clearwater, FL 33760

CASE NO.: 2024-03625

LICENSE NO.: CNA 318142

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Monica Jackson-Marcotte, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9830.

If no contact has been made by you concerning the above by May 29, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

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

4/17-5/8/26LG 4T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

SAPIOGEN

Owner: Sapiogen LLC
7901 4th St N, Ste 300
St Petersburg, FL 33702

4/17/26LG 1T

Notice of Public Auction

Notice of public Auction for monies due on Storage Units. Auction will be held on April 28th 2026 at or after 8:00 AM. Units are said to contain common household items. Property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

2180 Belcher Rd S. Largo, FL 33771		
------------------------------------	--	--

PINELLAS COUNTY

2022	Yanira Torres Menendez	\$651.60
1076	Judea Charlson	\$229.85
1275	Andrew Cross	\$331.70
975 2nd Ave S. St. Petersburg, FL 33705		
B112	January Curry	\$655.60
3009	Orion Stuart	\$646.70
5037	Brian Williams	\$819.80
6209 US Hwy 19 New Port Richey FL 34652		
F-055	Nakia Thomas	\$379.80
D-022	Caleb Neptune	\$346.70
H-051	Dan Laxen	\$299.80
F-039	Cynthia Wagner	\$559.80
E-002	William Broderick	\$259.80
11852 Silver Palm Blvd Land O' Lakes, FL 34638		
1192	David Williams	\$616.70
1236	Julio Rodriguez	\$759.80
1196	David Williams	\$616.70

4/17-4/24/26LG 2T

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 932546 from Academy Prep Foundation Inc. at 1407 E Columbus Dr. in Tampa, FL 33605. Application received: 12/31/2025. Proposed activity: Improvements to campus including new classroom addition and expansion of existing retention basin. Project name: Academy Prep St. Petersburg Classroom Addition. Project size: 0.60 acres. Location: Section 26 Township 31 South, Range 16 East, in Pinellas County. Outstanding Florida Water: No Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watmatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watmatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797. TDD only 1(800)231-6103.

4/17/26LG 1T

IN THE CIRCUIT COURT OF THE STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY

Case No.: 26-001498-ES

IN RE: ESTATE OF EILEEN P. HAYES
Deceased.

NOTICE TO CREDITORS

The administration of the estate of EILEEN P. HAYES, deceased, whose date of death was November 22, 2025, and whose social security number is XXX-XX-9505, 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 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 17, 2026.

Personal Representative:
/s/ Cheryl Leppert
CHERYLL LEPPERT

Attorney for Personal Representative:
/s/ Samuel L. Wenzel, Jr.
Samuel L. Wenzel, Jr., Esq.
Florida Bar Number: 1022217
Osenton Law Group, P.A.
1044 East Brandon Blvd., Suite 3
Brandon, Florida 33511
(813) 776-1282
oro@osentonlaw.com
slw@osentonlaw.com
service@osentonlaw.com

4/17-4/24/26LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

THE PALM GUY LANDSCAPING

Owner: Tristian R Benedict
11315 Starkey Rd
Largo, FL 33773

4/17/26LG 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:

CAREVIDA HOME HEALTHCARE

Owner: Carevida, LLC
34064 US Hwy 19 N

PINELLAS COUNTY

Palm Harbor, FL 34684

4/17/26LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No.: 25-004351-ES

IN RE: ESTATE OF
PHYLLIS JEAN SHENEMAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PHYLLIS JEAN SHENEMAN, deceased, whose date of death was January 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 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 17, 2026.

Personal Representative:
/s/ Steve Scheneman
STEVEN SHENEMAN
11845 86th Avenue North
Seminole, Florida 33772

Attorney for Personal Representative:
/s/ A.J. Comparetto
ANTHONY COMPARETTO, ESQ.
Florida Bar No. 0797510
P.O. Box 1298
St. Petersburg, FL 33731
Email: comparettolawfirm@gmail.com

4/17-4/24/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 26-001845-ES

Division 003

IN RE: ESTATE OF
ANTHONY PANDOLFO
a/k/a ANTONIO PANDOLFO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Anthony Pandolfo, deceased, whose date of death was August 7, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Pinellas, 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 17, 2026.

Personal Representatives:
/s/ Rose Astrab
/s/ Maria Campisi

Attorney for Personal Representatives:
/s/ Peter A. Rivellini
PETER A. RIVELLINI
Florida Bar No. 0067156
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
311 Park Place Blvd. Suite 300
Clearwater, Florida 33759
Telephone: (727) 462-0365
E-mail Addresses: peter@jpfirm.com,
erikam@jpfirm.com

4/17-4/24/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 26-003157-ES

IN RE: ESTATE OF
FRANK MARCHE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of FRANK MARCHE, deceased, whose date of death was October 19, 2025, is pend-

PINELLAS COUNTY

ing 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 17, 2026.

Personal Representative:

COLLEEN MARCHE
267 St. Regis Drive
Shelbyville, Kentucky 40065

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

4/17-4/24/26LG 2T

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

Case No.: 25-003473-CI

CHARLES DEISE,
Plaintiff,

vs.

SARA MCGREGOR
Defendants.

NOTICE OF ACTION

To: SARA MCGREGOR
2402 W. Morrison Avenue, Unit 6
Tampa, FL 33629

YOU ARE NOTIFIED that a partition action has been filed on the following property in Pinellas County, Florida:

Unit 3203, Building Tower, of SIGNATURE PLACE, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 16285, Page 147, together with an undivided interest in the common elements appurtenant thereto, in the Public Records of Pinellas County, Florida.

Parcel Identification Number: 19-31-17-81887-001-3203

Address: 175 1st Street S., Unit 3203,
St. Petersburg, FL 33701

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on MARK C. ELLIOTT, ESQ., Plaintiff's Attorney, whose address is BARRY L. MILLER, P.A., 11 N. Summerlin Avenue, Suite 100, Orlando, FL 32801, within 30 days from first publication, pursuant to Section 49.09 Fla. Stat. (2023), 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 April 10, 2026

Ken Burke, Clerk of the Circuit Court
315 Court Street, FL 33756-5165

By: s/ Stevie Ayars
Deputy Clerk
Barry L. Miller, P.A.

4/17-5/8/26LG 4T

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

CIVIL DIVISION

CASE NO: 26-000372-CO

BRIAR CREEK MOBILE HOME
COMMUNITY II, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

CAROLYN M. FOX, a single woman, and
BARRY L. FOX, a married man, as joint
tenants with right of survivorship and not
as tenants in common and UNKNOWN
TENANT,
Defendants.

NOTICE OF ACTION

STATE OF FLORIDA

TO: CAROLYN M. FOX, a single woman
and BARRY L. FOX, a married man, and
all parties having or claiming to have
any right, title, or interest to the property
described below, whose residence
address is UNKNOWN.

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

That certain condominium parcel described as Lot #10, Block #K, and an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium of Briar Creek Mobile Home Community II, and related documents, as recorded in O.R. Book 5039, at Pages 1378

PINELLAS COUNTY

through 1448, and the Plat thereof recorded in Condominium Plat Book 42, at Pages 86 through 94, all in Public Records of Pinellas County, Florida, together with that mobile home situate thereon.

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 10th 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

4/17-4/24/26LG 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.realestateforeclose.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 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

usafim.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 FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 26-002281-ES

Division 003

IN RE: ESTATE OF
ROBERT SCOTT BRUNDEGE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Robert Scott Brundege, deceased, whose date of death was February 1, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 34601. 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

PINELLAS COUNTY

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

PINELLAS COUNTY

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

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

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 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

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other persons having claims or demands 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 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

PINELLAS COUNTY

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/ 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

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, 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 LAFAYE,
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

PINELLAS COUNTY

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

IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010406-ES

IN RE: ESTATE OF
SHERYL LYNN THOMAS,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Sheryl Lynn Thomas, deceased, whose date of death was April 11, 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 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 Zoeklein, Esq.
Fla. Bar No.: 0085615
Zoeklein Law P.A.
150 E. Bloomingdale Ave.
Brandon, FL 33511
marley@zoekleinlawpa.com
brice@zoekleinlawpa.com
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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

PINELLAS COUNTY

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@awsllaw.org
Secondary E-Mail: service@awsllaw.org
4/10-4/17/26LG 2T

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 UNKNOWN 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 SUBDIVISION, 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

(Continued on next page)

PINELLAS COUNTY

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, 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 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 PETITION

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

PINELLAS COUNTY

ply 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 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 Alee 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 certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated 3/23/2026
Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756
By: /s/ Thomas Smith
Deputy Clerk

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

POLK COUNTY

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

CIVIL DIVISION
Case No. 2025CC008842

HIGHLAND MEADOWS 4B
HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

POLK COUNTY

vs.

MACK C. BROWN, III and JASMINE
R. BROWN, husband and wife and
UNKNOWN TENANT,
Defendants.

**NOTICE OF SALE
PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC008842, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein HIGHLAND MEADOWS 4B HOMEOWNERS ASSOCIATION, INC. is Plaintiff and MACK C. BROWN, III and JASMINE R. BROWN, husband and wife are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on **May 13, 2026**, in an online sale at www.polk.realforeclose.com, beginning at **10:00 AM**, the following property as set forth in said Final Judgment, to wit:

LOT 132, HIGHLAND MEADOWS 4B, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 354 Pentas Lane,
Haines City, FL 33844

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated April 14, 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

4/17-4/24/26LG 2T

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

CIVIL DIVISION

CASE NO: 2026CC000880

BERKLEY RIDGE HOMEOWNERS
ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

PEDRO J. VARGAS RAMIREZ,
an unmarried man and YARITZA
FLORES CRUZ, an unmarried woman,
tenancy in common. UNITED STATES
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT and
UNKNOWN TENANT,
Defendants.

NOTICE OF ACTION

STATE OF FLORIDA

TO: YARITZA FLORES CRUZ, 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 Polk County, Florida:

**LOT 4, BERKLEY RIDGE PHASE 2,
ACCORDING TO THE PLAT AS RECORDED
IN PLAT BOOK 169, PAGES 35 THROUGH 37, OF THE PUBLIC
RECORDS OF POLK 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. Default Date: May 21, 2026.

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 (863) 534-4686. 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 14th day of April, 2026.

Stacy M. Butterfield
Clerk of the Circuit Court
By: /s/ Sebastian Irlanda
Deputy Clerk

4/17-4/24/26LG 2T

NOTICE OF ACTION

Polk County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Nursing Assistance

Edward L. McCallister Jr., C.N.A.
2500 21st Street NW, Apartment 72
Winter Haven, FL 32881

CASE NO.: 2024-03625

LICENSE NO.: CNA 318142

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Monica Jackson-Marcotte, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9830.

If no contact has been made by you concerning the above by May 29, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding. In accordance with the Americans with Disabilities Act, persons needing a special

POLK COUNTY

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

4/17-5/8/26LG 4T

**PUBLIC NOTICE OF INTENT
TO ISSUE AIR PERMIT**

Florida Department of
Environmental Protection
Southwest District
Draft Air Permit No. 1050095-016-AC
Lakeland Regional Medical Center
Polk County, Florida

Applicant: The applicant for this project is Lakeland Regional Medical Center. The applicant's authorized representative and mailing address is: David M. Stephenson Jr., AVP – Plant Operations and Biomed, Lakeland Regional Medical Center, 1324 Lakeland Hills Blvd., Lakeland, Florida 33805.

Facility Location: Lakeland Regional Medical Center operates the existing facility, which is located in Polk County at 1324 Lakeland Hills Blvd. in Lakeland, Florida.

Project: This project authorized the installation of a diesel engine-driven emergency generator that will be subject to 40 CFR 60, Subpart IIII. Additionally, this project revises the restricted operation hours of EU Nos. 006 and 007 to 100 hours per any consecutive 12-month period in accordance with 60.4211(f)(2) and 63.6640(f)(2).

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Southwest District Office. The Permitting Authority's physical address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's mailing address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's phone number is 813-470-5700.

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

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

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

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000. Agency_Clerk@dep.state.fl.us, 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

POLK COUNTY

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

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

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, 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.

4/17/26LG 1T

**NOTICE OF
ADMINISTRATIVE COMPLAINT
POLK COUNTY**

To: NICKERS P. JONES

Case No.: CD202600184/G 3503768

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.

4/17-5/8/26LG 4T

**IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA**
PROBATE DIVISION
File No.: 25-CP-003676

IN RE: ESTATE OF
JUAN F. PEREIRA, JR.,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JUAN F. PEREIRA, JR., deceased, whose date of death was July 8, 2025, and whose social security number is XXX-XX-0347, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE 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 17, 2026.

Personal Representative:
/s/ Maria Colon
MARIA L. COLON

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

4/17-4/24/26LG 2T

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

(Continued on next page)

POLK COUNTY

CIVIL DIVISION
CASE NO.: 25-CC-006877

LAUREL ESTATES HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

OLUDARE FOLORUNSO OWOLABI,
Defendant.

NOTICE OF SALE

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

LOT 11, LAUREL ESTATES PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE(S) 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

will be sold at public auction by the Polk County Clerk of Court, to take place electronically online at www.polk.realforeclose.com, on **May 7, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031(10) of the Florida Statutes.

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

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service".

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

4/17-4/24/26LG 2T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 24-CC-001353

CHRISTINA HAMMOCK OWNERS' ASSOCIATION, INC.,
Plaintiff,

vs.

JAMES CLAY FIELDING,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order on Plaintiff's Motion to Reopen Case and Reschedule Foreclosure Sale entered in this cause on April 10, 2026, by the County Court of Polk County, Florida, for the following property described as:

LOT 41, CHRISTINA HAMMOCK, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 109, PAGES 14 AND 15, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

will be sold at public auction by the Polk County Clerk of Court, to take place electronically online at www.polk.realforeclose.com, on **May 15, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031(10) of the Florida Statutes.

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

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service".

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

4/17-4/24/26LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026 CP 000593

IN RE: ESTATE OF
RUTH G. LOCHNER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Ruth G. Lochner, deceased, whose date of death was January 5, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 Broadway Ave. N., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

POLK 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 17, 2026.

Personal Representative:
/s/ John M. Lochner
JOHN M. LOCHNER

Attorney for Personal Representative:
/s/ Nicholas J. Grimaudo
NICHOLAS J. GRIMAUDO
Florida Bar No. 71893

Johnson, Pope, Bokor, Ruppel & Burns, LLP
311 Park Place Blvd. Suite 300
Clearwater, Florida 33759
Telephone: (727) 461-1818
E-mail Addresses: nicholasg@jpfirm.com, erikam@jpfirm.com

4/17-4/24/26LG 2T

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

CASE NO. 2024CA001420000000
PENNYMAC LOAN SERVICES, LLC,
PLAINTIFF,
VS.

JACQUELYNN PINA, ET AL.
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated March 17, 2026 in the above action, the Polk County Clerk of Court will sell to the highest bidder for cash at Polk, Florida, on May 19, 2026, at 10:00 AM, at www.polk.realforeclose.com for the following described property:

LOT 176, WILDWOOD II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 11, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Office of the Court Administrator at 863-534-4686, 255 North Broadway Avenue, Bartow, FL 33830 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call TDD 11080-1033457

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, FLORIDA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff,

vs.
HOLLY M. RANDOLPH; et al,
Defendants. Case No: 2025-CA-002813
NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 03/26/2026, and entered in Case No. 2025-CA-002813 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and HOLLY MELINDA RANDOLPH; HILTON JR RANDOLPH; and WOODLAND OAKS OF LAKELAND HOMEOWNERS ASSOCIATION, INC., are Defendant(s). Stacy M. Butterfield, CPA, Polk County Clerk of Courts, will sell to the highest and best bidder for cash at 10:00 a.m. at www.polk.realforeclose.com on May 26, 2026 the following described property set forth in said Final Judgment, to wit:

LOT 67, HALLAM PRESERVE WEST "J", ACCORDING TO THE PLAT OR MAP THEREOF AS RECORDED IN PLAT BOOK 184, PAGE 31, 32, 33 AND 34, IN PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Commonly known as: 1268 Pintail Pl, Lakeland, FL 33813

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 9, 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 9th day of April 2026 to:
HOLLY MELINDA RANDOLPH
1268 Pintail Pl
Lakeland, FL 33813
HOLLY MELINDA RANDOLPH
1184 Thomasville Circle
Lakeland, FL 33811
HILTON JR RANDOLPH
1268 Pintail Pl

POLK COUNTY

Lakeland, FL 33813
Robert C. Chilton, Esquire
BOSWELL & DUNLAP, LLP
245 S. Central Ave.,
Bartow FL 33830

robert@bosdun.com
erica@bosdun.com
ATTORNEY FOR WOODLAND OAKS OF LAKELAND HOMEOWNERS ASSOCIATION, INC.
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
11080-1033587

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

CIVIL DIVISION
CASE NO.: 2025CA000385000000
TH MSR HOLDINGS LLC F/K/A MATRIX FINANCIAL SERVICES CORPORATION
PLAINTIFF,
VS.

GUILLERMO FALCON-ORTIZ A/K/A GUILLERMO FALCON ORTIZ ET AL.,
DEFENDANTS.

RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta Publishing, Inc) NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 7th day of April, 2026, and entered in Case No. 2025CA000385000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein TH MSR Holdings LLC f/k/a Matrix Financial Services Corporation is the Plaintiff and VILMARIS NAZARIO, GUILLERMO FALCON-ORTIZ A/K/A GUILLERMO FALCON ORTIZ AND ORCHID TERRACE PHASE 1 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 22nd day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 73 of Orchid Terrace Phase 1, according to the Plat thereof as recorded in Plat Book 176, Page(s) 1-7, 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 13th day of April, 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
11080-1033790

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
TO: Mary Catherine Williams

Last Known Address: 1902 Griffins Green Drive, Bartow, FL 33830
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for 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/ Carloyn 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

POLK COUNTY

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 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 SUBDIVISION 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

POLK COUNTY

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.
DELSEA E. ESTEVEZ, ET AL.,
DEFENDANT(S).

NOTICE OF ACTION

To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, 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, NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGES 19 THROUGH 32, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to 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 thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

Date: 3/27/2026
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 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.
11080-1033146

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No.: 25-CP-003583

IN RE: ESTATE OF
JAMES DOUGLAS HYCHE, JR.,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES DOUGLAS HYCHE, JR., deceased, whose date of death was August 27, 2025, and whose social security number is XXX-XX-8770, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 17, 2026.

POLK 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 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

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

CASE NO.: 2026CA-000538-A000-BA

CRYSTAL LEBRON,
Plaintiff,

v.

MARJORIE FERGUSON COOLEY,
MARTIN IRVIN COOLEY, ESTATE OF
MARJORIE FERGUSON COOLEY,
ESTATE OF MARTIN IRVIN COOLEY,
UNKNOWN HEIRS OF MARTIN IRVIN
COOLEY and UNKNOWN HEIRS OF
MARJORIE FERGUSON,
Defendants.

NOTICE OF ACTION

TO: MARJORIE FERGUSON COOLEY
1361 Overseas Hwy Lot E37
Marathon, Florida 33050

MARTIN IRVIN COOLEY
1361 Overseas Hwy Lot E37
Marathon, Florida 33050

ESTATE OF MARJORIE FERGUSON
COOLEY
1361 Overseas Hwy Lot E37
Marathon, Florida 33050

ESTATE OF MARTIN IRVIN COOLEY
1361 Overseas Hwy Lot E37
Marathon, Florida 33050

UNKNOWN HEIRS OF MARTIN IRVIN
COOLEY

1361 Overseas Hwy Lot E37
Marathon, Florida 33050

UNKNOWN HEIRS OF MARJORIE
FERGUSON

1361 Overseas Hwy Lot E37
Marathon, Florida 33050

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

LOT 20, BLOCK 107, INDIAN LAKE
ESTATES UNIT 2, ACCORDING TO
THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 39, PAGE 14,
PUBLIC RECORDS OF POLK COUNTY,
FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at P.O. Box 9000, Drawer CC-8, Bartow, Florida 33831-9000 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

Dated this 17th day of March 2026

Stacy M. Butterfield
Clerk of the Circuit Court

By: /s/ Sebastian Irlanda
As Deputy Clerk

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

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

CASE NO.: 532026CA000959A000B

BARRKS PROPERTIES LLC,
Plaintiff,

v.

EDUARDO BURGER GOMEZ, SUSANA
G. DE BURGER, ESTATE OF EDUARDO
BURGER GOMEZ, ESTATE OF SUSANA
G. DE BURGER, UNKNOWN HEIRS
OF EDUARDO BURGER GOMEZ and
UNKNOWN HEIRS OF SUSANA G. DE
BURGER,
Defendant.

NOTICE OF ACTION

TO: EDUARDO BURGER GOMEZ

0 Japonica Ave
Indian Lake Estates, Florida 33855

POLK COUNTY

SUSANA G. DE BURGER

0 Japonica Ave
Indian Lake Estates, Florida 33855

ESTATE OF EDUARDO BURGER
GOMEZ

0 Japonica Ave
Indian Lake Estates, Florida 33855

ESTATE OF SUSANA G. DE BURGER

0 Japonica Ave
Indian Lake Estates, Florida 33855

UNKNOWN HEIRS OF EDUARDO
BURGER GOMEZ

0 Japonica Ave
Indian Lake Estates, Florida 33855

UNKNOWN HEIRS OF SUSANA G. DE
BURGER

0 Japonica Ave
Indian Lake Estates, Florida 33855

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

THE FOLLOWING DESCRIBED LAND,
SITUATE, LYING, AND BEING IN
POLK COUNTY, FLORIDA, TO WIT:
INDIAN LAKE ESTATES UNIT 13 PB
40 PG 20 BLK 365 LOT 16 SEC 17 31
30. SUBJECT TO 2025 TAXES.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 255 N. Broadway Ave., Bartow, Florida 33830 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

Dated this 10th day of March, 2026

Stacy M. Butterfield
Clerk of the Circuit Court

By: /s/ Illegible
As Deputy Clerk

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

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

Case No.: 2025 DR 9471

IN RE: THE MARRIAGE OF:

LEILA LORETTA SOWKEY,
Petitioner,

and

SURPAUL CHUNILALL,
Respondent

NOTICE OF ACTION FOR PUBLICATION

TO: SURPAUL CHUNILALL

11827 179th Street, Jamaica, NY 11434

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Krystal A. Nunez, Petitioner's attorney, whose address is P.O. Box 120112, Clermont, FL 34712, on or before 04/24/2026, and file the original with the clerk of this court at Polk County Courthouse, 225 N. Broadway Avenue, Bartow, Florida 33830, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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

DATED on 03/18/2026

Stacy M. Butterfield
Clerk of the Circuit Court

By: /s/ Shari R. Reed
Deputy Clerk

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

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

FAMILY LAW DIVISION

CASE NO.: 2026DR000569A000BA

IN RE: THE MARRIAGE OF

YOSEAN PEREZ

Petitioner,

v.

JOHAYDE PASTOR

Respondent.

SUMMONS**PERSONAL SERVICE ON AN INDIVIDUAL**

TO/PARA/A:

JOHAYDE PASTOR

IMPORTANT

A lawsuit has been filed against you. You have 20 calendar days after this summons is served on you to file a written response to the attached complaint/petition with the clerk of this circuit court, located at:

Polk County Clerk of Courts
P.O. Box 9000, Drawer CC-2
Bartow, FL 33831-9000

If you need the physical location for in-person filings, it is:
Polk County Courthouse
255 N Broadway Ave, Bartow, FL 33830

A phone call will not protect you. Your written response, including the case number given above and the names of the parties, must be filed if you want the Court to hear your side of the case.

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 cur-

POLK COUNTY

rent 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

SARASOTA COUNTY**NOTICE OF ACTION**

Sarasota County

**BEFORE THE BOARD OF MASSAGE
THERAPY**

*IN RE: The license to practice as a
Massage Establishment*

Hongda USA LLC

5119 N. Tamiami Trail Suite #1

Sarasota, FL 34234

CASE NO.: 2024-03196

LICENSE NO.: MM43627

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Carla Cody, Prosecutions Unit, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9889.

If no contact has been made by you concerning the above by May 29, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Massage Therapy in an informal proceeding.

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

4/17-5/8/26LG 4T

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

CIVIL DIVISION

Case No. 2025CC004083

RAMBLEWOOD ACRES CONDOMINIUM
ASSOCIATION, INC.,

a Florida not-for-profit corporation,
Plaintiff,

vs.

JAMES J. WALLACE, a married man,
JEAN WALLACE, a widow and
THOMAS J. BELLENGHI, a single man,
as joint tenants with rights of survivorship;
REGIONS BANK 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. 2025CC004083, of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and JAMES J. WALLACE, a married man, JEAN WALLACE, a widow and THOMAS J. BELLENGHI, a single man, as joint tenants with rights of survivorship; and UNKNOWN TENANT, are Defendants. The Clerk of the Court, Karen E. Rushing, will sell to the highest bidder for cash on **April 29, 2026** in an online sale at www.sarasota.realforeclose.com beginning at **9:00 AM**, the following property as set forth in said Final Judgment, to wit:

Unit 34-C-4, RAMBLEWOOD ACRES, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 1044, Pages 1842 through 1874, and amendments thereto, and as per plat thereof, recorded in Condominium Book 8, Pages 4, 4A through 4C, inclusive, and amendments thereto, of the Public Records of Sarasota County, Florida.

Property Address: 3381 Ramblewood Place, Sarasota, FL 34237-3846

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

In accordance with the Americans with Disabilities Act, persons 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 (941) 861-7400. 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 April 10, 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

4/17-4/24/26LG 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).

SARASOTA COUNTY

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 21, 2026 in the above action, the Sarasota County Clerk of Court will sell to the highest bidder for cash at Sarasota, Florida, on 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
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**

PROBATE DIVISION

Case No. 26-CP-001039 NC

IN RE: ESTATE OF

KATHLEEN ANN MAREK

a/k/a KATHLEEN MAREK,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Kathleen Ann Marek a/k/a Kathleen Marek, deceased, whose date of death was December 2, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against 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 first publication is April 17, 2026.

Personal Representative:

Carl J. Marek

21123 Hyacinth Road

Lewes, Delaware 19958-9517

Attorney for Personal Representative:

Brice Zoecklein, Esq.

Florida Bar No. 0085615

Email Address:

brice@zoeckleinlawpa.com

Zoecklein Law, P.A.

150 E. Bloomingdale Avenue

Brandon, Florida 33511

4/17-4/24/26LG

SARASOTA COUNTY

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.

SARASOTA COUNTY

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 4/9/2026

Karen E. Rushing
Clerk of Circuit Court Sarasota County

By: s/ illegible
Deputy Clerk

4/17-5/8/26LG 4T

SARASOTA COUNTY**SARASOTA COUNTY****SARASOTA COUNTY****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

Aviso Final y Explicación Pública de una Actividad Propuesta en una Llanura de Inundación o Humedal

Para: Todas las agencias, grupos e individuos interesados – 17 de abril de 2026.

Por medio de la presente se notifica que el Condado de Hillsborough ha realizado una evaluación conforme a lo requerido por la Orden Ejecutiva 11988, según enmendada por la Orden Ejecutiva 13690, y la Orden Ejecutiva 11990, de acuerdo con las regulaciones de HUD establecidas en 24 CFR 55.20 Subparte C: Procedimientos para la Toma de Determinaciones sobre la Gestión de Llanuras de Inundación y la Protección de Humedales. El Condado de Hillsborough cuenta con el Programa de Reparación y Reconstrucción de Viviendas para Propietarios Hillsborough Rebuilding for Tomorrow (HRRP), financiado a través de la Subvención en Bloque para el Desarrollo Comunitario – Recuperación de Desastres (CDBG-DR), proyecto (número de contrato B-25-UU-12-0002) del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD), el cual apoyará los esfuerzos de recuperación a largo plazo tras los huracanes Helene (DR-4828-FL) y Milton (DR-4834-FL). El Condado de Hillsborough está llevando a cabo una Revisión Ambiental Escalonada, comenzando con una revisión general (Nivel 1) para la evaluación a nivel del condado, seguida por una revisión específica del sitio (Nivel 2) en cada ubicación particular conforme estas se identifiquen. Se adjunta un mapa a nivel del condado que indica que el Programa se aplicará a toda la extensión del Condado de Hillsborough. El Condado de Hillsborough anticipa que las actividades programáticas darán lugar a una Determinación de Impacto No Significativo (FONSI).

La extensión de la llanura de inundación conforme al Estándar Federal de Gestión de Riesgo de Inundación (FFRMS, por sus siglas en inglés) se determinará a nivel específico de sitio utilizando el enfoque de inundación del 0.2 por ciento (0.2PFA) o el enfoque de valor de resguardo o elevación adicional (FVA), según corresponda, con base en la información actual y la mejor información disponible. Asimismo, la ubicación dentro del Límite de Acción Moderada de Oleaje (LiMWA, por sus siglas en inglés)/Zona Costera A y del Área Costera de Alto Riesgo de Inundación (Zona V) se determinará a nivel específico de sitio. Las actividades dentro del LiMWA estarán sujetas a las mismas estrategias de mitigación y protección que aquellas ubicadas dentro de un Área Costera de Alto Riesgo de Inundación (Zona V/VE). De acuerdo con el Centro de Servicio de Mapas de Inundación de FEMA, existen aproximadamente 215,790 acres de llanura de inundación de 100 años, 11,455 acres de llanura de inundación de 500 años y 2,396 acres de Áreas Costeras de Alto Riesgo de Inundación (Zona V), así como aproximadamente 29,244 acres de zonas de vía de inundación (floodway) dentro del Condado de Hillsborough. Adicionalmente, el Condado de Hillsborough contiene aproximadamente 160,670 acres de humedales cartografiados, los cuales incluyen humedales boscosos palustres, marismas de agua dulce y praderas húmedas, humedales estuarinos (incluyendo manglares) y marismas de marea a lo largo de las zonas costeras, de acuerdo con el Inventario Nacional de Humedales del Servicio de Pesca y Vida Silvestre de los Estados Unidos. Las llanuras de inundación y los humedales son beneficiosos para la vida silvestre, ya que crean una variedad de hábitats para peces y otros animales, además de proporcionar control de la erosión. Asimismo, las llanuras de inundación son importantes para el almacenamiento y transporte de aguas pluviales, la protección de la calidad del agua y la recarga de los acuíferos.

El Condado de Hillsborough ha considerado las siguientes alternativas y medidas de mitigación para minimizar los impactos adversos y para restaurar y preservar las funciones naturales y beneficiosas, así como los valores intrínsecos de la llanura de inundación y los humedales existentes: ubicaciones alternativas fuera de la llanura de inundación conforme al FFRMS y de los humedales; la implementación de otras medidas de protección contra inundaciones (diques, muros de contención alrededor de vecindarios); y la alternativa de no acción.

Los diseños del programa restringen el uso de fondos para la compra de lotes alternativos con el fin de reubicar a los propietarios. Además, los espacios y lotes disponibles para subdivisión no están fácilmente disponibles dentro del Condado de Hillsborough, y el costo de implementar esta alternativa incrementaría los gastos, lo que resultaría en la asistencia a un menor número de propietarios. El uso de otras medidas de protección contra inundaciones también resulta prohibitivamente costoso y no permitiría una recuperación total para los residentes con viviendas dañadas. La alternativa de no acción no atendería la necesidad del Condado de Hillsborough de proporcionar viviendas dignas, seguras y sanitarias para sus residentes.

El Condado de Hillsborough considera que el Programa de Recuperación Residencial y Elevación financiado por CDBG-DR (RREP, por sus siglas en inglés) es la opción preferida, ya que permite a los residentes afectados rehabilitar, reconstruir y/o recibir reembolso por viviendas seguras y sanitarias dentro de su entorno social actual, al tiempo que mitiga el riesgo de futuras inundaciones mediante la elevación conforme a los requisitos actuales del FFRMS. El proyecto solo será financiado si cumple con los siguientes requisitos de mitigación de riesgos a nivel específico de sitio:

- Las viviendas sustancialmente dañadas, reconstruidas o reemplazadas dentro de la llanura de inundación conforme al FFRMS deberán cumplir con una elevación mínima de dos pies por encima de la elevación base de inundación. Este requisito de elevación también aplica, cuando sea factible, a las viviendas móviles o prefabricadas (MHU, por sus siglas en inglés). Si está prohibido o no es factible, podrá considerarse la reubicación de la MHU bajo ciertas circunstancias, conforme a lo establecido en las Guías del RREP;
- Los propietarios cuyas residencias se encuentren dentro del Área Especial de Riesgo de Inundación (SFHA) correspondiente a la llanura de inundación de 100 años deberán mantener un seguro contra inundaciones bajo el Programa Nacional de Seguro contra Inundaciones (NFIP) durante toda la vida útil de la vivienda para ser elegibles para este y futuros financiamientos federales;
- Las viviendas reconstruidas, las MHUs reemplazadas y las nuevas construcciones estarán sujetas a los requisitos de diseño para Áreas Costeras de Alto Riesgo de Inundación si se ubican en una zona de inundación V designada por FEMA.

Dado que la elevación de una vivienda incrementa significativamente el costo de un proyecto de reconstrucción, podrán considerarse alternativas a nivel específico de sitio para lograr la mitigación del riesgo de inundación. Esto puede incluir permitir que una vivienda reconstruida o de nueva construcción se edifique en una huella distinta dentro de la misma propiedad, fuera de la llanura de inundación conforme al FFRMS y de los humedales, siempre que esto reduzca el riesgo y no genere otros impactos ambientales. El reemplazo de viviendas móviles o prefabricadas (MHU, por sus siglas en inglés) en una propiedad alternativa fuera de la llanura de inundación conforme al FFRMS y de los humedales deberá realizarse en un lote previamente desarrollado, con zonificación que permita la instalación de una unidad de vivienda móvil, y que cuente con acceso disponible a conexiones de alcantarillado, agua y electricidad. Los sitios alternativos para MHU deberán aprobar una revisión ambiental antes de que el solicitante adquiera un compromiso vinculante de arrendamiento o compra del terreno.

El Condado de Hillsborough ha reevaluado las alternativas a la construcción dentro de la llanura de inundación conforme al FFRMS y ha determinado que no existen alternativas viables a la implementación de desarrollo en la llanura de inundación. Los expedientes ambientales que documentan el cumplimiento con la Orden Ejecutiva 11988, según enmendada por la Orden Ejecutiva 13690, y la Orden Ejecutiva 11990, están disponibles para inspección pública, revisión y copia previa solicitud, en los horarios y en la ubicación señalados en la sección de comentarios públicos de este aviso.

Este aviso tiene tres propósitos principales. En primer lugar, las personas que puedan verse afectadas por actividades en llanuras de inundación y humedales, así como aquellas que tengan interés en la protección del medio ambiente natural, deben tener la oportunidad de expresar sus inquietudes y proporcionar información sobre estas áreas. En segundo lugar, un programa adecuado de notificación pública puede ser una herramienta importante de educación para la comunidad. La difusión de información y la solicitud de comentarios públicos sobre las llanuras de inundación y los humedales pueden facilitar y fortalecer los esfuerzos federales para reducir los riesgos e impactos asociados con la ocupación y modificación de estas áreas especiales. En tercer lugar, por razones de equidad, cuando el gobierno federal determina que participará en acciones que se llevarán a cabo en llanuras de inundación y humedales, debe informar a aquellas personas que puedan estar expuestas a un mayor riesgo o a la continuación del mismo.

Los comentarios por escrito deben ser recibidos por el Condado de Hillsborough en la siguiente dirección a más tardar el 24 de abril de 2026: 1029 E. Hillsborough Ave., Tampa, FL 33604, o por teléfono al (813) 272-5220 ext. 2, Atención: Angela Medero, Gerente. Una descripción completa del proyecto también puede ser revisada de lunes a viernes, de 9:00 a.m. a 5:00 p.m., en la dirección antes indicada. El Plan de Acción del Condado puede consultarse en <https://hcfll.gov/>. Los comentarios también pueden enviarse por correo electrónico a HillsboroughCDBG-DR@hcfll.gov.

4/17/26LG 1T

**CITY OF TAMPA
PURCHASING DEPARTMENT
INVITATION
TO BID**

Sealed Bids will be received by the Director of Purchasing, City of Tampa, in her office until:

3:00 PM 4/30/26

ADA Push Button (Bid-Discount)

3:00 PM 5/8/26

Handrail Replacement at Sandra Freedman Tennis Complex (Bid Discount)

Pre-Bid Meeting to be held 4/24/26 @ 9:00AM

3:00 PM 5/14/26

Plumbing Services for the Water Department (Bid Discount)

3:30 PM 5/14/26

Granular Activated Carbon (GAC) and Sand Filter Media (Rebid)

3:00 PM 5/18/26

Rental of Traffic Control Devices (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: 04/17/2026

Deanna Faggart, CPPO
Director of Purchasing

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

4/17/26LG 1T

**CITY OF TAMPA
PURCHASING DEPARTMENT
INVITATION TO BID
SHELTERED MARKET
SOLICITATION**

Sealed Bids from City of Tampa Certified Small Local Business Enterprises and Women/Minority Business Enterprises for the furnishing of the following will be received by the Director of Purchasing, City of Tampa.

3:30 PM 5/18/26

Welding & Fabrication Services for the Water Dept (SMS)

3:00 PM 5/14/26

PVC Fittings (SMS)

then and thereafter to be publicly opened and read. Bid documents are available at the Purchasing Department (Phone No. 813/274-8351).

It is hereby made a part of this Invitation to Bid that the submission of any Bid in response to this advertised request shall constitute a Bid made under the same conditions for the same contract price and for the same effective period as this Bid to all public entities in Hillsborough County.

Dated: 4/17/2026

Deanna Faggart, CPPO
Director of Purchasing

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

4/17/26LG 1T

**PORT TAMPA BAY
REQUEST FOR QUALIFICATIONS
(RFQ NO. Q-003-26)**

REAL ESTATE CONSULTING SERVICES

Tampa Port Authority, d/b/a Port Tampa Bay (PTB), is advertising a Request for Qualifications (RFQ) from qualified local Real Estate Firms to provide Real Estate Consulting Services on an as-needed basis.

The Procurement is available on Euna OpenBids (Previously DemandStar) (www.eunaopenbids.com) on Friday, April 17, 2026. All responses to the Procurement shall include a letter indicating the Firm's interest and completion of the Procurement Documents, including a Respondent's Questionnaire. Firms failing to submit the required Procurement Documents may be deemed non-responsive to the Procurement.

PTB will hold a MANDATORY PRE-QUALIFICATION TELECONFERENCE on Thursday, April 23, 2026 at 11:00 a.m. Prospective respondents are required to participate. PTB will only accept submittals sent in by firms participating in the teleconference. Respondents should view the documents prior to the teleconference. See Attachment four (4) of the Procurement for the teleconference details.

Submittals are due Thursday, May 14, 2026 by 1:00 p.m. Interested firms should obtain a copy of the procurement instructions and submittal documents and submit a completed response to Port Tampa Bay, 1101 Channelside Drive, 4th Floor, Tampa, Florida 33602.

PTB encourages the use of registered Small Business Enterprise (SBE) firms to the greatest extent possible on projects and has a goal of nine percent (9%) SBE participation. PTB will consider SBE participation when evaluating the responses.

Questions concerning this Procurement should be directed to Amanda Roche of PTB's Procurement Department, at (813) 905-5008 or e-mail at aroche@tampaport.com.

Documents Available on Euna OpenBids	Friday, April 17, 2026.
Mandatory Pre-Qualification Teleconference	Thursday, April 23, 2026 at 11:00 a.m.
Submittals Due	Thursday, May 14, 2026 by 1:00 p.m.

4/17/26LG 1T

REQUEST FOR PROPOSAL

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of the intention to receive proposals for a Construction Manager at Risk for the MOSI Fieldhouse Project.

RFP #25-11

**CONSTRUCTION MANAGER AT RISK
FOR THE MOSI FIELDHOUSE PROJECT**

MANDATORY PRE-PROPOSAL MEETING

THURSDAY, APRIL 23, 2026 AT 10AM

(Entrance B/C off Himes Avenue – Raymond James Stadium – East Club)
This meeting will also be hosted online via MS Teams

RFP DUE DATE

MONDAY, MAY 4, 2026 not later than 10AM

RFP packages will be available for distribution on Friday, April 10, 2026. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorlink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all RFPs, to waive irregularities, if any, and accept the RFP, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 6th Day of April 2026.

/s/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY

4/17/26LG 1T