

CITRUS COUNTY

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA
CASE NO: 22-CA-000330

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,
Plaintiff,
vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ANTIONETTE F SMITH, et al.,
Defendant(s)

NOTICE OF SALE

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on March 19, 2026 in the above-styled cause, Angela Vick, Citrus county clerk of court shall sell to the highest and best bidder for cash on **May 21, 2026 at 10:00 A.M., at www.citrus.realforeclose.com**, the following described property:

LOT 32 AND THE EAST 1/2 OF LOT 33, BLOCK 321, INVERNESS HIGHLANDS WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 19 THROUGH 33 INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

Property Address: 5985 East Chapel Lane, Inverness, FL 34452

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

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

Dated April 21, 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@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff

4/24-5/1/26LG 2T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026 CP 000134 A

IN RE: ESTATE OF
ALEXANDER KEITH ZABIK
a/k/a ALEXANDER ZABIK,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Alexander Keith Zabik a/k/a Alexander Zabik, deceased, whose date of death was December 26, 2025, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. 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 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 24, 2026.

Personal Representative:

Shianne Evans
135 Ace Drive
Eatonton, Georgia 31024

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

4/24-5/1/26LG 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,

CITRUS COUNTY

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, GRANTEEES, 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.realforeclose.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, GRANTEEES, 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.
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

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. Mothershed
As Deputy Clerk

4/24-5/15/26LG 4T

IN THE COUNTY COURT IN AND FOR CITRUS COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2026 CC 000026 A

CITRUS COUNTY

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

ALLISON K. KANOVSKY,
Defendant.

NOTICE OF ACTION

TO: ALLISON K. KANOVSKY
38 Golfview Drive
Homasassa, FL 34446

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

LOT 121R, BLOCK A, CYPRESS VILLAGE VILLA REPLAT, SUGARMILL WOODS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 105 THROUGH 109, PUBLIC RECORDS OF CITRUS 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 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

WITNESS my hand and the seal of this Court on this 15th day of April, 2026.

Traci Perry
Clerk of the Circuit Court & Comptroller
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: 013241.00052

4/24-5/1/26LG 2T

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, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST FREDERICK J. ADAMS, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, 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
Homasassa, FL 34446

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

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

Less and Except:

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

AND

Begin at the Northeast corner of Lot 99R, CYPRESS VILLAGE, Villa Replat as recorded in Plat Book 11, pages 105 through 109, inclusive of the Public Records of Citrus County, Florida, thence South 4 deg. 25' 57" East along the East line of said Lot a distance of 2.00 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 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

CITRUS COUNTY

La Gaceta newspaper.

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

WITNESS my hand and the seal of this Court on this 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 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 judgement or order for the relief demanded, without further 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
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 Janet 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 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:

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

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025 CP 000776 A

IN RE: ESTATE OF
WALTER W. WEBER

CITRUS COUNTY

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. Mothershed
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, Probate Division, the address of which is 110 N Apopka Ave, 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 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:

//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

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

PROBATE DIVISION

File No. 26000448CPAXMX

IN RE: ESTATE OF
GEORGE IVA RIVERS,
A/K/A GEORGE I. RIVERS
Deceased.

NOTICE TO CREDITORS

HERNANDO COUNTY

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 24, 2026.

Personal Representative:
LAURENCE I. RIVERS
2151 Orchard Park Drive
Spring Hill, FL 34608

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
4/24-5/1/26LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
CASE NO.: 2026-CA-265

MOLINA BROS INVESTMENT LLC,
Plaintiff,

v.

JAMES P. BUSH, ESTATE OF JAMES P. BUSH and UNKNOWN HEIRS OF JAMES P. BUSH,
Defendants.

NOTICE OF ACTION

TO: JAMES P. BUSH
26340 Richbarn Road
Brooksville, Florida 34601

ESTATE OF JAMES P. BUSH
26340 Richbarn Road
Brooksville, Florida 34601

UNKNOWN HEIRS OF JAMES P. BUSH
26340 Richbarn Road
Brooksville, Florida 34601

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN HERNANDO COUNTY, FLORIDA, TO WIT:
DESCRIPTION OF LANDS: S1/2 OF W1/2 OF NW1/4 OF SW1/4 OF SW1/4 AKA PAR A IN CLASS I SUB AS APPROVED BY PLANNING DEPT (8-97-046 A) ORB 1689 PG 1776 KEY # 01333300.

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 20 N Main St, Brooksville, FL 34601 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.

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

Dated this 27th day of March 2026.
Doug Chorvat Jr.
Clerk of the Circuit Court

By: /s/
As Deputy Clerk

Law Office of C.W. Wickersham, Jr., P.A.
2720 Park St #205, Jacksonville, FL 32205
4/24-5/15/26LG 4T

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

Case No. 25001509CPAXMA

IN RE: ESTATE OF
ALFRED H. CHRISHOP
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Alfred H. Chrisop, deceased, whose date of death was March 10, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Room 165, 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,

HERNANDO COUNTY

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 24, 2026.

Personal Representative:
Brandi M. Bailey
2343 Moore Haven Dr. W.
Clearwater, Florida 33763

Attorney for Personal Representative:
Georganna Frantzis, Esq.
Florida Bar Number: 92744
AWS LAW FIRM

2202 N. Westshore Blvd., Suite 200
Tampa, Florida 33607
Telephone: (813) 922-5293
E-Mail: attorney@awslaw.org
Secondary E-Mail: service@awslaw.org
4/24-5/1/26LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000373
Division Probate

IN RE: ESTATE OF
MELVA JEANNE JONES
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Melva Jeanne Jones, deceased, whose date of death was December 15, 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 24, 2026.

Personal Representative:
Heather Marie Waters
1951 Erin Brooke Dr.
Valrico, Florida 33594

Attorney for Personal Representative:
/s/ Sofia Herrera
Sofia Herrera, Esquire
Attorney

Florida Bar Number: 1069771
AWS LAW FIRM
2202 N. Westshore Blvd., Ste. 200
Tampa, Florida 33607
Telephone: (813) 922-5293
E-Mail: sofia@awslaw.org
Secondary E-Mail: service@awslaw.org
4/24-5/1/26LG 2T

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 Hernando 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 on the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk

HERNANDO COUNTY

reports the surplus as unclaimed.

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

Dated this 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

HILLSBOROUGH COUNTY**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 05/22/2026 at 10:00 AM the following vehicle(s) may be sold at public sale at 401 S 50TH ST 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.

W1N0G8DB4L775546 2020 MERZ 14647.82

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

HILLSBOROUGH COUNTY

is:

Lienor Name: POTY AUTO REPAIR LLC
Lienor Address: 14825 N NEBRASKA AVE, TAMPA, FL 33613-1434
Lienor Telephone #: 813-409-8365
MV License #: [COMPANY_MV_LICENSE]
Location of Vehicles: 14825 N NEBRASKA AVE, TAMPA, FL 33613

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.

4/24/26LG 1T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 13-DP-891
DIVISION S

IN THE INTEREST OF:
E.D. DOB: 9/9/2009
MINOR CHILD

**NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS**

TO: EUGENE DELERME
Address Unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to termi-

HILLSBOROUGH COUNTY

nate your parental rights and permanently commit the following child for adoption: E.D. born on 9/9/2009. You are hereby **commanded** to appear on **May 27, 2026, at 9:40 AM** before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Courtroom 312, Edgcomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, for an **ADVISORY HEARING**.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 22nd day of April, 2026.

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

By: /s/ Caitlin O'
Deputy Clerk

4/24-5/15/26LG 4T

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

CASE NO.: 26-CA-002290

MORRIS P. WINDLESS,
Plaintiff,
vs.

LORSHAWN D. VICKERS f/k/a
LORSHAWN D. WINDLESS,
Defendant.

NOTICE OF ACTION

TO: LORSHAWN D. VICKERS f/k/a
LORSHAWN D. WINDLESS
6321 Camino Dr
Apollo Beach, FL 33572

YOU ARE HEREBY NOTIFIED that an action for Partition of Real Property located in Hillsborough County Florida has been filed against you and you are required to serve a copy of your written defenses, if any, to it on or before May 25, 2026, to Brian A. Leung, Esq., whose address is 3203 W. Cypress St., Tampa, FL 33607 and to 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.

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

WITNESS my hand and seal at Hillsborough County, Florida this 20th day of April, 2026.

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

By: s/ Jennifer Taylor
Deputy Clerk

4/24-5/15/26LG 4T

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

Case No. 25-CC-039856

PANTHER TRACE TOWNHOMES ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,
vs.

LYETTE J. BRONLEBEN, a single person
and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-039856, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein PANTHER TRACE TOWNHOMES ASSOCIATION, INC. is Plaintiff, and LYETTE J. BRONLEBEN is Defendant, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on **June 12, 2026**, in an online sale at www.hillsborough.realforeclose.com, beginning at **10:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

Lot 2, Block 22, PANTHER TRACE PHASE 1 TOWNHOMES, according to the map or plat thereof as recorded in Plat Book 102, Pages 65-77, of the Public Records of Hillsborough County, Florida.

Property Address: 12316 Healey Summit Lane, Riverview, FL 33579

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

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

Dated April 22, 2026

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
(Continued on next page)

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

HILLSBOROUGH COUNTY

TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

4/24-5/1/26LG 2T

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-001307
Division: A

IN RE: ESTATE OF
CLASSIE MCKENZIE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CLASSIE MCKENZIE, deceased, whose date of death was August 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File Number 26-CP-001307; the mailing 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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the Clerk.

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

NOTWITHSTANDING THE TIME 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 24, 2026.

Personal Representative:
/s/ Mary Island
MARY ISLAND
606 Frank Griffin Avenue
Plant City, Florida 33565

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

4/24-5/1/26LG 2T

IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 26-DR-004361
DIV: C

ZENITA PINTO DE OLIVEIRA DE QUADROS,
Petitioner,
vs.

RAUL DE QUADROS DE OLIVEIRA,
Respondent.

NOTICE OF ACTION

TO: RAUL DE QUADROS DE OLIVEIRA
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 5/19/2026 and file the original with the Clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Tuesday, May 12, 2026, to determine whether or not:

Vacating Petition V23-0011, a portion of Mission Village - Phase One subdivision plat, as recorded in Plat Book 110, Page 321, of the public records of Hillsborough County, Florida, located in Section 20, Township 29 South, Range 20 East, lying within multiple folios

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

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

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

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

4/24-5/1/26LG 2T

HILLSBOROUGH 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 4/13/2026

Victor Crist
Clerk of the Circuit Court

By: s/ Jennifer Taylor
Deputy Clerk

4/24-5/15/26LG 4T

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-001248

IN RE: ESTATE OF
DAVID C. CRUM,
Deceased.

NOTICE TO CREDITORS

The administration of the trust of DAVID C. CRUM, deceased, whose date of death was July 25, 2025, and whose social security number is xxx-xx-4805 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 successor trustees and the successor trustees' 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 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 24, 2026.

Successor Trustees:
Daniel M. Coton, Esquire
121 North Collins Street
Plant City, FL 33563

David C. Crum, Jr.
699 Lake Hollingsworth Drive
Lakeland, FL 33803

Attorney for Successor Trustees:
Daniel M. Coton, Esquire
TRINKLE REDMAN, P.A.
121 North Collins Street
Plant City, FL 33563
Telephone: (813) 752-6133
Florida Bar Number: 857335

4/24-5/1/26LG 2T

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-297
Division B

IN RE: ESTATE OF
DARRYL K. WILLIAMS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Darryl K. Williams, deceased, whose date of death was November 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

HILLSBOROUGH COUNTY

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 24, 2026.

Personal Representative:
/s/ Dionne Washington
601 Cherry Hills Rd.
Red Oak, TX 75154

Attorney for Personal Representative:

/s/ Elizabeth L. Hapner
Florida Bar No. 322849
Hapner Law
1560 W. Cleveland St.
Tampa, FL 33606
Telephone: (813) 250-0357
Email Address: elh@hapnerlawfl.com

4/24-5/1/26LG 2T

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

CASE NO.: 26-CC-003036, DIVISION R

SOUTH POINTE OF TAMPA
HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
v.

ALEXANDER BENJAMIN RODRIGUES,
a single man,
Defendant.

NOTICE OF ACTION

TO: ALEXANDER BENJAMIN RODRIGUES
12402 Dawn Vista Drive
Riverview, FL 33578

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

Lot 21, Block 1, SOUTH POINTE, PHASE 2A - 2B, according to the plat thereof as recorded in Plat Book 84, Pages 77-1 through 17-9, 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 5/27/2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on April 21, 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

4/24-5/1/26LG 2T

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA

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

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

ORDINANCE

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

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

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

Dated this 7th day of April 2026.

Lynda Sader, City Clerk



4/10/26LG 1T

HILLSBOROUGH COUNTY

PROBATE DIVISION
File No. 26-CP-001222
Division W

IN RE: ESTATE OF
RAY SALOMON MENDOZA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Ray Salomon Mendoza, deceased, whose date of death was February 6, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 24, 2026.

Personal Representative:
/s/ Reyna Torres
3304 Bruton Rd.
Plant City, Florida 33565

Attorney for Personal Representative:
/s/ Johnnie B. Byrd
Johnnie B. Byrd, Jr. Esquire
Florida Bar Number: 227269
206 N. Collins St.
Plant City, Florida 33563
Telephone: (813) 759-1224
E-Mail: johnnie@byrd-barnhill.com

4/24-5/1/26LG 2T

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-001248

IN RE: ESTATE OF
DAVID C. CRUM,
Deceased.

NOTICE TO CREDITORS

The administration of the trust of DAVID C. CRUM, deceased, whose date of death was July 26, 2025, and whose social security number is xxx-xx-4805 is pending in the Circuit Court for Hillsborough County,

HILLSBOROUGH COUNTY

Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, FL 33602. The names and addresses of the successor trustees and the successor trustees' 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 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 24, 2026.

Successor Trustees:
Daniel M. Coton, Esquire
121 North Collins Street
Plant City, FL 33563
David C. Crum, Jr.
699 Lake Hollingsworth Drive
Lakeland, FL 33803

Attorney for Successor Trustees:
Daniel M. Coton, Esquire
TRINKLE REDMAN, P.A.
121 North Collins Street
Plant City, FL 33563
Telephone: (813) 752-6133
Florida Bar Number: 857335

4/24-5/1/26LG 2T

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

CASE NO: 26-CC-000808

CHESTNUT FOREST ASSOCIATION,
INC., a Florida not-for-profit corporation,
Plaintiff,
vs.

ROBERTO GONZALEZ, a single person
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. 26-CC-000808, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein CHESTNUT FOREST ASSOCIATION, INC. is Plaintiff, and ROBERTO GONZALEZ, a single person and UNKNOWN TENANT n/k/a SHAYDA PINALES, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on **June 12, 2026**, in an online sale at www.hillsborough.realforeclose.com, beginning at **10:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

LOT 48, CHESTNUT FOREST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGE 71, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1608 Marsh Wood Drive, Seffner, FL 33584-4848

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

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

Dated April 21, 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

4/24-5/1/26LG 2T

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

CASE NO.: 26-CP-001200; DIVISION: B

IN RE: ESTATE OF
LYNN VAN DUYN KEIM
a/k/a LYNN V. KEIM,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Lynn Van Duyn Keim, a/k/a Lynn V. Keim, deceased, whose date of death was March 29, 2026 is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

(Continued on next page)

HILLSBOROUGH COUNTY

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 24, 2026.

Personal Representative:
JANELLE R. ROUSE
a/k/a JANELLE RENEE ROUSE
10909 Greenaire Drive
Tampa, Florida 33624

Attorney for Personal Representative:
ADRIAN J. MUSIAL, JR., ESQUIRE, of

HILLSBOROUGH COUNTY

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

4/24-5/1/26LG 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:

WOODIE'S WASH SHACK

Owner: WWS 21.027 1590 34th St, LLC
2203 N. Lois Ave, Suite G300
Tampa, FL 33607

4/24/26LG 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:

RecoverMy.money

Owner: Leap21 LLC
103 S Sherrill St

HILLSBOROUGH COUNTY

Tampa, FL 33609
4/24/26LG 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:

ModernizeMy.Website

Owner: Leap21 LLC
103 S Sherrill St
Tampa, FL 33609

4/24/26LG 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:

FloridaHomesteadHelp.com

Owner: Leap21 LLC
103 S Sherrill St
Tampa, FL 33609

4/24/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the under-

HILLSBOROUGH COUNTY

signed intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

AMBIANCE AT BRANDON

Owner: Brandon ALMC Operator, LLC
7131 Business Park Lane, Suite 100
Lake Mary, Florida 32746

4/24/26LG 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:

ITL SERVICES

Owner: Collin Plummer
10446 Carloway Hills Dr
Wimauma, FL 33598

4/24/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 26-CP-000174
Division B

IN RE: ESTATE OF
MARGARET RODGERS GILLS,
Deceased.

HILLSBOROUGH COUNTY**NOTICE TO CREDITORS**

The administration of the estate of Margaret Rodgers Gills, deceased, whose date of death was October 8, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 24, 2026.

Co-Personal Representatives:
Terrill Shea Grundy
11811 Hope Lane
Tampa, FL 33618
James Pitzer Gills, III
P.O. Box 1608
Tarpon Springs, FL 34688

Attorney for Personal Representatives:
Peter A. Rivellini
Florida Bar No. 0067156
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
311 Park Place Blvd., Suite 300
Clearwater, FL 33759
Telephone: (727) 461-1818
E-mail: peter@jpfirm.com
Secondary E-mail: kimh@jpfirm.com

4/24-5/1/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-035108

WATSON GLEN HOMEOWNER'S
ASSOCIATION, INC.,
Plaintiff,

vs.
JUSTON D. FINLEY and
NICOLE FINLEY,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on April 20, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

LOT 10, WATSON GLEN PHASE 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 116, PAGES 71 THROUGH 77, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsboroughrealforeclose.com, on **June 12, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

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

4/24-5/1/26LG 2T

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

Case No.: 26-004796

OLAYDA DOMINGUEZ NAPOLES,
Petitioner,
and
ROBER ESTUPINAN LOPEZ,
Respondent

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

TO: ROBER ESTUPINAN LOPEZ
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

(Continued on next page)

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

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

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

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

CASE NO: COD-26-0000020

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

CASE NO: COD-26-0000163

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

CASE NO: COD-26-0000174

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

CASE NO: COD-26-0000196

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

CASE NO: COD-26-0000211

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

CASE NO: COD-26-0000214

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

CASE NO: COD-26-0000216

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

CASE NO: COD-26-0000218

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

CASE NO: COD-26-0000224

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

CASE NO: COD-26-0000281

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

CASE NO: COD-26-0000283

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

CASE NO: COD-26-0000287

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

CASE NO: COD-26-0000291

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

CASE NO: COD-26-0000304

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

CASE NO: COD-26-0000324

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

CASE NO: COD-26-0000333

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

CASE NO: COD-26-0000351

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

CASE NO: COD-26-0000401

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

CASE NO: COD-26-0000402

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

CASE NO: COD-26-0000424

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

CASE NO: COD-26-0000460

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

CASE NO: COD-26-0000493

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

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

CASE NO: COD-25-0004546

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

CASE NO: COD-25-0004803

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

CASE NO: COD-25-0004805

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

CASE NO: COD-26-0000018

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

CASE NO: COD-26-0000232

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

CASE NO: COD-26-0000233

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

CASE NO: COD-26-0000275

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

CASE NO: COD-26-0000327

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

CASE NO: COD-26-0000583

NAME OF VIOLATOR: FMLJUR LLC
LOCATION OF VIOLATION: 5906 N ARMENIA AVE, TAMPA, FL
CODE SECTIONS: 27-156
LEGAL DESCRIPTION: TRACT BEG 835 FT SOUTH OF NE COR OF NE 1/4 OF SE
1/4 OF SEC 34 TWP 28 RGE 18 E THN R S 251.4 FT W 330 FT N 251.4 FT AND E 330
FT TO POB LESS ARMENIA AVENUE R/W INSIDE CITY LIMITS OF TAMPA LESS A
TRACT OF LAND DESC AS FOLLOWS: COMM AT NE COR OF NE 1/4 OF SE 1/4 OF
SEC 34 THN S 00 DEG 17 MIN 59 SEC W 838.02 FT ALG E LINE OF SD NE 1/4 OF
SE 1/4 THN N 89 DEG 33 MIN 06 SEC W 9.77 FT TO W R/W LINE OF ARMENIA AVE
THN S 00 DEG 17 MIN 59 SEC W 40.38 FT FOR POB THN CONT ALG SD R/W LINE
S 00 DEG 17 MIN 59 SEC W 153 FT THN N 89 DEG 33 MIN 08 SEC W 277 FT THN
N 00 DEG 17 MIN 59 SEC E 153 FT THN S 89 DEG 33 MIN 06 SEC E 277 FT TO W
R/W LINE OF ARMENIA AVE AND POB LESS S 55 FT OF THE FOLLOWING PARCEL

HILLSBOROUGH COUNTY

any, to it on OLAYDA DOMINGUEZ NAP- OLES, whose address is 6400 N Grady Ave, Tampa, FL 33614 on or before 5/26/2026, 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

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Land Use Hearing Officer, pursuant to Hillsborough County Ordinance 92-05, beginning at 9:00 a.m., May 11, 2026 at County Center, 2nd Floor, Board of County Commissioners Boardroom, 601 E Kennedy Blvd, Tampa, FL 33602, to hear the following requests. **Virtual participation in this public hearing is available through communications media technology, as described below.**

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

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

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

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

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

- Hillsborough County's Facebook page: [HillsboroughFL](https://www.facebook.com/HillsboroughFL)
- The County's official YouTube channel: [YouTube.com/HillsboroughCounty](https://www.youtube.com/HillsboroughCounty)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFL.gov website by going to [HCFL.gov/Newsroom](https://www.hcfl.gov/Newsroom) and selecting the "Meetings & Events" button
- Listening to the hearing on smart phones by going to the above Facebook or YouTube link.

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

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

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

VARIANCE REQUEST

Petition VAR 26-0584, filed on 02/23/26 by Eric Langston, of PO Box 4617, Plant City, FL 33563, ph (813) 924-4472. Requesting a Variance to Fence and Wall Requirements. The property is presently zoned RSC-2 and is located at 13315 Glen Harwell Rd.

Petition VAR-WS 26-0590, filed on 02/24/26 by Ashley & Cody Brown, of 19808 Rhea See Dr., Lutz, FL 33548, ph (813) 450-6798. Requesting a Variance to Encroach into the Wetland Setback. The property is presently zoned RSC-4 and is located at 19808 Rhea See Dr.

Petition VAR 26-0596, filed on 02/27/26 by Luisa I Alonso, represented by Jorge L. Camerota, of 1024 W. Hillsborough Ave., Tampa, FL 33603, ph (813) 735-8398. Requesting a Variance to Lot Development Standards. The property is presently zoned RSC-9 and is located at 6917 N. Cameron Ave.

Petition VAR 26-0598, filed on 02/27/26 by Jason McIrvine, of 9710 Brantley Rd., Lithia, FL 33547, ph (303) 328-5012. Requesting a Variance to Accessory Structure Requirements. The property is presently zoned AR and is located at 9710 Brantley Rd.

Petition VAR 26-0599, filed on 02/27/26 by Patricia Williams, of 8209 Laguna Ln, Tampa, FL 33619, ph (813) 775-5167. Requesting a Variance to Accessory Structure Requirements. The property is presently zoned RSC-9 and is located at 8209 Laguna Ln.

Petition VAR 26-0600, filed on 02/27/26 by Matthew Groot/Suncoast Power Solutions, of 4101 W. Linebaugh Ave, Tampa, FL 33624, ph (813) 688-0116. Requesting a Variance to Lot Development Standards. The property is presently zoned RSC-6 and is located at 9709 Hidden Cove Ct.

Petition VAR 26-0611, filed on 03/03/26 by Jodi M. Martin, of 4813 Lynn Oak Cir., Dover, FL 33527, ph (813) 857-5572. Requesting a Variance to Lot Development Standards. The property is presently zoned RSC-4 and is located at 4813 Lynn Oak Cir.

Petition VAR 26-0619, filed on 03/05/26 by Lenia Almarales Ganen, represented by Roxana Bello, of 3937 Versailles Dr., Tampa, FL 33634, ph (813) 900-0383. Requesting a Variance to Lot Development Standards. The property is presently zoned PD 71-0267 and is located at 8325 Elkwood Ln.

Petition VAR 26-0649, filed on 03/10/26 by Shayne Robinson, of 5207 Santiago St, Tampa, FL 33629, ph (813) 944-2700. Requesting a Variance to Landscaping and Buffering Requirements. The property is presently zoned CG and is located at 5219 Eureka Springs Rd.

Petition VAR-WS 26-0678, filed on 03/13/26 by Todd Pressman, of 200 2nd Ave South #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Variance to Encroach into the Wetland Setback. The property is presently zoned AS-1:RS and is located at 4212 Big Horn Meadows Way.

Petition VAR 26-0682, filed on 03/13/26 by Luisa I Alonso, represented by Jorge L. Camerota, of 1024 W. Hillsborough Ave., Tampa, FL 33603, ph (813) 735-8398. Requesting a Variance to Lot Development Standards. The property is presently zoned PD 80-0260 and is located at 14005 Fullerton Dr.

Petition VAR 26-0684, filed on 03/17/26 by Miroslav Mitusina, represented by Patricia Ortiz/Ortiz Planning Solutions, LLC, of 2810 N Central Ave, Tampa, FL 33602, ph (813) 817-8492. Requesting a Variance to Riverview Downtown-Uptown Overlay District Requirements. The property is presently zoned PD 03-0318 and is located at 10710 Hackney Dr. and 10714 Hackney Dr., SE corner of US Hwy 301 and Lake Saint Charles Blvd.

Petition VAR 26-0685, filed on 03/16/26 by RU Project Management Group, LLC., of 1502 W. Busch Blvd., Ste D, Tampa, FL 33612, ph (813) 919-7802. Requesting a Variance to Lot Development Standards. The property is presently zoned PD 76-0166 and is located at 4104 Hollowtrail Dr.

Petition VAR 26-0695, filed on 03/18/26 by Elizabeth Gutierrez, of 5128 SR 674 Hwy, Wimauma, FL 33598, ph (813) 699-5811. Requesting a Variance to the Wimauma Downtown Overlay District Requirements. The property is presently zoned AS-1, CG and is located at 5128 SR 674 Hwy.

SPECIAL USES

Petition SU-AB 26-0674, filed on 03/13/26 by Longshots Sports LLC dba Longshot Sports Bar & Grill, represented by Terry A. Haley of 108 Clocktower Dr., #160 Brandon, FL 33510 ph (813) 453-4251. Requesting a Special Use 4-COP-RX Alcoholic Beverage Permit with Distance Separation Waiver(s). The property is presently zoned PD 97-0113 and is located at 6022 Winthrop Town Centre Ave.

Petition SU-CH 26-0538, filed on 02/12/26 by Templo Filadelfia, Inc/Pastor Neemias Velasquez, represented by BBE-Boggs Engineering, Inc/Catherine Doyle of 607 S. Alexander St., Plant City, FL 33563 ph (813) 747-9100. Requesting a Special Use for a Church, Variance to Wimauma Downtown Overlay District Requirements. The property is presently zoned RSC-6 and is located at SR 674 Hwy.in between 5th St and 4th St. N side of SR 674 Hwy.

4/24/26LG 1T

HILLSBOROUGH COUNTY

ly 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 20, 2026

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

By: s/ Mary Glover
Deputy Clerk

4/24-5/15/26LG 4T

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

Case No. 26-CA-004089
Division K

KIMBERLY D. MCINTYRE
Plaintiff

v.

RICHARD E. SCHWARTZ,

HILLSBOROUGH COUNTY

MICHAEL A. SCHWARTZ
Defendants

NOTICE OF ACTION

(To be published twice with community newspaper)

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

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

YOU ARE NOTIFIED that an action has been filed against you in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, for a Partition of the below property:

Lot 20, Block 1, SHERWOOD HEIGHTS UNIT #1, as per map or plat thereof recorded in Plat Book 34, Page 44, of the Public Records of Hillsborough County, Florida.

Folio No: 140872-0000
Property Address: 10908 N. 23rd Street, 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 Petitioner
Florida Bar Number: 118348
MOONRAY LAW, PLLC
1032 E Brandon Blvd #9933
Brandon, FL 33511
(561) 424-6213
justin@moonraylaw.com

on or before May 20, 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 default will be entered against you for the relief demanded in the Complaint or Petition.

WITNESS my hand and Seal of this Court on April 14, 2026.

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

By: s/ Jennifer Taylor
Deputy Clerk

4/24-5/1/26LG 2T

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

PROBATE DIVISION
CASE # 2026-CP-001153
DIVISION: B

IN RE: THE ESTATE OF
ELIZABETH DUNN STEWART,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Elizabeth Dunn Stewart, deceased, whose date of death was January 25, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address

HILLSBOROUGH COUNTY

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 24, 2026.

Personal Representative:

/s/ Debbie Lynn Stewart Pack
771 Masterpiece Drive
Sun City Center, Florida 33573

Attorney for Personal Representative:

/s/ Dawn M. Chapman
Dawn M. Chapman, Esquire
Attorney

Florida Bar Number: 898791
LEGACY LAW OF FLORIDA, PA
205 N. Parsons Avenue, Suite A
Brandon, Florida 33510

Telephone: (813) 643-1885
Fax: (813) 651-1437

E-Mail: info@legacylawoff.com
Secondary E-Mail:

dawn@legacylawoff.com

4/24-5/1/26LG 2T

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

CIVIL DIVISION
CASE NO. 292025CA001096A001HC

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 **5/20/2026 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-26-0000130

NAME OF VIOLATOR: ANTONIO SANTIA GUTIERREZ
LOCATION OF VIOLATION: 1912 W FERN ST, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: WESLEY'S SUBDIVISION N 1/2 OF LOT 7

FOLIO: 104773.0000

CASE NO: COD-26-0000280

NAME OF VIOLATOR: GUNN PORPERTIES OF TAMPA
LOCATION OF VIOLATION: 2133 W RAMBLA ST, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: ZION HEIGHT LOTS 1 AND 2 AND N1/2 OF LOT 3 BLOCK 1

FOLIO: 156669.0000

CASE NO: COD-26-0000548

NAME OF VIOLATOR: GUNN PROPERTIES OF TAMPA
LOCATION OF VIOLATION: 2133 W RAMBLA ST, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: CARROLL CITY CENTER 1ST ADDITION E 62 FT OF LOT 8 AND W 2 FT OF LOT 9 BLOCK A

FOLIO: 98058.0000

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

CASE NO: COD-25-0004774

NAME OF VIOLATOR: LEONARDO ROSALES AND OELIA
LOCATION OF VIOLATION: 2724 W UNION ST, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA LOT 9 BLOCK 46 AND N 1/2 OF VACATED ALLEY ABUTTING ON SOUTH

FOLIO: 179539.0000

CASE NO: COD-25-0004780

NAME OF VIOLATOR: RACHEL A AND DARRYL N OGLE
LOCATION OF VIOLATION: 4726 W WALLACE AVE, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: GANDY GARDENS 1 W 1.5 FT OF LOT 13 AND E 61.5 FT OF LOT 14 BLOCK 2

FOLIO: 131262.0000

CASE NO: COD-26-0000197

NAME OF VIOLATOR: ERLIS REYES ALARCON
LOCATION OF VIOLATION: 1405 E DR MARTIN LUTHER KING JR BLVD, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: BUFFALO GARDENS LOT 4 LESS R/W FOR BUFFALO AVE AND N 1/2 OF VACATED ALLEY ABUTTING ON S

FOLIO: 173408.0000

CASE NO: COD-26-0000312

NAME OF VIOLATOR: MTH HOLDINGS LLC
LOCATION OF VIOLATION: 3007 N MITCHELL AVE, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: ROBLES SUBDIVISION NO 2 N 1/2 OF LOT 3 LESS E 6.4 FT BLOCK 3

FOLIO: 182795.0000

CASE NO: COD-26-0000330

NAME OF VIOLATOR: VENTURA GENERAL
LOCATION OF VIOLATION: 7810 N ROME AVE, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: ALMIMA LOTS 58 59 64 65 66 AND 67

FOLIO: 102122.0000

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

4/24-5/15/26LG 4T

HILLSBOROUGH COUNTY

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-1 Plaintiff,

vs.

YORDANKA MEDINA ARENCIBIA, et al,
Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order dated April 2, 2026 and entered in Case No. 292025CA001096A001HC of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-1 is the Plaintiff and YORDANKA MEDINA ARENCIBIA; ARIEL VIAMONTES; UNKNOWN TENANT 1 NKA MEDINA ARENCIBIA; LVNV FUNDING LLC, MIDLAND CREDIT MANAGEMENT, INC, the Defendants. Victor D. Crist, Clerk of the Circuit Court in and for Hillsborough County, Florida will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at **10:00 a.m. on June 4, 2026**, the following described property as set forth in said Order of Final Judgment, to wit:

THE SOUTH 145 FEET OF THE EAST 630 FEET OF THE WEST 655 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

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

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Hillsborough County, County Center, 13th Floor, 601 E. Kennedy Blvd., Tampa, FL 33602, Telephone (813) 276-8100, via Florida Relay Service.

DATED at Hillsborough County, Florida, this 21st day of April, 2026.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rslselay.com
By: /s/ Brittany L. Harvey
Brittany L. Harvey, Esq.
Florida Bar No. 124795

JSO120/24-F0005

HILLSBOROUGH COUNTY

Richard Forkum	3011	\$449.90
4406 W. Hillsborough Ave., Tampa, FL 33614		
Joevanny Rubio	3179	\$876.15
Steven Hoskinson	4145	\$331.80
Bernabe Laracuente	1007	\$447.80
Juan Burgos	1422	\$275.80
Kallie Kingmccord	3093	\$479.90
3826 W. Marcum St., Tampa, FL 33616		
Joshua Cardoso	246	\$167.80
Joyce Vought	146	\$451.70
Eugene Perez	261	\$184.85

4/24-5/1/26LG 2T

NOTICE OF PUBLIC SALE

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

Vehicle Description:
2015 MERZ CLA Class*
VIN: WDDSJ4EB9FN189367
Color: Black

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

The public sale will be held on:
05/12/2026 at 10:00AM

Location: 12729 N Florida Ave, Tampa, FL 33612.

Amount due as of 04/20/2026: \$14,158.70 plus additional storage accruing at \$200.00 per day.

The vehicle will be sold AS IS.

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

4/24/26LG 1T

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

Case No.: 2025-CP-001595
Division: A

IN RE: THE ESTATE OF
ARTRELLE DENISE EUBANKS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ARTRELLE DENISE EUBANKS, deceased, whose date of death was January 24, 2025 is pending in the Circuit Court for Hillsborough County, 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

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Tuesday, May 12, 2026, to determine whether or not:

Vacating Petition V25-0014, a portion of unimproved platted public right-of-way lying within the plat of Clewis Garden Tracts, as recorded in Plat Book 25, Page 89, of the Public Records of Hillsborough County, adjacent to the property located at 8905 North US Highway 301 in East Lake Orient Park, abutting folio number 061422-0000

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

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

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

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

4/24-5/1/26LG 2T

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Tuesday, May 12, 2026, to determine whether or not:

Vacate Petition V25-0005, a portion of improved platted public right-of-way known as Pulitzer Avenue in Citrus Park Village, within the plat of Manhattan Park, as recorded in Plat Book 22, Page 3, of the Public Records of Hillsborough County, lying adjacent to folio numbers 003100-0000 and 003093-0000

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

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

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

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4/24-5/1/26LG 2T

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Tuesday, May 12, 2026, to determine whether or not:

Vacate Petition V26-0010, a portion of a platted public drainage easement lying within Lot 6, Block 2 in the plat of Sun City Center Unit 257, Phase I, as recorded in Plat Book 75, Page 37, of the Public Records of Hillsborough County, located at 2327 Platinum Drive in Sun City Center (folio 057472-2822)

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

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

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

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

4/24-5/1/26LG 2T

HILLSBOROUGH COUNTY

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. 732.217-732.228, 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 24, 2026.

Personal Representative:
/s/ DAVID W. LIPSCOMB, ESQ.
6922 W. Linebaugh Ave., Ste. 101
Tampa, Florida 33625

Attorney for Personal Representative:
/s/ DAVID W. LIPSCOMB, ESQUIRE
Florida Bar Number: 0474754
6922 W. Linebaugh Ave., Ste. 101
Tampa, Florida 33625
Telephone: (813) 374-9959
Facsimile: (813) 425-4452
E-mail: service@lipscombllaw.net

4/24-5/1/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File Number: 26-CP-001234

IN RE: ESTATE OF JOSE LUIS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOSE LUIS, deceased, whose date of death was February 5, 2025, is pending in the Circuit Court for Hillsborough County,

HILLSBOROUGH COUNTY

Florida, Probate Division, the address of which is 800 East Twiggs Street, Suite 206, 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 date of first publication of this notice is April 24, 2026.

Personal Representative:
CARIDAD MARLENE GONZALEZ
4917 UMBER WAY NORTH
Tampa, FL 33624

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

4/24-5/1/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 2026-CP-001141
Division Probate

IN RE: ESTATE OF
CAROLE ANN ISGRO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Carole Ann Isgro, deceased, whose date of death was January 12, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

HILLSBOROUGH 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 24, 2026.

Personal Representative:
Debra Ann Balot
16325 Bridgeway Drive
Lithia, Florida 33547

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

4/24-5/1/26LG 2T

NOTICE OF PUBLIC SALE

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

Vehicle Description:
2017 KIA SORENTO
VIN: 5XYPGDA36HG190404
Color: White

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

The public sale will be held on:
05/12/2026 at 10:00AM

Location: 12729 N Florida Ave, Tampa, FL 33612.

Amount due as of 04/20/2026: \$15,779.50 plus additional storage accruing at \$200.00 per day.

The vehicle will be sold AS IS.

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

4/24/26LG 1T

NOTICE OF PUBLIC SALE

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

Vehicle Description:
2024 HYUN SONATA*
VIN: KMHL64JA3RA398821
Color: Red

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

The public sale will be held on:
05/13/2026 at 10:00AM

Location: 12729 N Florida Ave, Tampa, FL 33612.

Amount due as of 04/20/2026: \$15,692.00 plus additional storage accruing at \$200.00 per day.

The vehicle will be sold AS IS.

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

NOTICE OF PUBLIC HEARING

ON MAY 7, 2026 AT 10:00 A.M. IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOLLOWING ORDINANCES FOR ENACTMENT:

FILE NO. E2026-8 CH 26

An ordinance of the City of Tampa, Florida, amending City of Tampa code of ordinances chapter 26, Article I: section 26-31, utility rates, fees and charges and section 26-37, water capacity fee; by increasing the water and wastewater capacity fees; by removing conflicting and outdated portions of section 26-31, utility rates, fees and charges; by repealing all ordinances or parts of ordinances in conflict therewith; providing for severability; providing an effective date.

FILE NO. REZ-26-06

An ordinance rezoning property in the general vicinity of 4420 West Carmen Street, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-50 (Residential, Single-Family) to PD (Planned Development, Residential, Single-Family, Attached); providing an effective date.

FILE NO. REZ-25-77

An ordinance rezoning property in the general vicinity of 301 and 305 South MacDill Avenue, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) PD (Planned Development) to PD (Planned Development, Medical Office, Personal Services); providing an effective date.

FILE NO. REZ-25-115

An ordinance rezoning property in the general vicinity of 3724 West San Pedro Street and 3717 Obispo Street, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-50 (Residential Single-Family) and PD (Planned Development) to PD (Planned Development, Business Professional Office, Medical Office); providing an effective date.

FILE NO. REZ-26-09

An ordinance rezoning property in the general vicinity of 3415 West Harbor View Avenue, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-60 (Residential, Single-Family) to RS-50 (Residential, Single-Family); providing an effective date.

FILE NO. REZ-26-27

An ordinance rezoning property in the general vicinity of 3106 North Massachusetts Avenue 1/2, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-50 (Residential, Single-Family) to RM-18 (Residential, Multiple-Family); providing an effective date.

FILE NO. REZ-26-03

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

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

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

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, MMC
CITY CLERK

4/24/26LG 1T

HILLSBOROUGH COUNTY

4/24/26LG 1T

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/16/2026 at 8:30am the following vehicle(s) may be sold at public sale at 6120 Jensen Rd, Tampa, FL 33619 for the amount owed on each vehicle to satisfy the lien for repairs, service and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. VIN# 2C4RDGCG3LR170103/2020 DODGE \$4,445.00. The name, address and telephone number and public sale location of the repair shop that is demanding full payment of the unpaid charges is... Lienor Name: **Troyts Auto Services LLC**. Lienor Address: **6120 Jensen Rd, Tampa, FL 33619** (Hillsborough County). Lienor telephone # (813) 671-9364, MV License #: MV113312. Location of Vehicle: 6120 Jensen Rd, Tampa, FL 33619 (Hillsborough County). 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 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.

4/24/26LG 1T

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/10/2026 at 8:30am the following vehicle(s) may be sold at public sale at 6120 Jensen Rd, Tampa, FL 33619 for the amount owed on each vehicle to satisfy the lien for repairs, service and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. VIN# 5PVDN8J-N0A4S50240 2010 HINO \$12,776.50. The name, address and telephone number and public sale location of the repair shop that is demanding full payment of the unpaid charges is... Lienor Name: **Troyts Auto Services LLC**. Lienor Address: **6120 Jensen Rd, Tampa, FL 33619** (Hillsborough County). Lienor telephone # (813) 671-9364, MV License #: MV113312. Location of Vehicle: 6120 Jensen Rd, Tampa, FL 33619 (Hillsborough County). 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 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.

4/24/26LG 1T

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

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

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

HILLSBOROUGH COUNTY

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@fjud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 11080-1033634

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, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF OSAMU HASEGAWA (DECEASED), ET AL., DEFENDANT(S).

NOTICE OF ACTION
 To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF 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@fjud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 11080-1033644

NOTICE OF ACTION

Hillsborough County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Certified Nursing Assistant

Channquia Quinn, C.N.A.

7212 Dovesong Trace Drive
 Ruskin, FL 33570

CASE NO.: 2024-24219

LICENSE NO.: CNA397325

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting Jonathan S. Grout, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9825.

If no contact has been made by you concerning the above by June 5, 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 ac-

HILLSBOROUGH COUNTY

commodation 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.
 4/24-5/15/26 4T

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

CIVIL DIVISION
 Case No.: 26-CC-010921
 Div.: 1

BEARSS LANDING HOMEOWNERS' ASSOCIATION, INC.,
 a Florida not-for-profit corporation,
 Plaintiff,

vs.
 PAUL RIBNICKER; MEGAN RIBNICKER SUCCESSOR TRUSTEE OF THE PAUL J. RIBNICKER REVOCABLE TRUST DATED FEBRUARY 6, 2023; UNKNOWN SPOUSE OF PAUL RIBNICKER; UNKNOWN TENANT IN POSSESSION 1; and UNKNOWN TENANT IN POSSESSION 2,
 Defendants.

NOTICE OF ACTION

TO: UNKNOWN SPOUSE OF PAUL RIBNICKER

YOU ARE NOTIFIED that an action to foreclose a lien on the following property in Hillsborough County, Florida and for damages:

Lot 5, Block 20, of BEARSS LANDING PHASE 2, according to the Plat thereof as recorded in Plat Book 136, Page(s) 79-82, of the Public Records of Hillsborough County, Florida,
 Property Address: 1124 Arbour Verde Ct, Tampa, FL 33613-1143.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Plaintiff's Attorneys, Barbara Prasse-Anderson, Esq. and Jessica Muller, Esq., whose address is Prasse-Anderson Law, 15310 Amberly Drive, Suite 250, Tampa, Florida 33647, by 5/20/26 or 30 days after the first publication of this notice, and to file the original with the Clerk of the 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.

WITNESS my hand and seal of this Court on 4/14/2026.

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

By: s/ Jennifer Taylor
 As Deputy Clerk

4/24-5/15/26LG 2T

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

CASE NO.: 26-CA-001581

EQUITY PRIME MORTGAGE LLC,
 Plaintiff,

vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF FREDERICK LITTLE JR; et al.,
 Defendants.

NOTICE OF ACTION

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF FREDERICK LITTLE JR

605 Oakmont Ave.
 Sun City Center, FL 33573

LAST KNOWN ADDRESS STATED,
 CURRENT RESIDENCE UNKNOWN

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

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

Lot 48, Block Q, Del Webb's Sun City Florida Unit No 17, according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 4-1 and 4-2, of the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defense, if any, to it on Michael C. Coyle, Storey Law Group, 221 NE Ivanhoe Blvd., Suite 300, Orlando, FL 32804 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, 5/18/2026, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org.

WITNESS my hand and seal of said Court on April 10, 2026.

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

By: s/ Jennifer Taylor

HILLSBOROUGH COUNTY

Deputy Clerk
 4/24-5/1/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No.: 26-CP-001299
 Division: A

IN RE: ESTATE OF ANGELA MORENO Deceased.

NOTICE TO CREDITORS

The administration of the estate of ANGELA MORENO, deceased, whose date of death was July 4, 2025; is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File Number 26-CP-001299; the mailing address of which is Post Office Box 1110, Tampa, FL 33610. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 24, 2026.

Personal Representative:

/s/ Nathalie Gosdinski
 NATHALIE GOSDINSKI
 10206 Lockwood Pines Lane
 Tampa, FL 33635

Attorney for Personal Representative:

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

4/24-5/1/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 26-CP-001162
 Division A

IN RE: ESTATE OF CHARLES G. HUET Deceased.

NOTICE TO CREDITORS

The administration of the estate of CHARLES G. HUET, deceased, who died on March 16, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 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 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 24, 2026.

Personal Representative:

/s/ Ellen B. Huet
 ELLEN B. HUET
 5807 Hidden Falls Lane
 Apollo Beach, Florida 33572

Attorney for Personal Representative:

/s/ Dana Kemper
 Dana Kemper, Esq.
 Florida Bar No. 0044337
 Hemness Faller Elder Law
 309 N. Parsons Avenue
 Brandon, Florida 33510
 Telephone: (813) 661-5297
 Email: dana@hemnesslaw.com
 Secondary Email:
 service@hemnesslaw.com

4/24-5/1/26LG 2T

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

File No. 26-CP-000488

IN RE: ESTATE OF

HILLSBOROUGH COUNTY

JAMES WILSON DRAKE,
 Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES WILSON DRAKE, 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 East Twiggs Street, Tampa FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 24, 2026.

Personal Representative:

JEFFREY DRAKE
 1089 Yellowstone Pass
 Cantonment, FL 32533

Attorney for Personal Representative:

Edward J Gonzalez, Esquire
 Florida Bar No. 292350
 2917 W Kennedy Blvd., Suite 120
 Tampa, FL 33609
 Telephone: (813) 224-0632
 Primary Email:
 thegonzalezlawfirmfl@gmail.com
 Secondary Email:
 ejpgonzalez3@gmail.com

4/24-5/1/26LG 2T

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

CASE NO.: 26-CP-000883
 DIVISION: B

IN RE: ESTATE OF PEDRO MALAVE, Deceased.

NOTICE TO CREDITORS

The administration of PEDRO MALAVE, ("Decedent") deceased, whose date of death was February 17, 2025, and whose Social Security Number is XXX-XX-1688, 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 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 24, 2026.

Petitioner:

JANITZA LIZ MALAVE
 32 Shultas Pl., Floor 2
 Hartford, CT 06114

Attorney for Petitioner:

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

4/24-5/1/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 26-CP-001221
 Division B

IN RE: ESTATE OF REBECCA ABREU Deceased.

NOTICE TO CREDITORS

The administration of the estate of Rebecca Abreu, deceased, whose date of death was March 17, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of

HILLSBOROUGH COUNTY

which is 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 24, 2026.

Personal Representative:

Melinda DeSanto
 14940 Redcliff Drive
 Tampa, Florida 33625

Attorney for Personal Representative:

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

4/24-5/1/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 26-CP-000563
 Division A

IN RE: ESTATE OF ELIANA L SAN MARTIN a/k/a ELIANA SAN MARTIN GONZALEZ Deceased.

NOTICE TO CREDITORS

The administration of the estate of ELIANA L SAN MARTIN, deceased, whose date of death was April 12, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 700 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 24, 2026.

Personal Representative:

Maria Eliana Cuadra
 4506 W. Clifton St.
 Tampa, Florida 33614

Attorney for Personal Representative:

Daniel de Paz
 Florida Bar Number: 108866
 12651 Walsingham Rd., Suite B
 Largo, Florida 33774
 Telephone: (813) 367

HILLSBOROUGH COUNTY

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 24, 2026.

Personal Representative:
Deborah Jean Carter
7477 County Road 558
Center Hill, Florida 33514

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

4/24-5/1/26LG 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-001251
Division A

IN RE: THE ESTATE OF
REECHE REGINALD STARKS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of REECHE REGINALD STARKS, deceased, Case Number 26-CP-001251, 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 unmat-ured, 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 decedent's estate, including unmat-ured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT 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 24, 2026.

Personal Representative:
CHENAULT Z. STARKS
3609 East 24th Avenue
Tampa, Florida 33605

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

4/24-5/1/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 26-CP-001282
Division B

IN RE: ESTATE OF
DONALD MUNCHALFEN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Donald Munchalfen, deceased, whose date of death was March 18, 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

HILLSBOROUGH COUNTY

THE LATER OF 3 MONTHS AFTER THE 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 24, 2026.

Personal Representative:
Antonett Munchalfen
10107 Morris Bridge Road
Tampa, Florida 33637

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

4/24-5/1/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 26-CP-001186
Division A

IN RE: ESTATE OF
CAROL JEAN HORN A/K/A
CAROL J. HORN A/K/A
CAROL MULLER HORN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Carol Jean Horn a/k/a Carol J. Horn a/k/a Carol Muller Horn, deceased, whose date of death was February 23, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33610-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 24, 2026.

Personal Representative:
/s/ Thomas Jefferson Whittle
5827 Butterfield Street
Riverview, Florida 33578

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

4/24-5/1/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No: 26-CP-000694
Division: A

IN RE: ESTATE OF
DON L. WASHINGTON, JR.
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Don L. Washington, Jr. deceased, whose date of death was February 19, 2025 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602 (Mailing Address: 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 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

HILLSBOROUGH COUNTY

THE LATER OF 3 MONTHS AFTER THE 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with 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 24, 2026.

Personal Representative:
Sherra Washington
4430 Eternal Prince Dr.
Sun City Center, FL 33573

Attorney:
Charles W. Malloy, Esquire
Florida Bar Number 105355
CHARLES W. MALLOY, P.A.
137 S. Pebble Beach Blvd. Suite 102
Sun City Center, FL 33573
Telephone: (813) 634-3361
E-Mail: cwmalloy@verizon.net

4/24-5/1/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 26-CP-001260
Division A

IN RE: ESTATE OF
REX OWEN CULPEPPER
Deceased

NOTICE TO CREDITORS

The administration of the estate of REX OWEN CULPEPPER, deceased, whose date of death was March 14, 2026; File Number 26-CP-001260, 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 24, 2026.

Personal Representative:
MONICA FRAKES CULPEPPER
60 Bahama Circle
Tampa, FL 33606

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

4/24-5/1/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 26-CP-000248

IN RE: ESTATE OF
MARTA LORA A/K/A MARTHA LORA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Marta Lora a/k/a Martha Lora, deceased, whose date of death was December 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO 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 PUB-

HILLSBOROUGH COUNTY

LICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is April 24, 2026.

Personal Representative:
/s/ Lisette L. Sanfilippo
Lisette Sanfilippo
2449 Park Crescent Drive
Land O Lakes, Florida 34639

Attorney for Personal Representative:
/s/ L. Tyler Yonge
L. Tyler Yonge, Attorney
Florida Bar Number: 98179
DRUMMOND WEHLE YONGE LLP
6987 East Fowler Avenue
Tampa, Florida 33617
Telephone: (813) 983-8000
Fax: (813) 983-8001
E-Mail: tyler@dwyfirm.com
Secondary E-Mail: amy@dwyfirm.com

4/24-5/1/26LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY

To:

TAMARA K. MANSO-FERNANDEZ

Case No.: CD202602062/G 3601074

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.

4/24-5/15/26LG 4T

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 938228 from Landmark Engineering & Surveying Corp. located at 8515 Palm River Road, Tampa, Florida 33619. Application received: April 01, 2026. Proposed activity: Apartments. Project name: Alton Brandon Apartments. Project size: 16.44-acres. Location: Section(s) 17 Township 29 South, Range 20 East, in Hillsborough County. Outstanding Florida Water: yes. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

4/24/26LG 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:

FEEDBACKMD

Owner: Jomoka Labs LLC
10834 Lake Saint Charles Blvd
Riverview, FL 33578

4/24/26LG 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:

EMINO

Owner: Tyler Baker
3015 North Rocky Point Drive East
Tampa, FL 33607

4/24/26LG 1T

NOTICE OF SALE

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

AT MENDEZ CARGO LLC, 903 E SKAGWAY AVE, TAMPA, FL 33604 P#: 813-563-7498 ON MAY 11, 2026 AT 9:00 AM
2025 VOLV UT YV4M12PB6S1362832
TOTAL: 22,236.63

2023 JEEP PK 1C6JJTAM7P549747
TOTAL: 20,267.47

HILLSBOROUGH COUNTY

2020 MERZ UT 4JGFB4JBXLA209249
TOTAL: 17,377.49

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

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

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

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

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

4/24/26LG 1T

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

Case No. 24-CC-062631
Division V

LYNWOOD COMMUNITY
ASSOCIATION, INC.,
Plaintiff,

vs.

CRISTHIAN D. GUZMAN BARTOLO
AND GLORIA ALCANTAR-CASTILLO,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order on Motion to Disburse Funds in Registry of the Court and Reschedule The Foreclosure Sale entered in this cause on April 13, 2026, by the County Court of Hillsborough County, Florida, the property described as:

Lot 11, Block 5, of Leisey Subdivision Phase 2, according to the plat thereof, recorded in Plat Book 136, Page 197 of the Public Records of Hillsborough County, Florida.

and more commonly known as 5224 White Chicory Dr., Apollo Beach, FL 33572 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 29, 2026**.

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

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

Dated this 16th day of April 2026.

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

4/24-5/1/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

COUNTY CIVIL DIVISION
CASE NO.: 2025-CC-023392

MORGANWOODS GREENTREE, INC.,
Plaintiff,

vs.

LIZ VANESSA ARROYAVE AND
ELIZABETH ARROYAVE,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on April 13, 2026 by the County Court of Hillsborough County, Florida, the property described as:

Lot 1, Block 6, Morganwoods Garden Homes Unit No. 3, according to the map or plat thereof, as recorded in Plat Book 44, Page(s) 65, of the Public Records of Hillsborough County, Florida.

Address: 6912 San Mateo Court, Tampa, FL 33615

HILLSBOROUGH COUNTY

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/ Natalie N. Minor
Natalie N. Minor, Esquire
Florida Bar No: 1039661
nminor@appletonreiss.com
Appleton Reiss, PLLC
215 N. Howard Ave., Suite 200
Tampa, FL 33606
Phone: 813-542-8888
Fax: 813-542-5054
Attorney for Plaintiff

4/24-5/1/26LG 2T

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

PANTHER TRACE HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.

GEORGE B. ANTONIOUS and IRENE ANTONIOUS and UNKNOWN TENANT, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-039176, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein PANTHER TRACE HOMEOWNERS' ASSOCIATION, INC. is Plaintiff, and GEORGE B. ANTONIOUS and IRENE ANTONIOUS and UNKNOWN TENANT n/k/a CASEY SMITH, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on **June 5, 2026**, in an online sale at www.hillsborough.realforeclose.com, beginning at **10:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

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

Property Address: 12321 Adventure Drive, Riverview, FL 33579

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

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

Dated April 16, 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

4/24-5/1/26LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDACIVIL DIVISION
Case No. 25-CC-028660

BOYETTE CREEK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.

PAM S. HARRIS, an unmarried woman and THE ESTATE AND HEIRS OF MARILYN O'BRIEN and UNKNOWN TENANT, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-028660, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein BOYETTE CREEK HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and PAM S. HARRIS, an unmarried woman and THE ESTATE AND HEIRS OF MARILYN O'BRIEN are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on **June 5, 2026**, in an online sale at www.hillsborough.realforeclose.com, beginning at **10:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

LOT 39, BLOCK F, BOYETTE CREEK PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 94, PAGE 31-1 THROUGH 31-7, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, together with an undivided share in the common elements appurtenant thereto.

Property Address: 10413 Fly Fishing Street, Riverview, FL 33569

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,

HILLSBOROUGH COUNTY

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 April 16, 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

4/24-5/1/26LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDACIVIL DIVISION
Case No.: 26-CC-010921

Div.: I

BEARSS LANDING HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

v.

PAUL RIBNICKER; MEGAN RIBNICKER SUCCESSOR TRUSTEE OF THE PAUL J. RIBNICKER REVOCABLE TRUST DATED FEBRUARY 6, 2023; UNKNOWN SPOUSE OF PAUL RIBNICKER; UNKNOWN TENANT IN POSSESSION 1; and UNKNOWN TENANT IN POSSESSION 2, Defendants.

NOTICE OF ACTION

TO: PAUL RIBNICKER

YOU ARE NOTIFIED that an action to foreclose a lien on the following property in Hillsborough County, Florida and for damages:

Lot 5, Block 20, of BEARSS LANDING PHASE 2, according to the Plat thereof as recorded in Plat Book 136, Page(s) 79-82, of the Public Records of Hillsborough County, Florida, Property Address: 1124 Arbour Verde Ct, Tampa, FL 33613-1143.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Plaintiff's Attorneys, Barbara Prasse-Anderson, Esq. and Jessica Muller, Esq., whose address is Prasse-Anderson Law, 15310 Amberly Drive, Suite 250, Tampa, Florida 33647, by 5/20/26 or 30 days after the first publication of this notice, and to file the original with the Clerk of the 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.

WITNESS my hand and seal of this Court on 4/14/26.

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

By: s/ Jennifer Taylor
As Deputy Clerk

4/24-5/1/26LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDACIVIL DIVISION
Case No.: 26-CC-010921

Div.: I

BEARSS LANDING HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

v.

PAUL RIBNICKER; MEGAN RIBNICKER SUCCESSOR TRUSTEE OF THE PAUL J. RIBNICKER REVOCABLE TRUST DATED FEBRUARY 6, 2023; UNKNOWN SPOUSE OF PAUL RIBNICKER; UNKNOWN TENANT IN POSSESSION 1; and UNKNOWN TENANT IN POSSESSION 2, Defendants.

NOTICE OF ACTION

TO: MEGAN RIBNICKER SUCCESSOR TRUSTEE OF THE PAUL J. RIBNICKER REVOCABLE TRUST DATED FEBRUARY 6, 2023

YOU ARE NOTIFIED that an action to foreclose a lien on the following property in Hillsborough County, Florida and for damages:

Lot 5, Block 20, of BEARSS LANDING PHASE 2, according to the Plat thereof as recorded in Plat Book 136, Page(s) 79-82, of the Public Records of Hillsborough County, Florida, Property Address: 1124 Arbour Verde Ct, Tampa, FL 33613-1143.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Plaintiff's Attorneys, Barbara Prasse-Anderson, Esq. and Jessica Muller, Esq., whose address is Prasse-Anderson Law, 15310 Amberly Drive, Suite 250, Tampa, Florida 33647, by 5/20/26 or 30 days after the first publication of this notice, and to file the original with the Clerk of the 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.

WITNESS my hand and seal of this Court on 4/14/26.

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

By: s/ Jennifer Taylor
As Deputy Clerk

4/24-5/1/26LG 2T

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

Case No.: 26-DR-002577

Division: C

JESSICA FORAKER,
Petitioner,

and

BAYLEN FORAKER,
Respondent

HILLSBOROUGH COUNTY**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 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 14, 2026

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

By: s/ Erma Yerdon
Deputy Clerk

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

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 Petitioner's 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 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.

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. Twiggs 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

PLAT BK / PG : 29 / 40

SEC - TWP - RGE : 08 - 29 - 19

Subject To All Outstanding Taxes

Name(s) in which assessed:

HILLSBOROUGH COUNTY**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 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

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 AGARD

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 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 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:

HILLSBOROUGH COUNTY

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

HILLSBOROUGH COUNTY

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**
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 redeemed 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.reataxdeed.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 redeemed 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.reataxdeed.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 redeemed 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.reataxdeed.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.

HILLSBOROUGH COUNTY

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

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

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

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

HILLSBOROUGH COUNTY

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:

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

Attorney For Personal Representative:

Anthony DiPiero Jr.
E-Mail: anthony@dipierrolaw.com
Florida Bar No. 121504
The DiPiero 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 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 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:
WILLIAM R. MUMBAUER
205 N. Parsons Avenue

HILLSBOROUGH COUNTY

Brandon, FL 33510

Attorney for Personal Representative:
WILLIAM R. MUMBAUER, ESQUIRE
WILLIAM R. MUMBAUER, P.A.
Email: wrmumbauer@aol.com
205 N. Parsons Avenue
Brandon, FL 33510
813/685-3133

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 26-CP-000751

Division U

IN RE: ESTATE OF
PAUL STANLEY BABIARZ
a/k/a PAUL S. BABIARZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Paul Stanley Babiarz, 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 Clerk of Court Probate Division, P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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
PO Box 3455
Plant City, Florida 33563
Telephone: 813 704-6892
Fax: 813 200-3665

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

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

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

Victor D. Crist, Clerk of Circuit Court
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

HILLSBOROUGH COUNTY

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 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.

HILLSBOROUGH COUNTY

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. Twigg 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 Twigg 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. Twigg 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. Twigg 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. Twigg 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. 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

HILLSBOROUGH COUNTY

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. 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

4/17-4/24/26LG 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. 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

4/17-4/24/26LG 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 JERRY 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

HILLSBOROUGH COUNTY

is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 and 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is 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 DATE 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 L6V 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.

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 Twigg St, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

HILLSBOROUGH COUNTY

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

HILLSBOROUGH 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 the decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 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 unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT 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 ASSOCIATION, INC.,
Plaintiff,
v.

CONCEPCION G. SUAREZ and
JAIME SUAREZ,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment entered in this cause on April 8, 2026, in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, that the Office of Victor D. Crist, the Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, legally described as:

Unit 105, of PARK LAKE AT PARSONS, a Condominium, according to the Declaration of Condominium thereof as recorded in the Official Records Book 16007, Page 1415, of the Public Records of Hillsborough County, Florida.

at public sale, to the highest and best bidder, for cash, electronically online at the following website: <http://www.hillsborough.realforeclose.com>, beginning at 10:00 a.m., on the 29th day of May, 2026.

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, County Center, 13th Floor, 601 E. Kennedy Blvd., Tampa, FL 33602, Telephone (813) 276-8100, via Florida Relay Service.

Dated this 10th day of April, 2026.

/s/ Francis Hannon
FRANCIS HANNON, ESQ.
Florida Bar No. 98528
DeWitt Law Firm, P.A.
1560 West Cleveland Street
Tampa, Florida 33606

HILLSBOROUGH COUNTY

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 Twigg St, Tampa, FL 33602, either before service on Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Complaint or Petition.

WITNESS my hand and Seal of this Court on 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. Twigg Street, Room 604, Tampa, FL 33602, 813.272.7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court on 4/10/2026.

Victor D. Crist, Clerk of Court
Hillsborough County Courthouse
800 E. Twigg St., Tampa, FL 33602
By: s/ Jennifer Taylor
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
BJR File: 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 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 CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Case No.: 26-004550

HILLSBOROUGH COUNTY

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 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 8, 2026

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

Dated this 8th day of April 2026.

s/ Tiffany M. Love
Tiffany M. Love Esq.
Florida Bar No.: 92884
tiffany.love@ariaw.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,
vs.

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

HILLSBOROUGH COUNTY

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 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. Twigg 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@kbgpalaw.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
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 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 17, 2026.

Personal Representative:
ILLONA E. HUBER

HILLSBOROUGH COUNTY

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,
vs.

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 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 CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION

UCN 292026CP000956A001HC

File No. 26-CP-000956

Division B

IN RE: ESTATE OF
MARY R PERRONE, deceased.

NOTICE TO CREDITORS

The administration of the estate of MARY R. PERRONE, deceased, whose date of death was March 1, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg St., Tampa, Florida. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

HILLSBOROUGH COUNTY

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 PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</

HILLSBOROUGH COUNTY

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 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 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 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:

Lot 6, Block 8, RIVERCREST TOWNHOMES 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 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 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. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal

HILLSBOROUGH COUNTY

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

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

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

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

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

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

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

Personal Representative:

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

Attorney for Personal Representative:

/s/ Lorien 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
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-02-29-19-1M-Q-00001-00010.0
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. Twiggs Street, Tampa, Florida 33602 either before service on Plaintiff or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

Dated on April 6, 2026

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

By: s/ Omega Brown
Deputy Clerk

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

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

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

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

HILLSBOROUGH COUNTY

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

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

Dated April 6, 2026

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

By: s/
Deputy Clerk

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, 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-02-29-19-1M-Q-00001-00010.0
Folio: 041548-0000

and that you are required to serve a copy of your written defenses, if any, to it on the Plaintiff at: Sharon L. Preston, 6810 E. Dr. Martin Luther King Jr. Blvd. Tampa, Florida 33619 Telephone: (813) 351-0978. Primary e-mail: mail.sharonpreston@gmail.com Secondary e-mail: spslaw1@yahoo.com on or before May 9th, 2026 or 30 days after the time publication of this Notice of Action and file the original with the Clerk of this Court the address of which is 800 E. Twiggs Street, Tampa, Florida 33602 either before service on Plaintiff or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the petition.

Dated on April 6, 2026

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

By: s/ Omega Brown
Deputy Clerk

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

NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY

TO: CHRISLEY JOSEPH

Case No.: CD202512487/D 3442722/3402356

An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida 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 WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

Personal Representative:

VALARIE J. GRIM

Sunshine State Guardian & Fiduciary

Services, LLC

701 South Howard Avenue, Suite 106339

HILLSBOROUGH COUNTY

Tampa, FL 33606

Personal Representative's Attorneys:
/s/Whitney C. Miranda, Esq. - FBN: 65928

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

DBA@GendersAlvarez.com

Anthony F. Diecidue, Esq. - FBN: 146528

AFD@GendersAlvarez.com

GENDERS*ALVAREZ*DICIDUE, P.A.
2307 West Cleveland Street
Tampa, FL 33609

Phone: (813) 254-4744

Fax: (813) 254-5222

Eservice for all attorneys listed above:

GADeservice@GendersAlvarez.com

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

NOTICE OF SUSPENSION HILLSBOROUGH COUNTY

TO: ERSKINE M. WOODSON

Case No: CD202602445/D 3425851

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

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

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 Twiggs 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 Mailing and E-Mail 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. Twiggs St., Tampa, FL 33602

By: s/ Galina Zahorsky
Deputy Clerk

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

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

Case No.: 26-003479

Division: A-P

IN THE MATTER OF THE ADOPTION OF A.C.

NOTICE OF ACTION

TO: SHANTE CASTELLO

Last address unknown

YOU ARE HEREBY NOTIFIED that an action for adoption has been filed against you in this Court. You are required to serve a copy of your written defenses, if any, to it on JANICE MARIE JONES, whose address is 8506 White Poplar Dr, Riverview, FL 33578, on or before 5/4/26, and file the original with the Clerk of this Court at 800 E. Twiggs St, Tampa, FL 33602 before service on the Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition for Adoption.

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

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

Dated 3/27/26

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

By: s/ Sherika Virgil
Deputy Clerk

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

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

HILLSBOROUGH COUNTY

Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated 3/26/2026

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

By: /s/ Jennifer Taylor
Deputy Clerk

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

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

Case No.: 26-DR-002539
Division: A

ELIZABETH FLORES GALICIA,
Petitioner,

and

FRANCISCO JAVIER RODRIGUEZ,
Respondent

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

TO: FRANCISCO JAVIER RODRIGUEZ
Last address unknown

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ELIZABETH FLORES GALICIA, whose address is 4913 Holiday Dr, Tampa, FL 33615, on or before 5/1/2026, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated March 26, 2026

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

By: s/ Erma Yerdon
Deputy Clerk

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

MANATEE COUNTY

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

PROBATE DIVISION
Case No. 2026 CP 720

IN RE: THE ESTATE OF:
PETRA SMELTZER STARKE,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Petra Smeltzer Starke, deceased, whose date of death was February 6, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

Personal Representative of Estate:

George Lawrence Starke
5619 Title Row Drive
Bradenton, Florida 34210

Attorney for the Personal Representative:

John Paul Fleck, Jr., Esquire
1111 Ninth Avenue West, Suites C & D
Bradenton, Florida 34205
Florida Bar No. 355747
manateecountylaw@aol.com
(941) 749-1832

4/24-5/1/26LG 2T

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District (SWFWMD) has received an Application for an individual ERP Permit No. 932444 from Medallion Homes, LLC; 1651 Whitfield Ave, Sarasota, FL 34243. Application received: Dec. 29, 2025. Proposed activ-

MANATEE COUNTY

ity: Modification or Alteration of existing works activities and/or a stormwater management system/Filling of Wetlands and ponds and expanding ponds. Project 18 name: I-75 Office. Project size: 7.59 acres. Location: Section 35, Township 35S, Range 18E in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at the Tampa Regional Office for the Southwest Florida Water Management District, 7601 US Highway 301, Tampa, Florida 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, Florida 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

4/24/26LG 1T

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

CASE NO.: 2025-CA-001733-AX
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,

VS.

ULISES G. IBARRA, ET AL.,
DEFENDANTS.

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 9th day of April, 2026, and entered in Case No. 2025-CA-001733-AX, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and SANDRA P. RODRIGUEZ A/K/A SANDRA RODRIGUEZ; ULISES G. IBARRA; CAPITAL ONE, NATIONAL ASSOCIATION A/K/A CAPITAL ONE, N.A.; KINGSFIELD HOMEOWNERS ASSOCIATION, INC. and UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants. Angelina Colonnoso as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com at 11:00 AM on the 6th day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 16, Block E, Kingsfield, Phase II, according to the plat thereof, as recorded in Plat Book 34, Pages 32 through 36, of the Public Records of Manatee County, Florida.

Property Address: 11842 Dunster Ln,
Parrish, FL 34219

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 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.

Dated this 15th 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
11080-1033920

IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION

File No. 412026CP000736CPAXMA

IN RE: ESTATE OF
VERA CHARLOTTE SHOOK
Deceased.

NOTICE TO CREDITORS

The administration of the estate of VERA CHARLOTTE SHOOK, deceased, whose date of death was November 27, 2024; File Number 412026CP000736CPAXMA, 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 PUB-

MANATEE COUNTY

LICATION 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 24, 2026.

Personal Representative:
ROBERT CHARLES SHOOK, III
13026 Stockton Trail, #104
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

4/24-5/1/26LG 2T

NOTICE OF ACTION

Manatee County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Certified Nursing Assistant

Channaquia Quinn, C.N.A.

731 9th Avenue West

Bradenton, FL 34205

CASE NO.: 2024-24219

LICENSE NO.: CNA397325

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting Jonathan S. Grout, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9825.

If no contact has been made by you concerning the above by June 5, 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.

4/24-5/15/26 4T

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 Lanellis 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 Brandon, 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 Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.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. Colonnoso
Clerk of the Circuit Court

MANATEE COUNTY

By: s/ Ciara Gaskin
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 OF THE FIRST 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:
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 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

MANATEE COUNTY

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 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

MANATEE COUNTY

17276 Satterlee Way
Bend, Oregon 97707

Attorney for Personal Representatives:
CHERYL BERG ETTLEMAN, ESQ.
BERG, ETTLEMAN & 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. 2026CP00725AX

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 2026CP00725AX, 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
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 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

OSCEOLA COUNTY

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN AND FOR
OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 000740 MF

OSCEOLA COUNTY

FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.

ANTHONY LUIS COTTO, 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 13th day of April, 2026, and entered in Case No. 2025 CA 000740 MF, of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JESSICA MARIA GUZMAN, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, ANTHONY LUIS COTTO and KINDRED HOMEOWNERS ASSOCIATION, INC. are defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at 3 Courthouse Square, Room 204 (2nd Floor) Kissimmee, FL 34741 in Osceola County at 11:00 A.M. on the 28th day of May, 2026, the following described property as set forth in said Final Judgment, to wit:
Lot 202, KINDRED PHASE 2C AND 2D, according to the plat as recorded in Plat Book 30, Pages 74 through 80, of the Public Records of Osceola County, Florida. Property address: 1550 Oak Reserve Drive, Kissimmee, FL 34744

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.

Dated this 20th 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
11080-1034103

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT
IN AND FOR OSCEOLA COUNTY,
FLORIDA
CARRINGTON MORTGAGE SERVICES,
LLC,
Plaintiff,
vs.
JESUS RODRIGUEZ-CENTENO, ET AL.,
Defendants. Case No: 2025 CA 002515 MF

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 04/14/2026, and entered in Case No. 2025 CA 002515 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 JESUS RODRIGUEZ-CENTENO; ATALIAM GROUP SRL INC; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CORAL CAY RESORT HOMEOWNERS' ASSOCIATION, INC., are Defendants, Kevin Soto, Osceola County Clerk of Courts, will sell to the highest and best bidder for cash at Osceola County Historical Courthouse, 3 Courthouse Square Room 204 (2nd Floor), Kissimmee Florida 34741 at 11 a.m. on June 2, 2026 the following described property set forth in said Final Judgment, to wit:
LOT 110, CORAL CAY RESORT ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE(S) 123 THROUGH 125, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA
Property Address: 2425 Caravelle Cir, Kissimmee, FL 34746

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagee or the Mortgagee's attorney.
DATED April 17, 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 17 day of April 2026 to:
JESUS RODRIGUEZ-CENTENO
350 S MIAMI AVE, APT 3309
MIAMI, FL 33130
CORAL CAY RESORT HOMEOWNERS' ASSOCIATION, INC.
C/O REGISTERED AGENT
811 Mabbette St.
Kissimmee, FL 34741
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
C/O U.S. ATTORNEY'S OFFICE
400 W. Washington St., #3100
Orlando, FL 32801

OSCEOLA COUNTY

ATALIAM GROUP SRL INC
16794 SW 10th St,
Pembroke Pines, FL 33027
/s/ Nick Geraci
Nick Geraci, Esq.
11080-1034045

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT
IN AND FOR OSCEOLA COUNTY,
FLORIDA
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 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:
Brittnie 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 RE-

OSCEOLA COUNTY

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.

Dated this 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.: 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 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

OSCEOLA COUNTY

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

PASCO 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:

RARI Drones

Owner: Rapid Aerial Roof Intelligence, LLC
7315 Robstown Dr.
Port Richey, FL 34668

4/17/26LG 1T

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

CASE NO.: 25-CC-005437

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

JEAN BERNARD DESTIN,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on April 20, 2026, by the County Court of Pasco County, Florida, for the following property described as:

LOT 7, BLOCK 4, PALM COVE PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE(S) 111 THROUGH 126, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on **June 10, 2026 at 11:00 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.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

4/24-5/1/26LG 2T

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

CASE NO.: 2026CA000241CAAXWS

DALE SLIVE, TRUSTEE OF THE DALE SLIVE REVOCABLE TRUST AGREEMENT
DATED NOVEMBER 28, 2022,
Plaintiff,
vs.

RICHARD BLATT AND PARTHENON RESTORATION & REMODELING, INC.,
Defendant(s).

NOTICE OF ACTION

TO: RICHARD BLATT
5549 Bowline Bend
New Port Richey, FL 34652

YOU ARE HEREBY NOTIFIED of the institution of the action by Plaintiff, DALE SLIVE, TRUSTEE OF THE DALE SLIVE REVOCABLE TRUST AGREEMENT DATED NOVEMBER 28, 2022, against you seeking to foreclose on the following described property in Pasco County, Florida:

Lot 22, Block 23, FLOR-A-MAR SECTION 15-A, according to the map or plat thereof as recorded in Plat Book 7, Page 12, Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ROLAND D. WALLER, ESQ., 5332 Main Street, New Port Richey, Florida 34652, on or before May 25, 2026, 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

(Continued on next page)

PASCO COUNTY

Complaint.

SIGNED AND THE SEAL OF THIS COURT IMPRESSED ON APRIL 20, 2026

Nikki Alvarez-Sowles, Esq.
Clerk of the Circuit CourtBy: /s/ illegible
Deputy Clerk

4/24-5/1/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE #26-CP-000401IN RE: THE ESTATE OF
CANDENCE LORENE BROOKS,
aka CANDENCE L. BROOKS,
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of Candence Lorene Brooks, aka Candence L. Brooks, deceased, whose date of death was October 1, 2025 is pending in the Circuit Court of Pasco County, Florida, the address of which is 38053 Live Oak Avenue, Dade City FL 33523-3894. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is April 24, 2026.

Personal Representative:
Kathryn Brooks
2116 N Janney Ave
Muncie IN 47304

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

4/24-5/1/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISIONFile No. 2026-CP-000592
Division ProbateIN RE: ESTATE OF
CATHRYN MARIE KELLY
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of CATHRYN MARIE KELLY, deceased, whose date of death was November 4, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 24, 2026.

Personal Representative:
/s/ Mark L. Kelly
30447 Treyburn Loop
Wesley Chapel, Florida 33544

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

PASCO COUNTY

4/24-5/1/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY, FLORIDA
Carrington Mortgage Services, LLC,
Plaintiff,
vs.
Dolores E. Elice; et al,
Defendants.

Case No:
2025CA003003CAAXES
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated April 15, 2026, and entered in Case No. 2025CA003003CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida wherein Carrington Mortgage Services, LLC, is the Plaintiff and Ashley K. Berger; Laura E. Berger; Fresh Legal Perspective PL as Trustee Only Under the February 2, 2024, Land Trust; Silver Oaks Village Owner's Association, Inc., are Defendants, Nikki Alvarez-Sowles, Esq., Pasco County Clerk of Courts, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, beginning at 11 a.m. on July 20, 2026, the following described property set forth in said Final Judgment, to wit:

Lot 14, Block B, Silver Oaks Village - Phase Two, according to the map or plat thereof, as recorded in Plat Book 50, Page(s) 29 and 30, of the Public Records of Pasco County, Florida
Property Address: 6443 Ashville Dr, Zephyrhills, FL 35542
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 16, 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:
nageraci@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 16 day of April 2026 to:

Ashley K. Berger
29737 BIRDSEYE DR.,
WESLEY CHAPEL, FL 33543
Laura E. Berger
29737 BIRDSEYE DR.,
WESLEY CHAPEL, FL 33543
Fresh Legal Perspective PL as Trustee
Only Under the February 2, 2024, Land Trust
c/o Leslie M. Conklin, Esq
801 West Bay Dr Ste 341
Largo FL 33770
conklinlaw@yahoo.com
conklinles@yahoo.com
Silver Oaks Village Owners' Association, Inc.
c/o Scott M. Gross, Esq
1964 Bayshore Blvd Ste A
Dunedin FL 34698
scott@associationlaw.com
deb@associationlaw.com
/s/ Nick Geraci
Nick Geraci, Esq.
11080-1033956

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION

File No. 2026CP000473CPAXES

IN RE: ESTATE OF
GRETA JONES-SANDERS a/k/a
GRETA DEBORAH JONES-SANDERS,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Greta Jones-Sanders a/k/a Greta Deborah Jones-Sanders, deceased, whose date of death was November 13, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656. 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 24, 2026.

Personal Representative:

PASCO COUNTY

Dawnyell Denise Davis
5349 70th Avenue North
Pinellas Park, Florida 33781

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

4/24-5/1/26LG 2T

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

Case No.: 25-CC-007209

GULF HARBORS CONDOMINIUM ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,
v.

UNKNOWN HEIRS, DEVISEES,
GRANTEES, ETC. OF DEBORAH E.
REHM; ERIK GEHLKEN; and NICOLE
WAHLBERG,
Defendants.

NOTICE OF SALE

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

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@brandtlawpa.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 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.

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

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

PROBATE DIVISION

PASCO COUNTY

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 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 DIVISIONFile 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 Schinnecock 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: 2026CP00060CPAXES

IN RE: ESTATE OF
PRISCILLA W PATERSON
Deceased.

PASCO COUNTY**NOTICE TO CREDITORS**

The administration of the estate of Priscilla W Paterson, deceased, File Number: 2026CP00060CPAXES, 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 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 IN AND FOR PASCO COUNTY, FLORIDA

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

MAELINE 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 ½ 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

PASCO COUNTY**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 Neid 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 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 9, 2026

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

Deputy Clerk: Lauren Wheatley

4/17-5/8/26LG 2T

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.: 2023-CA-000681-WS

ADJUSTABLE RATE MORTGAGE TRUST 2005-8, ADJUSTABLE RATE MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-8, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff,

vs.

PATRICK MARK HARRIS, et. al.,
Defendant(s).**NOTICE OF SALE**

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered on December 18, 2025 in the above-styled cause, Nikki Alvarez-Sowles, Esq., Pasco county clerk of court shall sell to the highest and best bidder for cash on **May 14, 2026 at 11:00 A.M.**, at www.pasco.realforeclose.com, the following described property:

LOT 51 OF NATURA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE(S) 20-24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 7142 Arboretum Way, New Port Richey, FL 34655

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

PASCO COUNTY

PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated April 8, 2026

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

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 DIVISIONCASE 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

PASCO COUNTY

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

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

PINELLAS COUNTY**STATE OF NORTH CAROLINA COUNTY OF CUMBERLAND IN THE GENERAL COURT OF JUSTICE SUPERIOR COURT DIVISION**

BEFORE THE CLERK

PINELLAS COUNTY

FILE NO: 26SP000379-250

RUSBALDO REYES,
Petitioner,
v.

JULIA OSMARA TORRES,
Respondent.

NOTICE OF SERVICE OF PROCESS BY PUBLICATION

TO: JULIA OSMARA TORRES

Take notice that a pleading seeking relief against you has been filed in the above-entitled Special Proceeding. The nature of the relief being sought is as follows: A Petition to Quiet Title and Cancel/Satisfy Encumbrances regarding the real property located at 413 Runnymede Drive, Fayetteville, NC 28314, to facilitate a refinancing of said property and ensure clear title.

You are required to make defense to such pleading not later than June 3, 2026, and upon your failure to do so, the Petitioner seeking service against you will apply to the court for the relief sought.

This is the 14th day of April, 2026.

Rusbaldo Reyes, Petitioner
413 Runnymede Drive
Fayetteville, NC 28314

4/24-5/8/26LG 3T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-010687-ES

IN RE: ESTATE OF

MANDY JEAN ADAMS,
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of MANDY JEAN ADAMS, deceased, whose date of death was May 4, 2025; File Number 25-010687-ES, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 24, 2026.

Signed on April 3, 2026.

Personal Representative:
/s/ GEORGE LAMBING IV

Attorneys for Personal Representative:
/s/ Sean F. Bogle, Esq.
Email: sean@boglelawfirm.com
Florida Bar No. 0106313
Douglas A. Cohen, Esq.
Email: doug@boglelawfirm.com
Florida Bar No.: 124063
BOGLE LAW FIRM
101 S. New York Ave., Suite 205
Winter Park, FL 32789
Telephone: 407-834-3302

4/24-5/1/26 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 2026-CP-001909-ES

IN RE: ESTATE OF

DANIEL BRIAN CAPEN,
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of DANIEL BRIAN CAPEN, deceased, whose date of death was August 7, 2025; File Number 2026-CP-001909-ES, is pending in the Circuit Court in and for PINELLAS County, Florida, Probate Division, the court 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.

The fiduciary lawyer-client privilege in s. 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

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, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under section 732.2211, Florida Statutes.

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

PINELLAS COUNTY

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 24, 2026.

Signed on April 16, 2026.

Personal Representative:
/s/ Edith Capen

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

4/24-5/1/26 2T

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

FAMILY LAW DIVISION

CASE NO.: 25-DR-005858

Leon Pedicone,
Deborah Pedicone,
Petitioners
Vs.

Amber Albutus,
David Sherwood,
Respondents.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Amber Albutus, Respondent/Mother whose last known address is: 2416 Wishing Well Way, Tampa, FL 33619; And

TO: David Sherwood, Respondent/Father whose last known address is: Bakersfield, CA.

YOU ARE HEREBY NOTIFIED that an action for Temporary Custody of Minor Child by Extended Family has been filed against you by Leon and Deborah Pedicone, and you are required to serve a copy of your written defenses, if any, to it, on the Attorney, whose name and address is:

Tomas J. Yi, Esquire
Fla. Bar No. 1033427
Vincentian Legal Services
5109 N. Nebraska Ave., Tampa, FL 33603
(727) 270-7555

and file the original with the Clerk of the above-styled Court at 315 Court Street, Clearwater, FL 33756 on or before 30 days from first publication; otherwise judgment may be entered against you for the relief demanded in the Petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.

You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.912.)

Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

DATED April 21, 2026
Ken Burke, CPA, Clerk Circuit Court
315 Court Street, Clearwater, FL 33756
By: /s/ Illegible
Deputy Clerk

4/24-5/15/26LG 4T

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

PROBATE DIVISION

CASE NO.: 2026-CP-3502

IN RE: ESTATE OF

WILLIAM W. McDONALD, JR.,
Deceased**NOTICE TO CREDITORS**

PINELLAS COUNTY

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

The date of first publication of this notice is April 24, 2026.

Person Giving Notice:

/s/ Kelly Gregg
Kelly Gregg, Petitioner
6843 Tom Roberts Road
Tallahassee, Florida 32301

Attorney for Person Giving Notice:

/s/ Mary L. Wakeman
Mary L. Wakeman, B.C.S.
Florida Bar Number: 0694703
Heuler, Wakeman, Solomon Law Group, P.L.L.C.
1677 Mahan Center Blvd.
Tallahassee, FL 32308
Telephone: (850) 421-2400
Fax: (850) 421-2403
E-Mail: mary@hwelderlaw.com
Secondary E-Mail: marty@hwelderlaw.com

4/24-5/1/26LG 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:

CELEBRANT

Owner: YCAR LLC
540 Trinity Ln N, Apt 3108
Saint Petersburg, FL 33716
4/24/26LG 1T

NOTICE OF ACTION

Pinellas County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Nursing Assistance

Timeco Ruth, C.N.A.

1035 15th Avenue South, Apartment B
Saint Petersburg, Florida 33705

811 22nd Avenue South

Saint Petersburg, Florida 33705

CASE NO.: 2023-52295

LICENSE NO.: CNA286741

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Logan White, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9913.

If no contact has been made by you concerning the above by June 5, 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.

4/24-5/15/26LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 26-001951-ES
Division Section 3-Probate

IN RE: ESTATE OF KIMBERLEE MANNING-MAYFIELD
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Kimberlee Manning-Mayfield, 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 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.

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 24, 2026.

Personal Representative:

/s/ Donald Ellsworth
5098 N. El Paso Terrace
Beverly Hills, Florida 34465

Attorney for Personal Representative:

/s/ Scott Wallace
Attorney
Florida Bar Number: 0190969
Wallace & Packer, PL
14201 W. Sunrise Boulevard, Suite 203
Sunrise, Florida 33323
Telephone: (954) 236-0492
Fax: (954) 236-5437

PINELLAS COUNTY

E-Mail: swallace@floridaelderlaw.com
Secondary E-Mail:
pvisbal@floridaelderlaw.com

4/24-5/1/26LG 2T

NOTICE OF ACTION

Pinellas County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Registered Nursing

Lynn Renee Brannon, R.N.

271 Duncan Loop West Apt. 204
Dunedin, FL 34698

CASE NO.: 2024-19993

LICENSE NO.: RN9573066

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Jonathan Grout, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9825.

If no contact has been made by you concerning the above by June 5, 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.

4/24-5/15/26LG 4T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

Case No.: 26-1618-FD
Division: 25

GABRIEL ALONSO OFARRILL,

Petitioner,

and

DANUBIA FLAVIA LOPEZ DE SOUZA,
Respondent.

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

TO: DANUBIA FLAVIA LOPEZ DE SOUZA

Last known address:
11840 NE 19th Dr, Miami, FL 33181

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 GABRIEL ALONSO OFARRILL, whose address is 2045 E Bay Dr Apt 707, Largo, FL 33771, on or before 28 days after first publication, and file the original with the clerk of this Court at 545 1st Ave N, Saint Petersburg, FL 33701 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated 4/17/26

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith
Deputy Clerk

4/24-5/15/26LG 4T

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

Case No.: 25-009125-CO

REGENCY WEST I APARTMENTS

ASSOCIATION, INC.,

a Florida not-for-profit corporation,

Plaintiff,

v.

BERNARD BRADFORD LANDERS, II,

Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure in this cause, in the County Court of Pinellas County, Florida, the Pinellas Clerk of Court will sell all the property situated in Pinellas County, Florida described as:

Parcel No. 06/32/16/74079/000/4180

Unit 418 Regency West Apartments, a Condominium, according to the Declaration of Condominium thereof, as recorded in Plat Book 4, Pages 87-90, as amended by plat recorded in Condominium Plat Book 6, Page 14, and being further described in that certain Declaration of Condominium recorded in Official Records Book 3219, Page 367, and all amendments thereto, of the Public Records of Pinellas County, Florida, together with an undivided interest in the common elements appurtenant thereto; a/k/a 5555 Gulf Blvd, Unit 418, St. Pete Beach FL 33706, Also known as: 5555 Gulf Blvd., #418, St. Pete Beach, FL 33706.

at public sale to the highest bidder for cash, except as set forth hereinafter, on **May 28, 2026 at 10:00 a.m.**, at <https://www.pinellas.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

PINELLAS COUNTY

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, Pinellas County, 315 Court Street, Room 400, Clearwater, FL 33756, Telephone: (727) 464-3341, via Florida Relay Service.

Dated this 20th 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@brandtlawpa.com
Attorney for Plaintiff

4/24-5/1/26LG 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:

IKARI

Owner: Nicole Pastrana
9771 Parkwood Ct
Seminole, FL 33777

4/24/26LG 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:

HYDRO-FLO PLUMBING SOLUTIONS

Owner: Restoration Plumbing LLC
1524 Stevensons Dr
Clearwater, FL 33755

4/24/26LG 1T

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

HEADLANDS RESIDENTIAL SERIES OWNER TRUST, SERIES H,

Plaintiff,

vs.

ROBERT A. MCCAHAH, et al.,

Defendants. Case No: 25-003647-CI

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 03/23/2026, and entered in Case No. 25-003647-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida wherein HEADLANDS RESIDENTIAL SERIES OWNER TRUST, SERIES H, is the Plaintiff and ROBERT A. MCCAHAH and CITY OF ST. PETERSBURG, FLORIDA, are Defendant(s), Ken Burke, Pinellas County Clerk of Courts, will sell to the highest and best bidder for cash at 10:00 a.m. at www.pinellas.realforeclose.com on June 25, 2026 the following described property set forth in said Final Judgment, to wit:

LOT 7 LESS THE EAST 34 FEET THEREOF AND ALL OF LOT 8 IN BLOCK 2, SNELL SHORES, UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 31, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Commonly known as: 734 44th Ave NE, Saint Petersburg, FL 33703

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 15, 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 15th day of April 2026 to:

The Law Office of Paul A. Krasker, P.A.

1615 Forum Place, 5th Floor

West Palm Beach, Florida 33401

hearings@kraskerlaw.com

Kengvalson@kraskerlaw.com

david@kraskerlaw.com

Attorney for ROBERT A. MCCAHAH

Joseph P. Kelly, Asst. City Attorney

P.O. Box 2842

St. Petersburg, FL 33731

eservice@stpete.org

ATTORNEY FOR CITY OF ST.

PETERSBURG, FLORIDA

/s/ Alexandra Kalman

Alexandra Kalman, Esq.

11080-1033913

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

NEWREZ LLC D/B/A SHELLPOINT

MORTGAGE SERVICING,

Plaintiff,

Case No: 26-001806-CI

vs.

UNKNOWN HEIRS, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST WILLIAM M. COOK AKA WILLIAM MICHAEL COOK, DECEASED, et al,

Defendants.

NOTICE OF ACTION

TO: UNKNOWN HEIRS, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST WILLIAM M. COOK AKA WILLIAM MICHAEL COOK, DECEASED, et al,

Defendants.

PINELLAS COUNTY

CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST WILLIAM M. COOK AKA WILLIAM MICHAEL COOK, DECEASED 5623 80TH ST 514 SAINT PETERSBURG, FL 33709

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

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

Unit No. 514, Georgetown Building, and an undivided interest or share in the common elements appurtenant thereto, in accordance with and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium of FIVE TOWNS OF ST. PETERSBURG, NO. 306, INC., according to the Declaration of Condominium thereof, as recorded in Official Records Book 4212, Page 575, and Condominium Plat Book 19, Page 95, of the Public Records of Pinellas County, Florida.

has been filed against you and you are required to serve copy of your written defenses, if any, to it on Philip Stecco, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of the said Court on the April 10, 2026.

KEN BURKE, CLERK OF THE CIRCUIT COURT

By: Stephanie Ayars

Deputy Clerk

11080-1034024

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

Case No.: 26-001677-CI

Division: 7

KH HOMES & CAPITAL, LLC

Plaintiff

vs.

GREGORY MCKINNEY &

JOSEPHINE MCKINNEY

Defendants

NOTICE OF ACTION

(To be Published Twice with LaGaceta Newspaper)

TO: GREGORY MCKINNEY

Last known address: 934 10th St. North,

St. Petersburg, FL 33705

JOSEPHINE MCKINNEY

Last known address: 934 10th St. North,

St. Petersburg, FL 33705

YOU ARE NOTIFIED that an action has been filed against you in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida, for a Partition of the below property:

Lot 4 and the South 10 feet of Lots 2 and 3 in Block 2 of Bartlett Lawns Subdivision, according to the Plat thereof, as recorded in Plat Book 5, Pages 43, of the Public Records of Pinellas County, Florida..

Property Address: 934 10th St. North,

St. Petersburg, FL 33705

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

PINELLAS COUNTY

mation regarding disabled transportation services.

WITNESS my hand and seal of this Court on this 16th day of April, 2026

Ken Burke, Clerk Circuit Court
315 Court St., Clearwater, FL 33756-5165
By: s/ Stevie Ayars
Deputy Clerk

4/24-5/1/26LG 2T

**IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 26-003002-ES

IN RE: ESTATE OF
LYNN ANNE ARBOUR,
A/K/A LYNN ARBOUR
Deceased

NOTICE TO CREDITORS

The administration of the estate of LYNN ANNE ARBOUR, A/K/A LYNN ARBOUR, deceased, whose date of death was November 20, 2024; File Number 26-003002-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA 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 24, 2026.

Personal Representative:
DAVID ARBOUR
2785 North Ridge Drive E.
Clearwater, FL 33761

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

4/24-5/1/26LG 2T

**IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND FOR
PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 26-000969-ES

IN RE: ESTATE OF
FAYE GALLOWAY
Deceased

NOTICE TO CREDITORS

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

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

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

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

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

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

The date of first publication of this notice is April 24, 2026.

Personal Representative:
Lora Faye Walker
13980 N. Bluff Creek Court
Camby, Indiana 46113

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

PINELLAS COUNTY

4/24-5/1/26LG 2T

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

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

**ORLANDO HEALTH DIGESTIVE
HEALTH INSTITUTE**

Owner: OHI West Medical Group, LLC
1414 Kuhl Ave.
Orlando, FL 32806

4/24/26LG 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:

**ORLANDO HEALTH MEDICATION
DISEASE MANAGEMENT**

Owner: OHI West, Inc.
1414 Kuhl Ave., MP 2
Orlando, FL 32806

4/24/26LG 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:

**FLORIDA MEDICAL CLINIC
ORLANDO HEALTH**

Owner: OHI West, Inc.
1414 Kuhl Ave., MP 2
Orlando, FL 32806

4/24/26LG 1T

**IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-011583-ES

IN RE: ESTATE OF
CAROL SUE RASH
Deceased

NOTICE TO CREDITORS

The administration of the estate of CAROL SUE RASH, deceased, whose date of death was January 4, 2025; File Number 25-011583-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA 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 24, 2026.

Personal Representative:
CHRISTOPHER P. MOORE
11534 High Meadow
San Antonio, TX 78253

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

4/24-5/1/26LG 2T

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 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

PINELLAS COUNTY**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 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
E007 Amy Allain \$436.70
30750 US 19 N. Palm Harbor, FL 34684
B036 Courtney Irby \$649.85
B205 Angela Johnson \$706.70
B300 Rusty Blue \$499.85
C131 Jason Ryndak \$695.60
B167 Reginald Thompson \$376.70

13240 Walsingham Rd. Largo, FL 33774

D272 Cheryl Burgman \$711.60
C261 Espada Ivan \$757.70
D279 Matthew Peterson \$229.85

4015 Park Blvd. Pinellas Park, FL 33781

D239 Auty Edenfield \$466.70
D114 Louis Murray \$463.70
E006 Derrick Hodge \$507.75
D220 Theresa Henry \$256.70
C136-38 Courtney Stager \$1,066.70
D256 Johnny Henderson \$586.70
C018 Howard Clark \$535.60
C032 Sabrina Howard \$760.70
C022 Angelita Sapp \$601.70
C306 Theresa Henry \$524.82
D312 Devonte Watson \$466.70

6249 Seminole Blvd. Seminole FL 33772

245 Caleb Gasway \$679.80
469 Marine Brooks \$439.80
76 Michael Hope \$956.28

5200 Park St. St Petersburg FL 33709

263 Charles Meade \$679.85
315 Derrick Hodge \$439.85
377 Paul Agamenon \$469.85
416 Francine Vaux \$659.80

6118 US Hwy 19 N. New Port Richey, FL 34652

C550 Michael McCarthy \$259.85
B324 Kaitlin Connolly \$298.70
C043 Alexandria Reyes \$355.70
C018 Ian Chirieleison \$496.70

12420 Starkey Rd. Largo FL 33773

B051 Linda Spraggins \$508.70
B032 Michael Rosenblum \$508.70
CA05 Zachary Kurtz \$531.60

23917 US Hwy 19 N Clearwater, FL 33765

2328 Pricilla Stevenson \$509.85

5631 US Hwy 19 New Port Richey FL 34652

1351 Lucia Ragazzo \$459.80
1419 Connie Osborne \$725.60

10314-10340 US Hwy 19 Port Richey FL 34668

2153 Alexey Conde Perez \$651.60
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

**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

PINELLAS 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 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

**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. Comporetto
ANTHONY COMPARETTO, ESQ.
Florida Bar No. 07975110
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.

PINELLAS COUNTY

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

Attorney for Personal Representatives:
/s/ Peter A. Rivellini
PETER A. RIVELLINI
Florida Bar No. 00671506
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
311 Park Place Blvd, Suite 300
Clearwater, Florida 33759
Telephone: (727) 462-0365
E-mail Addresses: peter@pjfirm.com, erikam@pjfirm.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 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,

PINELLAS COUNTY

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 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 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 Brundage, 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 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.

Co-Personal Representatives:
/s/ William Robert Brundage
/s/ Robin K. Lapham

Attorney for Personal Representatives:
/s/ 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

**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

PINELLAS COUNTY

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 PUBLICATION

TO: ANGEL NICOLAS MARTINEZ

Last known address: 2070 Sunset
Grove Ln, Clearwater, FL 33765
To be Published at LA GACETA

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on OXALIS B. GARCIA, ESQ. Attorney for petitioner whose address is 4500 140th Ave N, Suite 221, Clearwater, FL 33762 on or before 28 days after the first date of publication, and file the original with the clerk of this Court at Pinellas County: 545 1st Ave N, St. Petersburg, FL 33701, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

Dated 3/26/2026

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: s/ Thomas Smith
Deputy Clerk

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

POLK 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:

REDEEMED HEALTH & WELLNESS

Owner: Reedemed Health & Wellness, LLC
2219 Rio Grande Canyon Loop
Poinciana, FL 34759

4/24/26LG 1T

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

PROBATE DIVISION
File No. 2026CP000435A0000BA
Section 14

IN RE: ESTATE OF
GONZALO RESENDIZ
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 Gonzalo Resendiz, deceased, File Number 2026CP000435A-0000BA, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow FL 33831-9000; that the decedent's date of death was November 4th, 2024; that the total value of the estate is estimated \$74,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Maria Resendiz
2828 Lloyd Humphrey Lane
Plant City, FL 33566

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The 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 sec-

POLK COUNTY

tion 732.2211, Florida Statutes. The written demand must be filed with a clerk.

The date of first publication of this notice is April 24, 2026.

Person Giving Notice:

Maria Resendiz
2828 Lloyd Humphrey Lane
Plant City, FL 33566

Attorneys for Person Giving Notice:

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

4/24-5/1/26LG 2T

Notice of Public Auction

Notice of Public Auction for monies due on Storage Units. An auction will be held on the 13th of May, 2026 at or after 8:00 AM. Units are said to contain common household items. The property is being sold under Florida Statute 83.806. The names of those units will be sold are as follows:

24789 US Hwy 27 N., Lake Wales, FL 33859
C0317 Luther Dodd \$489.90
E0520 Amanda Diplan \$389.89
H0841 Darrion Gardner \$319.90
L1192 Lenny Cartagena \$3589.90
F0605 Milisha Barnett \$379.85
A0119 Shacorey Manigault \$489.90
C0305 Steven Howard \$279.90

1621 N. Florida Ave., Lakeland, FL 33805
3706 Hope Zito \$433.70

2525 US Hwy 98 N., Lakeland, FL 33810

3052 Carlos Quinones \$598.70
2114 Vilma Streeter \$427.08
3182 Dwayne Hughes \$806.98
0160 April Martel \$399.90
2117 Tasharia Peterson \$307.80
3019 Shamaro Cox \$289.90
2085 Rodney Gadson \$418.70
2300 James Denson \$247.80
2228 Carmen M Madera \$409.90
3123 Maonica King \$309.72
0182 Daniel Wald \$417.80
0188 Treania Wilcox \$586.70
3302 Manuel Jones \$237.80
2136 Frances Barnum \$595.80
2233 Treasure Mike \$602.34

1111 E. Brandon Blvd., Brandon, FL 33511

4324 Kimberly Hernandez \$219.90
0217 Larita Branch \$499.90
3122 Cierra Sheppard \$219.90
3115 Mariah Garcia \$349.90
2252-54 Timothy Thurmond \$349.90
0294 Christopher Gonzales \$523.80
0237 Edward Peguero \$499.90
2417 James Bess \$159.90
2092 Christopher Dunphy \$349.90
1092 Dequontez Lavender \$399.90
2008 Larita Branch \$499.90
4286 Cierra Sheppard \$449.90
1192 John Harrell \$802.55

5806 N. 56th St., Tampa, FL 33610

4123 Randall Doby \$661.70
4332 Rolonda Jefferson \$751.70
4232 Denisha Harvey \$467.80
128 Victor Rolon \$516.50
4006 Lee Jackson \$467.80
4207 Russell Hopley \$509.90
330 Michael Wadyka \$239.90
202 Keith Smiley \$333.80
261 Ladamien Oliver \$439.85
4319 Mohammed Moubarki \$509.90

4/24-5/1/26LG 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:

SIGN NOW FLORIDA

Owner: Edith A Oquendo/
Edith A Oquendo PA
6411 Crossing Ln
Lakeland, FL 33809

4/24/26LG 1T

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

CIVIL DIVISION
CASE NO.: 2023CA-007054-0000-00
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.

LUZ ENEIDA GONZALEZ, LUIS RENE ORTIZ BURGOS A/K/A LUIS R. ORTIZ BURGOS ET AL., DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta Publishing, Inc.)

NOTICE IS HEREBY GIVEN pursuant to Agreed Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 14th day of April, 2026, and entered in Case No. 2023CA-007054-0000-00, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LUIS RENE ORTIZ BURGOS A/K/A LUIS R. ORTIZ BURGOS; LUZ ENEIDA GONZALEZ and HAINES RIDGE 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 electronically at www.polk.realforeclose.com at 10:00 A.M. on the 15th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 105, HAINES RIDGE PHASE 1, AS RECORDED IN PLAT BOOK 150, PAGES 7 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH AFFIDAVIT OF SURVEYOR RECORDED IN OFFICIAL RECORDS BOOK 7792, PAGE 661, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 347
GLADESDALE ST, HAINES CITY FL 33844

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITHIN 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

POLK COUNTY

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 21th 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
11080-1034153

**IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT,
IN AND FOR POLK COUNTY, FLORIDA**
PNC Bank National Association
Plaintiff,
vs.

Jason Brummitt, et al.
Defendants. Case No.:
2025CA001864A000BA
Division: Civil
Judge Jennifer A. Swenson

NOTICE OF SALE

Notice is hereby given that on June 9, 2026 at 10:00AM, the below named Clerk of Court will offer by electronic sale at www.polk.realforeclose.com the following described real property:
Lot (s) 30 and 31, Rollinglen Phase One, according to the map or plat thereof, as recorded in Plat Book 73, Page(s) 31, of the Public Records of Polk County, Florida, and 2/67 undivided interest in Tract A. Together with a 1984 Cham MH, ID #0644758764A&B.

Commonly known as: 4914 Shadyglen Drive, Lakeland, FL 33810

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

The sale is being held pursuant to the Final Judgment of Foreclosure, entered on April 13, 2026, in Civil Case No. 2025CA001864A000BA, pending in the Circuit Court in Polk County, Florida.

STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
Craig P. Rogers (FLBN: 352128)
Michael E. Carleton (FLBN: 1007924)
Jordan A. Zeppetello (FLBN: 1049568)
Jasmin Hernandez (FLBN: 1044494)
Adam B. Hall (FLBN: 1019218)
The Manley Law Firm LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613
Primary: statee-file@mdklegal.com
Secondary: CPRogers@mdklegal.com
Attorney for Plaintiff
11080-1033968

**IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, FLORIDA**
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST RAJIV RADHAY, DECEASED, ET AL.,
Defendants.

Case No: 532025CA000907000000

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 04/08/2026, and entered in Case No. 532025CA000907000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida

wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST RAJIV RADHAY, DECEASED; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE THREE ASSOCIATION, INC.; J.R., A MINOR IN THE CARE OF HIS MOTHER AND NATURAL GUARDIAN, JENNIFER GIBBS; S.R., A MINOR IN THE CARE OF HIS MOTHER AND NATURAL GUARDIAN, JENNIFER GIBBS, is/ are Defendant(s), Polk County Clerk of Courts, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 a.m. on May 26, 2026 the following described property set forth in said Final Judgment, to wit:

LOT 13, BLOCK 696, POINCIANA NEIGHBORHOOD 5 NORTH, VILLAGE 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGES 27 THROUGH 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Commonly known as: 625 Bittern Ct, Kissimmee, FL 34759
Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.

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

11080-1033457
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 711.
11080-1033457

Florida Bar No. 41883

POLK COUNTY

Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
bptrino@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 14th day of April 2026 to:
POINCIANA VILLAGE THREE ASSOCIATION, INC.
401 WALNUT STREET
POINCIANA, FL 34759
Charles L. Eldredge, Jr., Esq.
Attorney for ASSOCIATION OF POINCIANA VILLAGES, INC.
Larsen Slaten, PLLC
4700 Millenia Blvd. Suite 500
Orlando, FL, 32839-3300
pleadings@larsenslaten.com
jdelph@larsenslaten.com
S.R., A MINOR IN THE CARE OF HIS MOTHER AND NATURAL GUARDIAN, JENNIFER GIBBS
6706 DEORSAM LOOP
KILLEEN, TX 76542
J.R., A MINOR IN THE CARE OF HIS MOTHER AND NATURAL GUARDIAN, JENNIFER GIBBS
6706 DEORSAM LOOP
KILLEEN, TX 76542
/s/ Bradford Petrino
Bradford Petrino, Esq.
11080-1034151

**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 711.
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

POLK COUNTY

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.
 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 COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
 CIVIL DIVISION
 CASE NO: 2026CC001211
 THE GROVE HOME OWNERS ASSOCIATION, INC.,
 a Florida not-for-profit corporation,
 Plaintiff,
 vs.
 STANLEY K. CUMMINGS, a single man and UNKNOWN TENANT,
 Defendants.

NOTICE OF ACTION

STATE OF FLORIDA
 TO: STANLEY K. CUMMINGS, 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, BLOCK 10, THE GROVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE(S) 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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: June 1, 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 15TH DAY OF APRIL, 2026.
 Stacy M. Butterfield
 Clerk of the Circuit Court
 By: /s/ A. Nieves
 Deputy Clerk
 4/24-5/1/26LG 2T

POLK COUNTY

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 15TH DAY OF APRIL, 2026.
 Stacy M. Butterfield
 Clerk of the Circuit Court
 By: /s/ A. Nieves
 Deputy Clerk
 4/24-5/1/26LG 2T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
 CIVIL DIVISION
 CASE NO: 2026CC001212
 THE GROVE HOME OWNERS ASSOCIATION, INC.,
 a Florida not-for-profit corporation,
 Plaintiff,
 vs.
 STANLEY K. CUMMINGS, a single man and UNKNOWN TENANT,
 Defendants.

STATE OF FLORIDA
 TO: STANLEY K. CUMMINGS, 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 3, BLOCK 9, THE GROVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE(S) 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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 22, 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 15TH DAY OF APRIL, 2026.
 Stacy M. Butterfield
 Clerk of the Circuit Court
 By: /s/ A. Nieves
 Deputy Clerk
 4/24-5/1/26LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT
 POLK COUNTY
 To: MINOURHA REJOUIS
 Case No.: CD202512607/D 3532284/3500518
 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.
 4/24-5/15/26LG 4T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, STATE OF FLORIDA,
 CIVIL DIVISION
 CASE NO. 2025-CC-011704
 THE CARRIAGE HOMES AT CARILLON LAKES CONDOMINIUM ASSOCIATION, INC., a Florida not-for profit corporation,
 Plaintiff,
 v.
 DAVID P. MCLAUGHLIN, and UNKNOWN TENANT,
 Defendants.

NOTICE OF SALE
 PURSUANT TO CHAPTER 45
 NOTICE IS HEREBY GIVEN pursuant to the Default Final Judgment of Foreclosure dated April 10, 2026, entered in Case No. 2025-CC-011704, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein THE CARRIAGE HOMES AT CARILLON LAKES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit Corporation is Plaintiff, and DAVID P. MCLAUGHLIN is Defendant, Stacy M. Butterfield, as Clerk of Court for Polk County, will sell to the highest bidder for cash on **May 15, 2026**, in an online sale at www.polk.realforeclose.com beginning at **10:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

Unit No. 225, Building 2, The Carriage Homes at Carillon Lakes a Condominium, Phase One, according to the Declaration of Condominium thereof, as recorded in Condominium Book 16, Page 1 and 2, of the Public Records of Polk County, Florida, and as amended at Condominium Book 16, page(s) 3 & 4, of the Public Records of Polk County, Florida.
 Parcel Identification Number: 232832-138066-002250.
 Property Address: 3806 Serenade Lane, Lakeland, FL 33811.
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
 CIVIL DIVISION
 CASE NO: 2026CC0008842
 HIGHLAND MEADOWS 4B HOMEOWNERS ASSOCIATION, INC.,
 a Florida not-for-profit corporation,
 Plaintiff,
 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 SHOULD 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. Tanel
 Scott B. Tanel, 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: 2026CC000884
 IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
 CIVIL DIVISION
 Case No. 2025CC008842

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

POLK COUNTY

LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.
 Dated April 16, 2026.
 /s/ Bryan B. Levine
 Bryan B. Levine, Esq., FBN 89821
 Jessica L. Knox, Esq., FBN 95636
 Primary Email:
 pleadings@knoxlevine.com
 36354 U.S. 19 N.
 Palm Harbor FL 34684
 Main Line: (727) 223-6368
 Fax: (727) 478-4579
 4/24-5/1/26 2T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
 CIVIL DIVISION
 Case No. 2025CC008842

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,
 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 SHOULD 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. Tanel
 Scott B. Tanel, 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
 PROBATE DIVISION
 File No.: 25-CP-003676

IN RE: ESTATE OF JUAN F. PEREIRA, JR., Deceased.
 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 LATER OF 3 MONTHS AFTER THE 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 OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
 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.

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 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 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.
 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 LATER OF 3 MONTHS AFTER THE 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

POLK COUNTY

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 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 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.
 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 LATER OF 3 MONTHS AFTER THE 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
 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 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

POLK COUNTY

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: nicholasjg@jpfirm.com,
erikam@jpfirm.com

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

**IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA**
PROBATE DIVISION
File No.: 25-CP-003583

IN RE: ESTATE OF
JAMES DOUGLAS HYPHE, JR.,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES DOUGLAS HYPHE, 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.

Personal Representative:

/s/ Relda M. Hyche
RELEDA HYPHE

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

**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 33050MARTIN IRVIN COOLEY
1361 Overseas Hwy Lot E37
Marathon, Florida 33050ESTATE OF MARJORIE FERGUSON
COOLEY
1361 Overseas Hwy Lot E37
Marathon, Florida 33050ESTATE OF MARTIN IRVIN COOLEY
1361 Overseas Hwy Lot E37
Marathon, Florida 33050UNKNOWN HEIRS OF MARTIN IRVIN
COOLEY
1361 Overseas Hwy Lot E37
Marathon, Florida 33050UNKNOWN HEIRS OF MARJORIE
FERGUSON
1361 Overseas Hwy Lot E37
Marathon, Florida 33050YOU 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,**POLK COUNTY**

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

SARASOTA COUNTY

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

File No. 2026 CP 001944 SC

IN RE: ESTATE OF

ARLENE HARRIS
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of ARLENE HARRIS, deceased, whose date of death was August 15, 2025; File Number 2026 CP 001944 SC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court 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 24, 2026.

Personal Representative:

MICHELLE LEE HARRIS
713 Myrtle Avenue
Venice, FL 34285

Personal Representative's Attorneys:

Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.comAnthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.comWhitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.comGENDERS♦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

4/24-5/1/26LG 2T

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

File No. 2026 CP 000024 NC

IN RE: ESTATE OF

DREW A. OHLEYER
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of DREW A. OHLEYER, deceased, whose date of death was January 2, 2025; File Number 2026 CP 000024 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court 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 24, 2026.

Personal Representative:

VALARIE J. GRIM
701 S. Howard Avenue, Suite 106339
Tampa, FL 33606

Personal Representative's Attorneys:

Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.comAnthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.comWhitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.comGENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 W. Cleveland Street
Tampa, FL 33609

Phone: (813) 254-4744

SARASOTA COUNTY

Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com
4/24-5/1/26LG 2T

RE: SANDPIPER BEACH RESORT
CONDOMINIUM ASSOCIATION, INC.SARASOTA County, Florida
Non-Judicial Timeshare foreclosure process

**NOTICE OF PUBLIC AUCTION/SALE
FOR NON-JUDICIAL TIMESHARE
FORECLOSURE**

NOTICE IS HEREBY GIVEN that, pursuant to an action for non-judicial foreclosure of timeshare units on the Claim of Lien, which is dated December 23, 2025, and was recorded February 19, 2026, in the Official Records of Sarasota County, Florida as Instrument Number 2026021466, I will sell, to the highest and best bidder for cash, at SANDPIPER BEACH CLUB OF SIESTA KEY Manager's Office, 6414 Midnight Pass Road, Sarasota, FL 34242 on the 6th day of MAY, 2026, at 10:30 a.m., the following described real property located in Sarasota County, Florida, to-wit:

Unit Numbers and Week Numbers as set forth below in SANDPIPER BEACH CLUB OF SIESTA KEY, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1732, Page 1098, and as per Plat thereof recorded in Condominium Book 23, Pages 27 thru 27J, of the Public Records of Sarasota County, Florida.

TO: Unit Number: Week Number:

306 50

Owner(s)

Address

Unit/Week Number(s)

Amount Due

Carolyn Rodgers
Estate of Carolyn Rodgers
All heirs and devisees of the
Estate of Carolyn Rodgers
748 Searcy Avenue
Sarasota, FL 34237

The assessment lien created by the Claim of Lien was properly created and authorized pursuant to the timeshare instrument and applicable law, and the amounts secured by said lien are as set above.

You may cure the default at any time prior to the public auction by paying the amount due, as set forth in this notice, to the undersigned Trustee at the address set forth below.

THIS NOTICE OF PUBLIC AUCTION/SALE is dated this April 20, 2026.

THOMAS L AVRUTIS, AS TRUSTEE
FOR SANDPIPER BEACH RESORT
CONDOMINIUM ASSOCIATION, INC
201 Fletcher Avenue, Second Floor
Sarasota, FL 34237

Telephone (941) 955-7300

Facsimile (941) 953-7625

Email: john@timesharenjf.com

4/24-5/1/26LG 2T

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District (SWF-WMD) has received an Application for an individual ERP Application No. 937210 from Sarasota Associates A-1 LLC; Sarasota Associates B-II LLC; Sarasota Associates C-III LLC; Sarasota Associates D-IV LLC; Sarasota Associates E-V LLC, 7978 Cooper Creek Blvd., University Park, FL 34201. Application received: March 17th, 2026. Proposed activity: Modification to existing Permit No. 25469.040 (Nathan Benderson Park - Lake Hurricane Preparedness) to add an additional outfall structure for the existing impoundment (Nathan Benderson Park - Rowing Lake), increasing discharge to Cooper Creek to help reduce peak flooding during major storm events. Project name: Nathan Benderson Park - Lake Hurricane Preparedness Mod. Project size: 320 acres. Location: Sections 12, Township 36 South, Range 18 East, in Sarasota County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at the Tampa Regional Office for the Southwest Florida Water Management District, 7601 US Highway 301, Tampa, Florida 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, Florida 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or (800)423-1476, TDD only (800)231-6103.

4/24/26LG 1T

IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT, IN AND
FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISIONCASE NO.: 2025 CA 004254 NC
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.CHRISTINA FITZGERALD, ET AL.,
DEFENDANTS.NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)NOTICE IS HEREBY GIVEN pursuant
to Final Judgment of Foreclosure dated
the 16th day of April, 2026, and entered
in Case No. 2025 CA 004254 NC, of the
Circuit Court of the Twelfth Judicial Circuit
in and for Sarasota County, Florida,wherein Freedom Mortgage Corporation
is the Plaintiff and CHRISTINA
FITZGERALD; ISPC, INC A/K/A ISPC;
BB A/C, LLC; CASCADE CAPITAL,
LLC ASSIGNEE OF SANTANDER
CONSUMER USA; LNVN FUNDING
LLC; RILEY ROOFING LLC and UNITED
STATES OF AMERICA ON BEHALF OF
THE SECRETARY OF HOUSING AND
URBAN DEVELOPMENT are defendants.Karen E. Rushing as the Clerk of the
Circuit Court shall sell to the highest and
best bidder for cash electronically at www.sarasota.realforeclose.com at 9:00 AM on the
2nd day of June, 2026, the following**SARASOTA COUNTY**

described property as set forth in said
Final Judgment, to wit:
LOT 81, WATERFRONT ESTATES,
ACCORDING TO THE MAP OF PLAT
THEREOF, AS RECORDED IN PLAT
BOOK 10, PAGES 56 AND 56A, OF THE
PUBLIC RECORDS OF SARASOTA
COUNTY, FLORIDA.
Property address: 602 Bonito Ave
Nokomis, FL 34275
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
Sarasota County Jury Office, P.O. Box
3079, Sarasota, Florida 34230-3079,
(941) 861- 8000, 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.

Dated this 20th day of April, 2026.

By: /s/ Liana R. Hall
Liana R. HallBar No. 73813
Submitted by:TROMBERG, MILLER, MORRIS &
PARTNERS, PLLC
ATTORNEY FOR PLAINTIFF600 WEST HILLSBORO BOULEVARD,
SUITE 600DEERFIELD BEACH, FL 33441
DESIGNATED PRIMARY E-MAIL FOR
SERVICEPURSUANT TO FLA. R. JUD. ADMIN
2.516
ESERVICE@TMPPLLC.COM

11080-1034101

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

File No. 2026-CP-1273

Division Probate

IN RE: ESTATE OF

DAVID J. NASH

Deceased.

NOTICE TO CREDITORS

The administration of the estate of David J. Nash, deceased, whose date of death was April 6, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Historic Courthouse, 2000 Main Street, Room 102, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 24, 2026.

Personal Representative:

Deirdre Hyacinthe
2290 Snapdragon Drive NW
Palm Bay, Florida 32907

Attorney for Personal Representative:

DAVID H. SLONIM, Esquire
Florida Bar No. 0583634David Netzeley, Esquire
Florida Bar No. 01502232230 N Wickham Road, Suite A
Melbourne, Florida 32935T: (321) 757-5701
F: (866) 249-5702E-Mail: dslonim@slonimlaw.com
& mlarue@slonimlaw.com

4/24-5/1/26LG 2T

**IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN AND
FOR SARASOTA COUNTY, FLORIDA**
PROBATE DIVISION

File No. 2026CP000272

IN RE: ESTATE OF

LAURA LEE JAMES,
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of Laura Lee James, deceased, whose date of death was November 22, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

SARASOTA COUNTY

THE LATER OF 3 MONTHS AFTER THE
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 24, 2026.

Personal Representative:

/s/ Nicholas James Bolduc
818 Bluffcreek Drive
Fuguay-Varina, North Carolina 28403

Attorney for Personal Representative:

/s/ Marley Dodd, Esq.
Fla. Bar No.: 1058457Brice Zoecklein, Esq.
Fla. Bar No.: 0085615Zoecklein Law P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511

marley@zoeckleinlawpa.com

brice@zoeckleinlawpa.com

eservice4@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

4/24-5/1/26LG 2T

NOTICE OF ACTION

Sarasota County

**BEFORE THE BOARD OF MASSAGE
THERAPY**IN RE: The license to practice as a
Massage Establishment

Hongda USA LLC

SARASOTA COUNTY

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
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

SARASOTA COUNTY

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

SARASOTA COUNTY

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

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001184-NC
Division Probate

IN RE: ESTATE OF
JOHN H. PLEUNE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of John H. Pleune, deceased, whose date of death was December 14, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

SARASOTA COUNTY

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:
Kathleen A. Pleune
540 Putter Lane
Longboat Key, Florida 34228

Attorney for Personal Representative:
Courtney J. Castro

Florida Bar No. 1059729
E-mail Addresses:
courtney@gentrustlaw.com,
cheryl@gentrustlaw.com
Generation Trust Law Group
500 N Westshore Boulevard
Tampa, Florida 33609
Telephone: (813) 286-1700

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

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

Case No.: 2025 DR 006608 NC
Division: Domestic Relations / Family

Blanca Marilen Moncada De Agosto,
Petitioner,

and
Juan Roberto Agosto Gonzalez,
Respondent

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

SARASOTA COUNTY

TO: Juan Roberto Agosto Gonzalez
Last Known Address: NA

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 Blanca Marilen Moncada de Agosto, whose address is 2938 Hawthorne St. Sarasota FL 34239 on or before 5/15/2026, and file the original with the clerk of this Court at 2000 Main Street, Sarasota, FL 34237 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: Family Home purchased by Petitioner while married to Respondent

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 4/9/2026
Karen E. Rushing
Clerk of Circuit Court Sarasota County
By: s/ illegible
Deputy Clerk

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

NOTICE OF PROPOSED RULE: The Southwest Florida Water Management District is proposing to amend the following rules:

40D-2.321 Duration of Permits

Chapter 2024-180, Laws of Florida, required water management districts to develop rules promoting reclaimed water use and encouraging quantifiable potable water offsets with specific requirements for such rules. The rule amendments are to allow for a water use permit duration up to 30 years and extensions up to 10 years if a water supply development or water resource development project using reclaimed water meets certain conditions. The District recently adopted rule amendments to comply with this statutory mandate. However, the District has discovered errors in its amendments to Rule 40D-2.321, F.A.C. This rulemaking is to correct those errors.

The Notice of Proposed Rulemaking appeared in the Florida Administrative Register, Vol. 52, No. 78, on April 22, 2026. A copy of the proposed rules can be viewed on the District's website at <https://www.swfwmd.state.fl.us/business/epermitting/rules/proposed-rule-amendments>.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to provide comments on this rulemaking is asked to contact SWFWMD Human Resources Office, (352) 796-7211, ext. 4706; 1-800-423-1476 (FL only), ext. 4706; or adacoordinator@watermatters.org. If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1(800)955-8771 (TDD) or 1(800)955-8770 (Voice).

IF REQUESTED WITHIN 21 DAYS OF THE DATE OF THIS NOTICE, A HEARING WILL BE SCHEDULED AND ANNOUNCED IN THE FAR.

THE PERSON TO BE CONTACTED REGARDING THE PROPOSED RULE AND TO OBTAIN A COPY IS: Michael Bray, Assistant General Counsel, SWFWMD, 7601 U.S. Highway 301 North, Tampa, Florida 33637, 813-422-6509 or mike.bray@swfwmd.state.fl.us.

4/24/26LG 1T

NOTICE OF ADOPTION

NOTICE IS HEREBY GIVEN TO WHOM IT MAY CONCERN:

NOTICE is hereby given that on April 7, 2026, the Board of County Commissioners of Hillsborough County, Florida, adopted a resolution closing, vacating and abandoning the following described property:

Resolution No. R26-028, Vacate Petition V26-0004, vacating a portion of unimproved platted public right-of-way lying within the plat of Grant Park Addition, as recorded in Plat Book 7, Page 55, of the Public Records of Hillsborough County, located between 5600 East Dr. Martin Luther King Jr Boulevard and 5602 East Dr. Martin Luther King Jr Boulevard, abutting folios 041932-0000 and 041920-0000.

4/24/26LG 1T

HILLSBOROUGH TRANSIT AUTHORITY (HART)

The Hillsborough Transit Authority (HART) will be accepting proposals for the following:

Upcoming opportunities:

- Water Bottle Delivery Services
- Purchased Uniforms

The solicitation documents are available to download from Bonfire at <https://gohart.bonfirehub.com>

All inquiries pertaining to the solicitations may be directed to: (813) 384-6433 or e-mail at aroney-reevesa@gohart.org.

4/24/26LG 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 5/15/26
WTE Facility Plumbing Services (Bid-Discount)
Pre-Bid Meeting to be held 5/1/26 @ 10:00AM

3:00 PM 5/15/26
McKay Bay Waste to Energy (WTE) Facility Air Pollution Control Equipment Services
Pre-Bid Meeting to be held 4/30/26 @ 9:30AM

then and thereafter to be publicly opened and read. Bid documents are available at the Purchasing Department (Phone No. 813/274-8351).

It is hereby made a part of this Invitation to Bid that the submission of any Bid in response to this advertised request shall constitute a Bid made under the same conditions for the same contract price and for the same effective period as this Bid to all public entities in Hillsborough County.

Dated: 04/24/2026
Deanna Faggart, CPPO
Director of Purchasing
City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610

4/24/26LG 1T

City of Tampa – RFQ 26-C-00025; Washington Street Park and Curtis Hixon Park Improvements Design-Build; Pre-Submission Conference 3 PM, May 4, 2026; Deadline 2 PM, May 21, 2026. Download RFQ at <https://www.tampa.gov/contract-administration/programs/architectural-engineering-construction-and-related-rfq>.

4/24/26LG 1T

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Spring Lake Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at 2514 N. Falkenburg Road, Tampa, Florida 33619; Ph: (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Spring Lake Community Development District has three (3) seats up for election, specifically seats 1, 2, and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

4/24/26LG 1T

Invitation to Bid

Preferred Materials, Inc. requests quotes from approved State Disadvantage Business Enterprises (DBE) or other subcontractors Erosion Control, Clearing & Grubbing, Optional base, Concrete Removal, Concrete Curb & Sidewalk, Drainage, Detectable Warnings, Full Depth Reclamation, Grassing/Sod, Maintenance of Traffic, Milling, Milling Cleanup, Signage, Pavement Markings/Striping, QC/Testing, Signalization, Trucking/Hauling for **#IFB-26-00184 Roadway Resurfacing & Repair Surtax Project (WORCS 2) Hillsborough Cty.** Efforts to assist interested DBE's in obtaining bonding, lines of credit, or insurance will be provided if needed. For your convenience, plans and specifications can be downloaded from our Preferred Materials FTP site or viewed at our office. The contractor assumes full responsibility for review of all current contract documents, to include any addenda that may be issued with his/her submission of a quote.

The Estimator for this project is: **Jon Stebick @ jon.stebick@preferredmaterials.com** and all **quotes** and **questions** should be sent to him.

Bids are due **5/11/2026** prior to noon, via email: jon.stebick@preferredmaterials.com or via fax to 813-664-8526. Direct questions to Jon Stebick, at the Estimating Department #: 813-612-5740.

4/24/26LG 1T

NOTICE OF REQUEST FOR QUOTES Hillsborough College is accepting quotes for the following:

QTE # 2932-26
Auctioneering Services, Dale Mabry Campus
Due: 05/22/2026 before 04:00 PM ET
For more information, please visit:
www.hccfl.edu/resources/vendors/
and click on "Competitive Solicitations"

4/24/26LG 1T

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE CHEVAL WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Cheval West Community Development District will commence at Noon on June 8, 2026, and close at Noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at 2514 North Falkenburg Road, Tampa, FL 33619, Phone (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in applicable statutory law. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

Cheval West Community Development District has 2 seats up for election, specifically Seat 1, currently held by Chris Curran, and Seat 2, currently held by Scott Hostler, each carrying a four-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

4/24/26LG 1T

CITY OF TAMPA PURCHASING DEPARTMENT INVITATION TO BID SHELTERED MARKET SOLICITATION

Sealed Bids from City of Tampa Certified Small Local Business Enterprises and Women/Minority Business Enterprises for the furnishing of the following will be received by the Director of Purchasing, City of Tampa.

**3:00 PM 6/3/26
Valve Boxes (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: 4/24/2026
Deanna Faggart, CPPO
Director of Purchasing
City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610

4/24/26LG 1T

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

CASE NO.: 2026-CP-3502

IN RE: ESTATE OF
WILLIAM W. MCDONALD, JR.,
Deceased

NOTICE TO CREDITORS

The administration of the estate of William W. McDonald, Jr., deceased, whose date of death was July 28, 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 person giving notice and the attorney for the person giving notice 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 person giving notice 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 24, 2026.

Person Giving Notice:

/s/ Kelly Gregg
Kelly Gregg, Petitioner
502 Darien Street
Chattahoochee, FL 32324

Attorney for Person Giving Notice:

/s/ Mary L. Wakeman
Mary L. Wakeman, B.C.S.
Florida Bar Number: 0694703
Heuler, Wakeman, Solomon Law Group,
P.L.L.C.
1677 Mahan Center Blvd.
Tallahassee, FL 32308
Telephone: (850) 421-2400
Fax: (850) 421-2403
E-Mail: mary@hwelderlaw.com
Secondary E-Mail: marty@hwelderlaw.com

4/24-5/1/26LG 2T

NOTICE OF INTENT TO SELL

Pursuant to Section 373.089, Florida Statutes, the Southwest Florida Water Management District intends to sell certain lands owned by the District.

SWF Parcel 10-200-1314S (GSE-8)

Real estate in Polk County consisting of approximately five (5) acres in Section 17, Township 25 South, Range 24 East. The Property Appraiser for Polk County, Florida, identifies this property as Parcel ID 24-25-17-000000-024010 and a portion of Parcel ID 24-25-17-000000-023020.

Specifications may be obtained from the District by calling 352-448-6003 or 1-800-423-1476 (Florida only).

4/24/26LG 1T

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Avelar Creek Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at the Robert L. Gilder Elections Service Center, 2514 North Falkenburg Road, Tampa, Florida 33619; (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Avelar Creek Community Development District has two (2) seats up for election, specifically Seats 3 and 4. Each seat carries a four-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

4/24/26LG 1T

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Fishhawk Ranch Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at the Robert L. Gilder Elections Service Center, 2514 North Falkenburg Road, Tampa, Florida 33619; (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Fishhawk Ranch Community Development District has two (2) seats up for election, specifically Seats 2 and 4. Each seat carries a four-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

4/24/26LG 1T

CITY OF TAMPA PURCHASING DEPARTMENT REQUEST FOR PROPOSAL

Pursuant to Chapter 69-1119, Special Acts, Laws of Florida, sealed Request for Proposal for the furnishing of the following will be received by the Director of Purchasing, City of Tampa, in her office until

**3:00 PM 6/15/26
PROFESSIONAL BUILDING PLAN REVIEW & INSPECTIONS SERVICES PRE-PROPOSAL MEETING TO BE HELD 5/4/26 @ 11:00AM**

then and thereafter to be publicly opened and read. Requests for Proposals are available at the Purchasing Department (Phone No. 813/274-8351).

Dated: 4/24/2026
Deanna Faggart, CPPO
Director of Purchasing
City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610

4/24/26LG 1T