

**CITRUS COUNTY**

IN THE CIRCUIT COURT FOR  
CITRUS COUNTY, FLORIDA  
PROBATE DIVISION

File No. 2026 CP 000290 A

IN RE: ESTATE OF

ROLAN D. PARKER, A/K/A ROLAN  
DUANE PARKER, A/K/A ROLAN  
PARKER,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Rolan D. Parker, a/k/a Rolan Duane Parker, a/k/a Rolan Parker, deceased, whose date of death was August 4, 2025, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Avenue, Inverness, FL 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands 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 5/1/2026.

Personal Representative:

Ryan Michele James  
504 SW Chinchilla Glen  
High Springs, Florida 32643

Attorney for Personal Representative:

Andrew Ponnock  
Attorney  
Florida Bar Number: 195420  
10100 West Sample Road, 3rd Floor  
Coral Springs, Florida 33065  
Telephone: (954) 340-4051  
Fax: (954) 340-3411  
E-Mail: andy@ponnocklaw.com  
Secondary E-Mail:  
eservice@ponnocklaw.com

5/1-5/8/26LG 2T

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

Case No: 09-2026-CA-000152-AIN

MISSION STORAGE CRYSTAL RIVER,  
LLC,  
Plaintiff,  
v.

THE UNKNOWN HEIRS, DEVISEES,  
GRANTEES, CREDITORS, LIENORS,  
TRUSTEES, AND ALL OTHER PARTIES  
CLAIMING BY, THROUGH, UNDER  
OR AGAINST ALBERT W. MAXWELL,  
DECEASED, AND ALL UNKNOWN  
PARTIES CLAIMING INTEREST IN THE  
PROPERTY DESCRIBED HEREIN,  
Defendants.

**NOTICE OF ACTION**

TO: THE UNKNOWN HEIRS,  
DEVISEES, GRANTEES,  
CREDITORS, LIENORS, TRUSTEES,  
AND ALL OTHER PARTIES CLAIMING  
BY, THROUGH, UNDER OR AGAINST  
ALBERT W. MAXWELL, DECEASED,  
AND ALL UNKNOWN PARTIES  
CLAIMING INTEREST IN THE  
PROPERTY DESCRIBED HEREIN

YOU ARE NOTIFIED that an action to quiet title, for declaratory judgment, and for adverse possession has been filed against you in the Circuit Court of the Fifth Judicial Circuit, in and for Citrus County, Florida, styled Mission Storage Crystal River, LLC v. The Unknown Heirs, et al., Case No. 09-2026-CA-000152-AIN.

The action seeks to determine ownership and quiet title to the following real property located in Citrus County, Florida:

NW1/4 OF NE1/4 OF NE1/4 LESS N  
50 FT & N1/2 OF SE1/4 OF NE1/4 OF  
NE1/4 & E1/2 OF NE1/4 OF NW1/4  
OF NE1/4 LESS N 50 FT & W1/2 OF  
W1/2 OF NW1/4 OF NE1/4 LESS N 50  
FT & E1/2 OF SW1/4 OF NW1/4 OF  
NE1/4 & S1/2 OF NW1/4 OF SE1/4  
OF NE1/4 & SW1/4 OF SE1/4 OF  
NE1/4 & SE1/4 OF SE1/4 OF NE1/4  
& NE1/4 OF NE1/4 OF SE1/4 DESC  
IN OR BK 245 PG 280 LESS: OR BK  
315 PG 161, OR BK 337 PGS 832 &  
839, OR BK 34 8 PG 15, OR BK 388  
PG 236, OR BK 390 PG 482, OR BK  
479 P G 100 1980 LESS OUTS: OR  
BK 533 PG 943(24-25) 1982 LESS  
OUTS: OR BK 595 PG 1622(8), OR  
BK 595 PG 1624(7)

You are required to serve a copy of your written defenses, if any, to this action on: MICHAEL J. PARK, ESQUIRE  
Park Law Group, P.A.  
P.O. Box 5088, Clearwater, FL 33758  
service.mpark@parklawgroup.com

on or before May 20, 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 Complaint.

DATED this 27th day of April, 2026.

Citrus County Clerk of the Circuit Court  
By: s/ Illegible  
Deputy Clerk

**CITRUS COUNTY**

5/1-5/22/26LG 4T

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

CASE NO.: 2026 CC 000543 A

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

THE UNKNOWN HEIRS, DEVISEES,  
GRANTEES, ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES OR OTHER  
CLAIMANTS CLAIMING BY, THROUGH,  
UNDER, OR AGAINST NORMA  
CHANNELL, DECEASED,  
Defendant(s).

**NOTICE OF ACTION**

TO: The Unknown Heirs, Devisees,  
Grantees, Assignees, Lienors,  
Creditors, Trustees Or Other Claimants  
Claiming By, Through, Under, Or  
Against Norma Channell, Deceased  
15 Black Cherry Drive  
Homosassa, FL 34446

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

Lot 188 and northerly 1/2 of Lot 187, Block BA, of CYPRESS VILLAGE SUGARMILL WOODS, according to the Plat thereof, as recorded in Plat Book 9, Pages 86-150, Plat Book 10, Pages 1-150, Plat Book 11, pages 1-16, As Amended in Plat Book 9, Page 87-A, of the 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, to the provision of certain assistance. Please contact the ADA Coordinator at the Office of the Trial Court Administrator, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida 34450, Telephone (352) 341-6700, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; if you are hearing or voice impaired, call 711.

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

Traci Perry  
Clerk of the Circuit Court & Comptroller  
By /s/ Illegible  
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

5/1-5/8/26LG 2T

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

File No.: 2026-CP-000013

IN RE: ESTATE OF  
MARLENE C. HUBER,  
Deceased.

**NOTICE TO CREDITORS  
(Summary Administration)**

The administration of the estate of MARLENE C. HUBER, deceased, who died on September 8, 2025, File Number 2026-CP-000013, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N Apopka Ave, Inverness, FL 34450. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

All creditors of the estate of the decedent and persons having claims or demands against decedent's estate 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is May 1, 2026.

Person Giving Notice:

LINDA SCHRADER  
940 S. Shad Terrace  
Inverness, Florida 34450

Attorney for Person Giving Notice:  
EDWARD W. SOULSBY, B.C.S.  
TROTTER & SOULSBY, P.A.  
11834 C.R. 101, Suite 100  
The Villages, Florida 32162  
Telephone: (352) 205-7245  
E-Mail: ed@trotterlaw.com  
2nd E-Mail: justin@trotterlaw.com

5/1-5/8/26LG 2T

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

CASE NO.: 2025 CA 000184 A  
FREEDOM MORTGAGE CORPORATION  
PLAINTIFF,  
VS.  
UNKNOWN HEIRS, BENEFICIARIES,  
DEVISEES, ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND  
ALL OTHERS WHO MAY CLAIM  
AN INTEREST IN THE ESTATE OF  
EVERETTE A. FOY A/K/A EVERETTE  
AUSTIN FOY, ET AL.,  
DEFENDANTS.  
NOTICE OF FORECLOSURE SALE

**CITRUS COUNTY**

(Please publish in La Gaceta Publishing, Inc)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 16th day of April, 2026, and entered in Case No. 2025 CA 000184 A, of the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and PLECHETTE DEY FOY, EVERETT ALLEN FOY, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EVERETTE A. FOY A/K/A EVERETTE AUSTIN FOY, ELLIOT AUSTIN FOY, ANDRE FOY, SUZETTE LOUGENIA HOLT, QJARI EBER DEY FOY, OLIVE DEY FOY A/K/A OLIVE DEY, DEBRA ANN FOY, KEAN DEY FOY AND WAYNE DEY A/K/A WAYNE DEY FOY are defendants. Traci Perry as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.citrus.realforeclose.com at 10:00 AM on the 4th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 30, Block 30, Beverly Hills Unit Number Two, according to the Plat thereof, recorded in Plat Book 4, Page(s) 96, of the Public Records of Citrus County, Florida.

Property address: 30 S Desoto Street, Beverly Hills, FL 34465  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: (352) 341-6700. Dated this 24th 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  
11080-1034403

**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, GRANTEES,  
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  
Quintairos, Prieto, Wood & Boyer, P.A.  
255 S. Orange Ave., Ste. 900  
Orlando, FL 32801-3454  
(855) 287-0240  
(407) 872-6012 Facsimile  
E-mail: servicecopies@qpwblaw.com  
E-mail: kchurch@qpwblaw.com  
Attorney for Plaintiff

4/24-5/1/26LG 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

**CITRUS COUNTY**

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 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

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

ALLISON K. KANOVSKY,  
Defendant.

**NOTICE OF ACTION**

TO: ALLISON K. KANOVSKY  
38 Golfview Drive  
Homosassa, 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, to the provision of certain assistance. Please contact

**CITRUS COUNTY**

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 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. 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

**HERNANDO COUNTY**

against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:  
Stephanie D. Georgiades  
11708 Lipsey Road  
Tampa, Florida 33618

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

5/1-5/8/26LG 2T

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

CIVIL DIVISION

Case No. 2024-CC-002014

THE HEATHER PROPERTY OWNERS ASSOCIATION, INC.,  
a Florida not-for-profit corporation,  
Plaintiff,  
vs.

RUTH STORY, a single person and  
DALE E. STORY, a single person, as  
Joint Tenants with Rights of Survivorship  
and UNKNOWN TENANT,  
Defendants.

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

(to correct sale date month spelling only)

**NOTICE IS HEREBY GIVEN** pursuant to a Final Judgment of Foreclosure entered in Case No. 2024-CC-002014, of the County Court of the Fifth Judicial Circuit in and for Hernando County, Florida, wherein THE HEATHER PROPERTY OWNERS ASSOCIATION, INC. is Plaintiff, and RUTH STORY, a single person and DALE E. STORY, a single person, as Joint Tenants with Rights of Survivorship and UNKNOWN TENANT n/k/a GREG STORY, are Defendants. The Clerk of the Court will sell to the highest bidder for cash on **May 26, 2026** at the Hernando County Courthouse, Room 245, 20 North Main Street, Brooksville, FL 34601 beginning at **11:00 A.M.**, the following property as set forth in said Final Judgment, to wit:

THE HEATHER, ROYAL HIGHLANDS WEST, BLOCK 23, LOT 14, according to the plat book thereof recorded in Plat Book 13, Page 41 of the public records of Hernando County, Florida.

Property Address: 9026 Lismore Court, Weeki Wachee, FL 34613

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LISPENDENS 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 a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator Peggy Welch (352) 754-4402, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated April 22, 2026

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

s/ Sonya Sanders  
Deputy Clerk

Tankel Law Group  
1022 Main Street, Dunedin, FL 34698

5/1-5/8/26LG 2T

**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**

The administration of the estate of GEORGE IVA RIVERS, A/K/A GEORGE I. RIVERS, deceased, whose date of death was November 22, 2025; File Number 26000448CPAXMX, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE

**HERNANDO COUNTY**

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 Her-  
nando County, Florida:

THE FOLLOWING DESCRIBED LAND,  
SITUATE, LYING, AND BEING IN HER-  
NANDO 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 AP-  
PROVED 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 writ-  
ten defenses, if any, to it on The Law Of-  
fice of C.W. Wickersham, Jr., P.A., Plain-  
tiff'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 im-  
mediately 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 partici-  
pate in a proceeding, you are entitled,  
at no cost to you, the provision of certain  
assistance. Please contact the ADA Coor-  
dinator for the Courts within 2 working  
days of your receipt of your notice to ap-  
pear in Court at: Hernando County, Peggy  
Welch, (352) 754-4402.

Dated this 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 Al-  
fred 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 PUBLI-  
CATION OF THIS NOTICE.

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

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

NOTWITHSTANDING THE TIME PER-

**HERNANDO COUNTY**

IOD SET FORTH ABOVE, ANY CLAIM  
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 BE-

**HERNANDO COUNTY**

FORE THE LATER OF 3 MONTHS AF-  
TER THE TIME OF THE FIRST PUBLI-  
CATION OF THIS NOTICE OR 30 DAYS  
AFTER THE DATE OF SERVICE OF A  
COPY OF THIS NOTICE ON THEM.

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

The personal representative has no  
duty to discover whether any property  
held at the time of the decedent's death  
by the decedent or the decedent's sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Commu-  
nity Property Rights at Death Act as de-  
scribed 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 Stat-  
utes. The written demand must be filed  
with the clerk.

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

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

The date of first publication of this no-  
tice is April 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

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

As the result of being unable to effectuate certified mail notice to violators of the City Code, Notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **5/13/2026 at 9:00 A.M. and 1:00 P.M.** to hear the below listed cases. Which are in violation of the City of Tampa Code Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274 8397.

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

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

CASE NO: COD-25-0002816

NAME OF VIOLATOR: HIGHLAND'S AT HUNTER'S GREEN

LOCATION OF VIOLATION: 9481 HIGHLAND OAK DR, TAMPA, FL

CODE SECTIONS: 19-48 19-237(3)

LEGAL DESCRIPTION: THE HIGHLANDS AT HUNTER'S GREEN A CONDOMINIUM COMMON AREA

FOLIO: 59402.0646

CASE NO: COD-25-0002826

NAME OF VIOLATOR: HIGHLAND'S AT HUNTER'S GREEN

LOCATION OF VIOLATION: 9481 HIGHLAND OAK DR, TAMPA, FL

CODE SECTIONS: 19-48 19-237(3)

LEGAL DESCRIPTION: THE HIGHLANDS AT HUNTER'S GREEN A CONDOMINIUM COMMON AREA

FOLIO: 59402.0646

CASE NO: COD-26-0000138

NAME OF VIOLATOR: MICHAEL PASLEY

LOCATION OF VIOLATION: 4710 W KNIGHTS AVE, TAMPA, FL

CODE SECTIONS: 19-234

LEGAL DESCRIPTION: ANITA SUBDIVISION LOT 21 BLOCK 9

FOLIO: 130578.0000

CASE NO: COD-26-0000248

NAME OF VIOLATOR: RAQUEL GARCIA

LOCATION OF VIOLATION: 814 W 113TH AVE, TAMPA, FL

CODE SECTIONS: 19-231(15)a 19-231(15)b 19-231(10)

LEGAL DESCRIPTION: HAMNER'S W E FOREST ACRES W 1/2 OF LOT 16 LESS W

235.60 FT BLOCK 4

FOLIO: 94883.0000

CASE NO: COD-26-0000251

NAME OF VIOLATOR: PAUL AND BRENDA KEARSE

LOCATION OF VIOLATION: , TAMPA, FL

CODE SECTIONS: 19-50

LEGAL DESCRIPTION: CAMPOBELLO BLOCKS 31 TO 45 LOT 1 BLOCK 37

FOLIO: 187861.0000

CASE NO: COD-26-0000303

NAME OF VIOLATOR: DAVID T CLARK

LOCATION OF VIOLATION: 2302 E 21ST AVE, TAMPA, FL

CODE SECTIONS: 19-49 19-231(15)b

-LEGAL DESCRIPTION: PRINCETON HEIGHTS LOTS 9 10 AND 11

FOLIO: 188140.0000

CASE NO: COD-26-0000336

NAME OF VIOLATOR: MILDRED WAY ESTATE OF

LOCATION OF VIOLATION: 2705 E 10TH AVE, TAMPA, FL

CODE SECTIONS: 19-49 19-50

LEGAL DESCRIPTION: GARYTOWN LOT 8 BLOCK 10

FOLIO: 189069.0000

CASE NO: COD-26-0000340

NAME OF VIOLATOR: MILDRED WAY ESTATE OF

LOCATION OF VIOLATION: 2705 E 10TH AVE, TAMPA, FL

CODE SECTIONS: 19-231(10) 19-231(11) 19-231(15)a 19-231(15)b 19-231

LEGAL DESCRIPTION: GARYTOWN LOT 8 BLOCK 10

FOLIO: 189069.0000

CASE NO: COD-26-0000381

NAME OF VIOLATOR: CARLOS ORLANDO GUZMAN

LOCATION OF VIOLATION: 202 W LINEBAUGH AVE, TAMPA, FL

CODE SECTIONS: 19-231(1)g 19-231(2) 19-231(3) 19-231(5)a 19-231(7) 19-231(10)

LEGAL DESCRIPTION: HAMNER'S MARJORY B AND W E FLORILAND E 80 FT OF

LOT 1 AND E 80 FT OF N 37 FT OF LOT 26 BLOCK 2

FOLIO: 99678.0000

CASE NO: COD-26-0000578

NAME OF VIOLATOR: GUYRLENE CLAUVIL

LOCATION OF VIOLATION: 2002 N 60TH ST, TAMPA, FL

CODE SECTIONS: 19-231(15)c

LEGAL DESCRIPTION: BROADWAY SUBDIVISION LOT 35

FOLIO: 159980.0000

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

CASE NO: COD-26-0000123

NAME OF VIOLATOR: GUADALUPE CELI AND GASPARD

LOCATION OF VIOLATION: 1115 E LINEBAUGH AVE, TAMPA, FL

CODE SECTIONS: 27-156 27-326

LEGAL DESCRIPTION: CASTLE HEIGHTS MAP N 90 FT OF LOTS 1 AND 2 BLOCK A

FOLIO: 144008.0000

CASE NO: COD-26-0000524

NAME OF VIOLATOR: NOE AGUIRRE BONOLA

LOCATION OF VIOLATION: 2002 N TAMPA, FL

CODE SECTIONS: 27-327 27-283.11(a)

LEGAL DESCRIPTION: TERRACE GABLES LOTS 23 &amp; 24 &amp; E 1/2 CLOSED ALLEY

ABUTTING THEREON BLOCK A

FOLIO: 147805.0000

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC

CITY CLERK

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

**HILLSBOROUGH COUNTY**

Court. Date: April 23, 2026.

5/1/26LG 1T

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

Case No. 26-CP-001366

IN RE: ESTATE OF MICHAEL J. WATERS, Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Michael J. Waters, deceased, whose date of death was March 4, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The first date of publication is May 1, 2026.

Personal Representative:  
Susan W. Eytalis  
1981 Cerny Court  
The Villages, Florida 32163

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

5/1-5/8/26LG 2T

**HILLSBOROUGH COUNTY**

PROBATE DIVISION B

CASE NO.: 25-CP-002705

IN RE: ESTATE OF JOHN ALBERT KELLER Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of John Albert Keller, deceased, Case Number 2025-CP-002705, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 802 East Twiggs Street, Room 442 - Edgecomb Courthouse, Tampa, Florida 33602. The name and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 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.

**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@hcfll.gov](mailto:RP-Vacating@hcfll.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://hcfll.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@hcfll.gov](mailto:ADA@hcfll.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**

The date of first publication of this Notice is Friday May 1, 2026.

Personal Representative:  
Stephanine Ruth Bowen  
5811 South 2nd Street  
Tampa, FL 33611  
Phone: 813-406-0177

Attorney for Personal Representative:

/s/ Pierre B. Joseph  
Pierre B. Joseph, Esq.  
Florida Bar No.: 0121558  
2605 Knight Island Drive  
Brandon, FL 33511  
Telephone: (813) 716-6727  
pbjoseph@gmail.com

5/1-5/8/26LG 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:

**MOLD INSPECTIONS TAMPA**

Owner: Clay Hernandez  
3408 S Omar Ave  
Tampa, FL 33629

5/1/26LG 1T

**HILLSBOROUGH COUNTY**

PROBATE, GUARDIANSHIP AND TRUST DIVISION

File No. 26-CP-001193

Division A

IN RE: THE ESTATE OF

DONALD WATERS MACDONALD

A/K/A DONALD W. MACDONALD

Deceased.

**NOTICE TO CREDITORS**

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 DONALD WATERS MACDONALD A/K/A DONALD W. MACDONALD, deceased, File Number 26-CP-001193, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602; that the decedent's date of death was March 22, 2026; that the total value of the estate is \$69,049.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name  
Gordon G. Macdonald  
Address  
1600 S. MacDill Ave., Apt. 303  
Tampa, FL 33629

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 732.216-732.288 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.

The date of first publication of this Notice is May 1, 2026.

Person Giving Notice:  
Gordon G. Macdonald  
1600 S. MacDill Ave., Apt. 303  
Tampa, FL 33629

Attorney for Person Giving Notice  
Megan Flynn McAteer, Esq.  
Florida Bar No. 643173  
Megan Flynn McAteer PL  
601 S. Boulevard  
Tampa, FL 33606  
Phone: (813) 251-4210  
Email: [mfm@MeganMcAteerLaw.com](mailto:mfm@MeganMcAteerLaw.com)

5/1-5/8/26LG 2T

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

CIVIL DIVISION

CASE NO.: 25-CC-036232, DIVISION R

PLACE ONE CONDOMINIUM

ASSOCIATION, INC.,

Plaintiff,

vs.

SHEILYAN CRUZ,

**HILLSBOROUGH COUNTY**

Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on April 15, 2026 by the County Court of Hillsborough County, Florida, the property described as:

UNIT 14F OF PLACE ONE CONDOMINIUM, AND AN UNDIVIDED .00438 INTEREST IN THE COMMON ELEMENTS AND APPURTENANTS TO SAID UNIT, ALL IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS, AND OTHER PROVISIONS ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3809 PAGE 886 AND IN CONDOMINIUM PLAT BOOK 3, PAGE 45 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING.

PROPERTY ADDRESS: 7535 Pitch Pine Circle, Unit B, Tampa, FL 33617.

will be sold by the Hillsborough County Clerk at public sale on **June 5, 2026 at 10:00 A.M.**, electronically online at <http://www.hillsborough.realforeclose.com>.

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

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

/s/Charles Evans Glausier  
Charles Evans Glausier, Esquire  
Florida Bar No.: 37035  
[cglausier@glausierknight.com](mailto:cglausier@glausierknight.com)  
CLAUSIER KNIGHT JONES, PLLC  
400 N. Ashley Drive, Suite 2020  
Tampa, FL 33602  
Telephone No.: (813) 440-4600  
Attorneys for Plaintiff

5/1-5/8/26LG 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:

**BLOOM DISPENSARY**

Owner: Prosperity Medical, LLC  
6020 W Chelsea St  
Tampa, FL 33634

5/1/26LG 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:

**MTM DETAILING**

Owner: Masons Tampa Mobile Detailing LLC  
1600 South MacDill Avenue,  
Apt 502, Tampa, FL 33629

5/1/26LG 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:

**SUNNYCARE TAMPA**

Owner: Afonsina Leonardo  
8525 Hidden River Pkwy Unit 401  
Tampa, FL 33637

5/1/26LG 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:

**HAGEL MECHANICAL**

Owner: Hagel Mechanical LLC  
813 Ambassador Loop  
Tampa, FL 33613

5/1/26LG 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:

**SENIOR OPTIMIZATION**

Owner: BryLyn Partners LLC  
1711 Ryan Drive  
Lutz, FL 33549-4018

5/1/26LG 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:

**ARTISTIC TECHNICAL ACADEMY**

Owner: Robert Rosenberg  
4951 East Adamo Drive  
Tampa, FL 33605

5/1/26LG 1T

**NOTICE OF ADMINISTRATIVE COMPLAINT****HILLSBOROUGH COUNTY**

HILLSBOROUGH COUNTY

To: MARKEDRA A. BROWN

Case No.: CD202512425/D  
3433551/3402356

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.

5/1-5/22/26LG 4T

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

CIVIL DIVISION

CASE NO.: 26-CC-015282

RENAISSANCE MAINTENANCE

ASSOCIATION, INC.,

Plaintiff,

vs.

DOROTHY A. LEE AND STEVE REGE,

Defendant.

**NOTICE OF ACTION**

TO: DOROTHY A. LEE

1155 Emerald Dunes Drive  
Sun City Center, FL 33573  
1420 Countrywood Ave., Apt 70  
Hacienda Heights, CA 91745

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

Lot 50, SUN CITY CENTER UNIT 262, PHASE I, as per plat thereof, recorded in Plat Book 90, Page 24, of the Public Records of HILLSBOROUGH County, Florida.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 6/3/2026, 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 28, 2026

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

By: Jennifer Taylor  
Deputy Clerk

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

5/1-5/8/26LG 2T

**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT**

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 26-CA-001807

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF SARLES MORTGAGE LOAN TRUST, Plaintiff,

vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, HOWARD JOHNSON, DECEASED; et. al., Defendants.

**NOTICE OF ACTION**

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, HOWARD JOHNSON  
4202 Bugg Road, Plant City, FL 33567

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:

THE WEST 165 FEET OF LOT 8 OF BROOKDALE FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 3, 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, 05/28/2026, 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

**HILLSBOROUGH COUNTY**

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](mailto:ADA@fljud13.org)

WITNESS my hand and seal of said Court on April 22, 2026.

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

5/1-5/8/26LG 2T

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

PROBATE DIVISION

File No. 26-CP-000342

IN RE: ESTATE OF

ROBERT R. MENDEZ

Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Robert R. Mendez, deceased, whose date of death was September 5, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:

/s/ Michael Alan Mendez  
33375 Nicholas Common  
Temecula, California 92592

Attorney for Personal Representative:

/s/ Desiree Sanchez  
Florida Bar Number: 10082  
SANCHEZ LAW GROUP PA  
605 E. Robinson Street, Suite 650  
Orlando, Florida 32801  
Telephone: (407) 500-4444  
Fax: (407) 236-0444  
E-Mail: [desiree@sanchezlaw.com](mailto:desiree@sanchezlaw.com)  
Secondary E-Mail:  
[info@sanchezlaw.com](mailto:info@sanchezlaw.com)

5

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY**

238 East Davis Boulevard, Suite 208  
Tampa, Florida 33606  
Telephone: (813) 259-9955  
susan@sghlawoffice.com

5/1-5/8/26LG 2T

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

CASE NO.: 24-CA-005817  
DIVISION: D

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN THE INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR, BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-HE6, Plaintiff,

vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST CARMEN F SALAMAN AKA CARMAN SALAMAN, et. al., Defendants.

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY****NOTICE OF SALE**

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered on April 6, 2026 in the above-styled cause, Victor D. Crist, Hillsborough county clerk of court, shall sell to the highest and best bidder for cash on **June 2, 2026 at 10:00 A.M.**, at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), the following described property:

**LOT 16, BLOCK 1, HIGH PINES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, ON PAGE 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.**

Property Address: 505 W 130th Ave, Tampa, FL 33612

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 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

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY**

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

Dated April 28, 2026

/s/ Kelley L. Church  
Kelley L. Church, Esquire  
Florida Bar No.: 100194  
Quinteiros, 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](mailto:servicecopies@qpwblaw.com)  
E-mail: [kchurch@qpwblaw.com](mailto:kchurch@qpwblaw.com)  
Attorney for Plaintiff

5/1-5/8/26LG 2T

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

CASE NO.: 25-CC-058614, DIVISION L

MAGDALENE COURT CONDOMINIUM ASSOCIATION, INC.,

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY**Plaintiff,  
vs.LISA M. REYBURN, a single person,  
Defendant.**NOTICE OF SALE**

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

That certain Condominium Parcel composed of Unit No. 401, MAGDALENE COURT, PHASE III, according to the Condominium Plat thereof, as recorded in Condominium Plat Book 6, Page 77, as thereafter amended, as further described in the Declaration of Condominium thereof, as recorded in Official Records Book 4329, Page 265, as thereafter amended, of the Public Records of Hillsborough County, Florida, together with an undivided interest in the common elements appurtenant thereto. Also known as Unit 401, Building 4, MAGDALENE COURT, PHASE III.

PROPERTY ADDRESS: 3166 Valley Oaks Drive, Tampa, FL 33618.

will be sold by the Hillsborough County Clerk at public sale on **June 19, 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

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY**

pendens must file a claim within sixty (60) days after the sale.

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

/s/Charles Evans Glausier  
Charles Evans Glausier, Esquire  
Florida Bar No.: 37035  
[cglasier@glausierknight.com](mailto:cglasier@glausierknight.com)  
GLAUSIER KNIGHT JONES, PLLC  
400 N. Ashley Drive, Suite 2020  
Tampa, FL 33602  
Telephone No.: (813) 440-4600  
Attorney for Plaintiff

5/1-5/8/26LG 2T

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

Case No.: 26-DR-003197  
Division: E

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

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

TO: YALILY MONROY ALEMAN

Last 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 LEONEL MATOS VAZQUEZ, whose address is 6521 Reef Cir, Tampa, FL 33625 on or before 6/2/2026, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated April 27, 2026

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

5/1-5/22/26LG 4T

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

CASE NO.: 25-CC-010586

CANTERBURY LAKES HOMEOWNERS ASSOCIATION, INC.,  
Plaintiff,

vs.

GABRIEL GOSHAY,  
Defendant.**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on April 23, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

LOT 2, BLOCK 2, CANTERBURY LAKES PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 102, PAGES 259 THROUGH 262, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), on **May 29, 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](mailto: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

5/1-5/8/26LG 2T

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

CASE NO.: 24-CC-064040, DIVISION V

(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

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

**HILLSBOROUGH COUNTY**

TAMPA VILLAS SOUTH, INC.,  
Plaintiff,  
vs.

CLARA LUNA MARTINEZ, an unmarried woman,  
Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on April 21, 2026 by the County Court of Hillsborough County, Florida, the property described as:

Lot 3, Block 16, Tampa Villas South Unit No. 2, according to map or plat thereof as recorded in Plat Book 44, Page 26, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 4215 La Dega Court, Tampa, FL 33611.

will be sold by the Hillsborough County Clerk at public sale on **June 12, 2026 at 10:00 A.M.**, electronically online at <http://www.hillsboroughrealforeclose.com>.

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

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

/s/Charles Evans Glausier  
Charles Evans Glausier, Esquire  
Florida Bar No.: 37035  
[cglausier@glausiernight.com](mailto:cglausier@glausiernight.com)  
GLAUSIER KNIGHT JONES, PLLC  
400 N. Ashley Drive, Suite 2020  
Tampa, FL 33602  
Telephone No.: (813) 440-4600  
*Attorneys for Plaintiff*

5/1-5/8/26LG 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-001279  
Division A

IN RE: THE ESTATE OF  
EUDOSIA F. HERNANDEZ  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of EUDOSIA F. HERNANDEZ, deceased, Case Number 26-CP-001279, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is May 1, 2026.

Personal Representative:  
ORLANDO HERNANDEZ  
14011 Hollow Leaf Place  
Riverview, Florida 33579

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@sglawoffice.com](mailto:susan@sglawoffice.com)

5/1-5/8/26LG 2T

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 936076 from Oaks of Plant City LLC, Application received: February 27, 2026. Proposed activity: Mobile Home Park/ Single Family Home. Project name: Hall Rd MHP. Project size: 3.73 Ac +/- Location: Section(s) 24, Township 28 South, Range 21 East, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 Hwy 301 N, Tampa, FL 33637. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at [www.waterrmatters.org](http://www.waterrmatters.org). The District does not discriminate based on disability. Any one requiring accommodation under the

**HILLSBOROUGH COUNTY**

ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

5/1/26LG 1T

**ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY NOTICE OF AGENCY ACTION**

The Environmental Protection Commission of Hillsborough County gives notice of agency action of issuance of an Authorization to fill wetlands pursuant to Chapter 84-446, Laws of Florida, as amended. The Authorization addresses approval for filling wetlands located at Maydell Drive, Tampa, FL on folio #043893.0555 and the associated Right of Way. The agency action document/permit is available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the Environmental Protection Commission, 3629 Queen Palm Dr., Tampa, FL 33619. Pursuant to Section 9, Chapter 84-446, Laws of Florida, and Rule 1-2.30, Rules of the EPC, any person whose interests protected by Chapter 84-446, Laws of Florida, are adversely affected by this action or are otherwise aggrieved by this action, has the right to appeal the decision in accordance with Part IV off Rule 1-2, Rules of the EPC which will be found within the "Notice of Rights" included with the issued document. Written notice of appeal must be received by the EPC Commission Chair, c/o EPC Legal Department, 3629 Queen Palm Dr., Tampa, FL 33619 or via electronic mail at [legalclerk@epcchc.org](mailto:legalclerk@epcchc.org), within 20 days of the date of this publication. Failure to file a notice of appeal within that time shall constitute a WAIVER of one's right to file an appeal.

5/1/26LG 1T

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

CASE NO.: 26-CC-002237

RIVERBEND WEST COMMUNITY ASSOCIATION, INC.,  
Plaintiff,

vs.

KRISTINA FRANGOMIHALOS AND  
DMITRY ROUSSEAU,  
Defendants.

**NOTICE OF ACTION**

TO: KRISTINA FRANGOMIHALOS AND  
DMITRY ROUSSEAU  
409 Serenity Mill Loop, Ruskin, FL 33570  
7266 Barque Drive, Tampa, FL 33607  
815 Ocean St., Lindenhurst, NY 11757

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

Lot 86, Block 2, Riverbend West Phase 2, according to the map or plat thereof, as recorded in Plat Book 128, Page(s) 219 through 224, 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 MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 5/22/2026, 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 16, 2026

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

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

5/1-5/8/26LG 2T

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

File No.: 26-CP-000843

Division: W

IN RE: ESTATE OF  
DOROTHY J. HAM,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of DOROTHY J. HAM, deceased, whose date of death was November 7, 2025, and whose social security number is xxx-xx-2544 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 THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands 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 May 1, 2026.

Personal Representative:

**HILLSBOROUGH COUNTY**

JAMES ALLEN HAM  
2105 N Gordon Street  
Plant City, FL 33563

Attorney for Personal Representative:

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

5/1-5/8/26LG 2T

**THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION**CASE NO.: 26-CA-001273  
DIVISION: D

HILLSBOROUGH TITLE, INC.,  
a Florida corporation,  
d/b/a PARAMOUNT TITLE,  
Plaintiff,

vs.

ALL UNKNOWN PERSONS  
AND ENTITIES,  
Defendants,  
-and-

SAMORA CONSTRUCTION LLC,  
PEARL & SAMORA LLC, JPMORGAN  
CHASE BANK, N.A., PATTERSON  
INVESTMENT GROUP LLC, SAMORA  
PATTERSON, BRADFORD AHYOUNG  
Nominal Defendants.

**AMENDED NOTICE OF ACTION**

WHEREAS, an action has been brought by HILLSBOROUGH TITLE, INC., d/b/a PARAMOUNT TITLE ("Paramount Title"), to quiet Paramount Title's title to certain funds described in the Complaint to Quiet Title to Personal Property filed in this action on February 23, 2026, specifically \$1,710,000.00 in Suspense Account Funds (the "Funds"), as described in said Complaint, as evidenced by the following cashier's checks issued by JPMorgan Chase Bank, N.A. in May 2015:

Check No. 1646708953 in the amount of \$575,000.00;

Check No. 1646708955 in the amount of \$585,000.00;

Check No. 1646708956 in the amount of \$550,000.00.

NOW, THEREFORE, notice is given to all unknown persons and entities who may claim some right, title, or interest in or to the Funds and/or the Checks, who are or are not inhabitants of, or who are or are not found within this state, that they appear or plead to the Complaint filed by Paramount Title, and who are required to serve a copy of written defenses, if any, to it on John J. Agliano, Esquire, Paramount Title's attorney, whose address is 606 E. Madison Street, Tampa, FL 33602, thirty days from first publication, and file the original with the Clerk of this Court either before ser-

**HILLSBOROUGH COUNTY**

vice on Paramount Title's above-named attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint, and that in default the court will proceed to the hearing and adjudication of the action.

If you are a person with a disability who needs accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to provision or certain assistance. To request accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line (1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated April 29, 2026

By: /s/ John J. Agliano  
John J. Agliano - FBN 0503150  
Primary: jagliano@bcalaw.com  
Secondary: dcamacho@bcalaw.com  
Connor J. Kennedy - FBN: 1069151  
Primary: ckennedy@bcalaw.com  
Secondary: lheckman@bcalaw.com  
BAJO COHEN AGLIANO P.A.  
606 E. Madison Street  
Tampa, Florida, 33602  
Telephone: (813) 223-3130  
Fax: (813) 490-1026  
*Counsel for Plaintiff*

5/1-5/22/26 4T

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

CASE NO: 25-CC-039451

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

vs.

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

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

**NOTICE IS HEREBY GIVEN** pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-039451, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEWOOD RIDGE TOWNHOMES ASSOCIATION, INC. is Plaintiff, and MYRLEX DAVILMAR, an unmarried man, is Defendant, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on **June 12, 2026**, in an online sale at [www.hillsboroughrealforeclose.com](http://www.hillsboroughrealforeclose.com), beginning at **10:00**

**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 SANTIAGO 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 PORPETHIES 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**

a.m., the following property as set forth in said Final Judgment, to wit:

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. 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 23, 2026

/s/ Scott B. Tankel  
Scott B. Tankel, Esq., FBN 118453  
PRIMARY E-MAIL:  
[pleadings@tankellawgroup.com](mailto:pleadings@tankellawgroup.com)  
TANKEL LAW GROUP  
1022 Main Street, Suite D  
Dunedin, FL 34698  
(727) 736-1901 FAX (727) 736-2305  
ATTORNEY FOR PLAINTIFF

5/1-5/8/26LG 2T

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

Case No.: 25-CA-011216

Div. B

PREMIUM MORTGAGE, INC.,  
Plaintiffs,

vs.

NATHAN YOUNG; TIMOTHY MCTAGUE  
a/k/a TIMOTHY F. MCTAGUE; CITY  
OF TAMPA (CODE ENFORCEMENT  
BOARD); BAYFIRST NATIONAL  
BANK f/k/a FIRST HOME BANK;  
HILLSBOROUGH COUNTY CLERK OF  
THE CIRCUIT COURT, FLORIDA,  
Defendants.

**NOTICE OF FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered in this cause in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in Case No. 25-CA-011216, wherein PREMIUM MORTGAGE, INC. is the Plaintiff, and NATHAN YOUNG; TIMOTHY MCTAGUE a/k/a TIMOTHY F. MCTAGUE; CITY OF TAMPA (CODE ENFORCEMENT BOARD); BAYFIRST NATIONAL BANK f/k/a FIRST HOME BANK; and HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT, FLORIDA, are the Defendants, the Clerk of the Court shall sell to the highest and best bidder for cash online at <http://www.hillsboroughrealforeclose.com> at **10:00 A.M. on June 1, 2026**, the following described property as set forth in said Final Judgment, to wit:

**Lot 16, Block 2, of Central Park, according to the plat thereof, as recorded in Plat Book 8, Page 14, of the Public Records of Hillsborough County, Florida**

Property Address: 502 E. Floribaska Ave., Tampa, FL 33603

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 fail to file a claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the lis pendens may claim the surplus.

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

<https://www.fjjud13.org/BusinessOperations/CourtFacilities/ADAaccommodations.aspx> Phone: (813) 272-7040 or [ada@fjjud13.org](mailto:ada@fjjud13.org)

Dated this April 22, 2026

s/ Anthony G. Woodward, Esq.  
Florida Bar No.: 0773610

WOODWARD LAW  
14851 State Rd. 52, Unit 107b-420  
Hudson, FL 34669

5/1-5/8/26LG 2T

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

CASE No. 23-CA-012155  
ARVEST BANK, SUCCESSOR IN INTEREST BY MERGER TO ARVEST CENTRAL MORTGAGE COMPANY, PLAINTIFF,

vs.

ROBERT MICHAEL ESPOSITO A/K/A  
ROBERT M. ESPOSITO, ET AL.  
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE  
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 31, 2025 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on June 4, 2026, at 10:00 AM, at [www.hillsboroughrealforeclose.com](http://www.hillsboroughrealforeclose.com) for the following

(Continued on next page)

**HILLSBOROUGH COUNTY**

described property:  
LOT 2, BLOCK 2, RIVER RIDGE RESERVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fjud13.org, 800 E. 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. 11080-1034245

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

CIVIL DIVISION  
CASE NO.: 25-CA-008094  
FREEDOM MORTGAGE CORPORATION PLAINTIFF,  
VS.

BARBARA G MEDINA, 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 14th day of April, 2026, and entered in Case No. 25-CA-008094, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and AMAURIS MARTINEZ LEYVA and BARBARA G MEDINA are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at

**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](mailto:RP-Vacating@hcfi.gov) or by phone at (813) 276-2825.

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

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

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](mailto:RP-Vacating@hcfi.gov) or by phone at (813) 276-2825.

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

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

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](mailto:RP-Vacating@hcfi.gov) or by phone at (813) 276-2825.

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

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

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

**HILLSBOROUGH COUNTY**

www.hillsborough.realforeclose.com at 10:00 AM on the 2nd day of June, 2026, the following described property as set forth in said Final Judgment, to wit: Lot 8, Block 57, CLAIR MEL CITY SECTION A UNIT 8, a subdivision according to the plat thereof recorded in Plat Book 46, Page 13, of the Public Records of Hillsborough County, Florida. Property address: 1719 Julian Lane Dr, Tampa, FL 33619

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

<https://www.fjud13.org/BusinessOperations/CourtFacilities/ADAaccommodations.aspx> Phone: (813) 272-7040 or [ada@fjud13.org](mailto:ada@fjud13.org)  
Dated this 23rd 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@TMPP LLC.COM  
11080-1034379

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

CASE NO. 25-CA-008432

**HILLSBOROUGH COUNTY**

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR OCWEN LOAN ACQUISITION TRUST 2023-HB1, PLAINTIFF,  
VS.  
MARY LOUISE GONZALEZ A/K/A MARY L. GONZALEZ, ET AL.  
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE  
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 13, 2026 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on June 1, 2026, at 10:00 AM, at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) for the following described property:  
LOT 5, BLOCK 1 OF LOGAN GATE VILLAGE, PHASE III UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 43, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at [ADA@fjud13.org](mailto:ADA@fjud13.org), 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 11080-1034244

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 terminate 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, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, for an **ADVISORY HEARING**.

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

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

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

**HILLSBOROUGH COUNTY**

Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint 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](http://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](mailto: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 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

**HILLSBOROUGH COUNTY**

Plant City, Florida 33565

Attorney for Personal Representative:

/s/ Maria 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](mailto: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.

**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

**HILLSBOROUGH COUNTY**

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:

/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 Gladius 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 Twigg St, Tampa, FL 33602

By: /s/ Jennifer Taylor  
Deputy Clerk

Charles Evans Gladius, Esquire  
Florida Bar No. 0037035  
Gladius 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**  
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

**HILLSBOROUGH COUNTY**

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, Florida, Probate Division, the address of which is 800 E Twigg 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.hillsboroughrealforeclose.com](http://www.hillsboroughrealforeclose.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. 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

**HILLSBOROUGH COUNTY**

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 DUYNKE KEIM

a/k/a LYNN V. KEIM,

Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Lynn Van Duynke 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. Twigg Street, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 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

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

**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.

**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. Twigg 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

**HILLSBOROUGH COUNTY**

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

/s/ Katherine Martinez, Esq.

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 any, to it on OLAYDA DOMINGUEZ NAPOLES, 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 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 20, 2

**HILLSBOROUGH COUNTY**

DIVIDUAL 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](http://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, Mortgagee 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  
flemmailservice@rlselaw.com  
By: /s/ Brittany L. Harvey  
Brittany L. Harvey, Esq.  
Florida Bar No. 124795

JS0120/24-F000538

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

**Notice of Public Auction**

Notice of Public Auction Notice of public online auction at [Lockerfox.com](http://Lockerfox.com) for monies due on storage units. The auction will be held on May 12, 2026, at or after 8:00 a.m. and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

5404 W. Waters Ave., Tampa, FL 33634  
Kathleen Coleman 2126 \$613.70  
Kathleen Coleman 2124 \$419.90  
Katiana Wise 1117 \$505.70

3182 Curlew Rd., Oldsmar, FL 34677  
Connie Sue Herre E153 \$634.85  
Brett Rocher E027 \$789.90  
John Carey C125 \$3,317.42

9505 N. Florida Ave., Tampa, FL 33612  
Kalyjah Rooks A006 \$307.80  
Johnny Harris 1024 \$619.85  
Narcisse Meillon B263 \$358.70  
Katrina Osborne B015 \$469.90  
Suhail Cortes Quinones B612 \$265.80  
Lakisha Coleman B236 \$299.90  
Alaina McDonald B554 \$349.90

3939 W. Gandy Blvd., Tampa, FL 33611  
Mario Green 2215 \$477.80  
Robin Leonard 1078 \$346.70  
Brittney Bettis 4751 \$209.90  
Javid Murray 5508 \$159.90  
Kimberly Medlin 4966 \$525.80

6111 Gunn Hwy., Tampa, FL 33625  
Xavier Wynn 2300 \$209.90  
Richard Del Rio 3231 \$409.90  
Donald Wright 2460 \$309.90  
Desiree Pitts 3523-25 \$694.60  
William Calvo Alvarez 1017 \$799.90  
Jonathon Figueroa 1351 \$394.85  
Kendra Jenkins 2256 \$274.85  
Guertly Janvier 3023 \$227.80

10415 N. Florida Ave., Tampa, FL 33612  
Kyra Peeples 209 \$307.80  
Eddie Durant 189 \$409.90  
Willie Sullivan 312 \$367.80  
Juan Vazquez 1207 \$345.80  
Melissa Highsmith 1175 \$429.90  
Termaine Pruitt 416 \$269.90  
Adrian Monroe 290 \$934.75  
Terry Nelson 501 \$484.85  
Dayson Dell 410 \$287.80  
Ylonda Brown 322 \$508.70  
Darrick Whitehead 143 \$449.90

2309 Angel Oliva Senior St., Tampa, FL 33605  
Robert Champion 1222W \$379.90  
Robert Edwards 3112W \$389.90

11401 W. Hillsborough Ave., Tampa, FL 33635  
Max Parker 1373 \$591.80  
Maycon Passos 1188 \$517.80  
Nahed Ebotaha 1316 \$629.90  
Vinyana McElroy 2064 \$329.90

14123 State Rd. 54, Odessa, FL 33556  
Richard Forkum 3011 \$449.90

4406 W. Hillsborough Ave., Tampa, FL 33614  
Jovanny Rubio 3179 \$876.15  
Steven Hoskinson 4145 \$331.80  
Bernabe Laracuente 1007 \$447.80  
Juan Burgos 1422 \$275.80  
Katie 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

**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
Case No.: 2025-CP-001595

**HILLSBOROUGH COUNTY**

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 are set forth 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@lipscomblaw.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, 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:  
BAUMANKANGAS 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

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

**HILLSBOROUGH COUNTY**

COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

Personal Representative:  
Debra Ann Balot  
16325 Bridgewalk 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 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 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 COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**  
CIVIL 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: 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,

**HILLSBOROUGH COUNTY**

DEVISEES, GRANTEEES, 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, GRANTEEES, 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@fljud13.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  
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. CHAVERNAVY, 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.

**HILLSBOROUGH COUNTY**

**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 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 THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must 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@cooperestatelaw.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. Twigg Street, Tampa, Florida 33602. The names and

**HILLSBOROUGH COUNTY**

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) 367-9856  
Fax: (813) 901-4856  
E-Mail: daniel@depaz.law  
Secondary E-Mail: e-service@depaz.law

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

**IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
File No. 26-CP-000988

IN RE: ESTATE OF  
RONALD JERALD CARTER,  
A/K/A RONALD G. CARTER,  
A/K/A RONALD CARTER,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Ronald Jerald Carter, a/k/a Ronald G. Carter, a/k/a Ronald Carter, deceased, whose date of death was January 25, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 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,

**HILLSBOROUGH COUNTY**

Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:

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

Attorney for Personal Representative:

Susan G. Haubensack, 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 THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

4/24-5/1/26LG 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

**HILLSBOROUGH COUNTY**

BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is April 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 THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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**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

**HILLSBOROUGH COUNTY**

OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

**HILLSBOROUGH COUNTY**

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

Dated this 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

will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) at **10:00 A.M. on June 5, 2026**.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, 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, FLORIDA**  
CIVIL 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

**HILLSBOROUGH COUNTY**

will sell to the highest bidder for cash on **June 5, 2026**, in an online sale at [www.hillsborough.realforeclose.com](http://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/1C, 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, FLORIDA**  
CIVIL 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](http://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, 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, FLORIDA**  
CIVIL DIVISION

Case No.: 26-CC-010921

Div.: I

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: 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

**HILLSBOROUGH COUNTY**

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, FLORIDA**  
CIVIL DIVISION

Case No.: 26-CC-010921

Div.: I

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: 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 4/14/2026.

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

4/24-5/1/26LG 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

**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 13TH JUDICIAL CIRCUIT, IN AND FOR****HILLSBOROUGH COUNTY**

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:  
VALERIA ANDERSON HAYNES  
HARRIET ANDERSON  
HOME SOLUTION INVESTMENT 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.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 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 AAGARD  
LAURA HETLAND  
LUCIA BERISKO  
MARCOS GURROLA  
ELIZABETH GURROLA  
ISABEL MONTANEZ  
ELIAS GURROLA  
MIGUEL GURROLA  
RAQUEL GURROLA  
DANIEL GURROLA  
BELEN GURROLA  
JOSHUA GURROLA  
ESTATE OF RUFUS HOWARD  
ESTATE OF LAVADA ABRAHAMS  
A/K/A LAVADA ABRAMS  
THOMAS EUGENE HOWARD  
TONYA FULLER  
BARBARA ABRAMS

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

Unless such certificate shall be 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.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 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

**HILLSBOROUGH COUNTY**

line via the internet at [www.hillsborough.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 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 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.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 4/10/2026  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Carolina Muniz, Deputy Clerk

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

**NOTICE OF APPLICATION FOR TAX DEED**

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

Folio No.: 0993680000  
Certificate No.: 2023 / 10395  
File No.: 2026-352  
Year of Issuance: 2023

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

Name(s) in which assessed:  
JAE OH KIM

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

**HILLSBOROUGH COUNTY**

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 4/10/2026

Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Carolina Muniz, Deputy Clerk

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

**NOTICE OF APPLICATION FOR TAX DEED**

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

Folio No.: **0779510060**  
Certificate No.: **2023 / 8035**  
File No.: **2026-355**  
Year of Issuance: **2023**

Description of Property:

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

Name(s) in which assessed:

**TERRA SERVA LLC**

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

Unless such certificate shall be 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.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 4/10/2026

Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Carolina Muniz, Deputy Clerk

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

**NOTICE OF APPLICATION FOR TAX DEED**

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

Folio No.: **0353440000**  
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.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 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.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are

**HILLSBOROUGH COUNTY**

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.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 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 ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY**

To: **FOXHOUND CONSULTING GROUP, LLC**

Case No.: CD202602365/B 3300431

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

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

**IN THE CIRCUIT COURT 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, Edgecomb Courthouse, 800 East Twigg 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. Twigg 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](mailto: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 Twigg St., Tampa, FL 33602

By: s/ Santiago Zambrano  
As Deputy Clerk

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

IN THE CIRCUIT COURT OF THE

**HILLSBOROUGH COUNTY**

**THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**  
FAMILY DIVISION

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

VERA SMITH HAWK,  
Petitioner,  
and  
JOY\*TRICIA BURR,  
Respondent.

**AMENDED NOTICE OF ACTION; CONSTRUCTIVE SERVICE**

To: JOY\*TRICIA 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 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 CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**

Case No.: 26-004550  
Division: J-P

JOSE SAMIR NAVIA DOMINGUEZ,  
Petitioner,

and

YISEL DE LA CARIDAD CABRERA,  
Respondent

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

To: YISEL DE LA CARIDAD CABRERA  
4517 Dolphin Dr., Tampa, FL 33617

**YOU ARE NOTIFIED** that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JOSE SAMIR NAVIA DOMINGUEZ, whose address is 4517 Dolphin Dr., Tampa, FL 33617, on or before 5/14/2026, and file the original with the clerk of this Court at 800 E 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.**

**HILLSBOROUGH COUNTY**

**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 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-000001-00010.0  
Folio: 041548-0000

and that you are required to serve a copy of your written defenses, if any, to it on the Plaintiff at: Sharon L. Preston, 6810 E. Dr. Martin Luther King Jr. Blvd. Tampa, Florida 33619 Telephone: (813) 351-0978. Primary e-mail: [mail.sharonpreston@gmail.com](mailto:mail.sharonpreston@gmail.com) Secondary e-mail: [spslaw1@yahoo.com](mailto:spslaw1@yahoo.com) on or before May 8th, 2026 or 30 days after the first publication of this Notice of Action and file the original with the Clerk of this Court the address of which is 800 E. Twigg Street, Tampa, Florida 33602 either before service on Plaintiff or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

Dated on April 6, 2026

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

By: s/ Omega Brown  
Deputy Clerk

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

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

Case No.: 26 004417  
Division: F-P

YAQUELIN IZQUIERDO BARRIOS,  
Petitioner,

and

ARMANDO ANSELMO RIVAS  
CASTANEIRA,  
Respondent

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**

To: ARMANDO ANSELMO RIVAS  
CASTANEIRA,  
Last known address Unknown

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

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

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

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

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

Dated April 6, 2026

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

By: s/  
Deputy Clerk

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

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

CIVIL DIVISION  
Case No.: 26-CA-002090 Div. O

SHARON L. PRESTON,  
Plaintiff,

and

RICKY D. STEPHENS,  
Defendant.

**NOTICE OF ACTION****HILLSBOROUGH COUNTY**

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-000001-00010.0  
Folio: 041548-0000

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

Dated on April 6, 2026

**MANATEE COUNTY**

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

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

Dated April 16, 2026

Angelina M. Colonnese

Manatee County Clerk of Circuit Court

By: s/ Trista Winningham Leblanc

Deputy Clerk

5/1-5/22/26LG 4T

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

File No. 2026-CP-000326-AX

IN RE: ESTATE OF FRANK EUGENE KLEER Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of FRANK EUGENE KLEER, deceased, whose date of death was July 16, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal 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 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 May 1, 2026.

Personal Representative:

JULIA KATHERINE KLEER

391 Zuni Trail

Fort Myers Beach, FL 33931

Attorney for Personal Representative:

Bishop L. Toups

Florida Bar Number: 120525

249 Nokomis Avenue S.

Venice, FL 34285

Telephone: (941) 882-0731

E-Mail: btoups@taxestateplanning.com

5/1-5/8/26LG 2T

**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 Colonnese 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.

**MANATEE COUNTY**

By: /S/ LIANA R. HALL

Liana R. Hall

Bar No. 73813

Submitted by:

TROMBERG, MILLER, MORRIS &

PARTNERS, PLLC

ATTORNEY FOR PLAINTIFF

600 WEST HILLSBORO

BOULEVARD, SUITE 600

DEERFIELD BEACH, FL 33441

DESIGNATED PRIMARY E-MAIL FOR

SERVICE

PURSUANT TO FLA. R. JUD. ADMIN

2.516

ESERVICE@TMPLLC.COM

11080-1033920

**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

**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 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:

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

Channquia Quinn, C.N.A.

731 9th Avenue West

**MANATEE COUNTY**

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 Lanelis 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.

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

Dated 04/08/2026

Angelina M. Colonnese

Clerk of the Circuit Court

By: s/ Ciara 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 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

**MANATEE COUNTY**

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 Colonnese

Manatee County Clerk of The Circuit Court

By: s/ Catherine Schenck

Deputy Clerk

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

**ORANGE COUNTY**

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A - Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A - Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Taumra Lynn Lawrence, 3343 PEACHTREE RD #145-2553, Atlanta, GA 30326; VOI: 325466-01; TYPE: Annual; POINTS: 137000; TOTAL: \$46,331.95; PER DIEM: \$15.25; NOTICE DATE: April 16, 2026 OBLIGOR: Zarkissa Marstine Copeland, 5339 CLOVER MIST DR, Apollo Beach, FL

**ORANGE COUNTY**

51700; TOTAL: \$22,134.24; PER DIEM: \$8.03; NOTICE DATE: April 15, 2026 OBLIGOR: Lisbeth Ileana Barrios Molina, 8A AVE 3-53 ZONA 8 DE MIXCO COLINAS DE SAN CRISTOBAL CASA #2, Guatemala 01057 Guatemala; VOI: 331603-01; TYPE: Annual; POINTS: 44000; TOTAL: \$17,681.81; PER DIEM: \$5.57; NOTICE DATE: April 15, 2026 File Numbers: 26-004270, 26-004274, 26-004303, 26-004305, 26-004315 MDK-93271

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Jessica Darius, 112 DEW DROP POINT, Dallas, GA 30157 and Bidjarnon Darius, 112 DEW DROP POINT, Dallas, GA 30157; VOI: 329152-01; TYPE: Annual; POINTS: 37000; TOTAL: \$18,108.30; PER DIEM: \$5.73; NOTICE DATE: April 16, 2026 OBLIGOR: Anessa Nickolette Kriston, 308 N PRAIRIE ST 306, Champaign, IL 61820; VOI: 329231-01; TYPE: Annual; POINTS: 56300; TOTAL: \$24,239.07; PER DIEM: \$5.87; NOTICE DATE: April 16, 2026 OBLIGOR: Frank Liberta, 39 BOWER CT, Staten Island, NY 10309 and Elise A. Crumbley, 39 BOWER COURT, Staten Island, NY 10309; VOI: 329843-01; TYPE: Annual; POINTS: 56300; TOTAL: \$24,268.89; PER DIEM: \$7.78; NOTICE DATE: April 16, 2026 OBLIGOR: Ediberto Juan Mc Girt Jr, 2393 BASHI RD, Thomasville, AL 36784 and Shana Zaire Foster, 2393 BASHI RD, Thomasville, AL 36784; VOI: 330096-01; TYPE: Annual; POINTS: 162000; TOTAL: \$82,300.45; PER DIEM: \$27.44; NOTICE DATE: April 16, 2026 OBLIGOR: Wendy Rabell Trujillo, 8370 NW 103RD ST APT 106, Hialeah, FL 33016 and Alexei Reyes Rodriguez, 8370 NW 103RD ST APT 106, Hialeah Gardens, FL 33016-4632; VOI: 330474-01; TYPE: Annual; POINTS: 20700; TOTAL: \$12,280.85; PER DIEM: \$4.11; NOTICE DATE: April 16, 2026 File Numbers: 26-004301, 26-004302, 26-004304, 26-004306, 26-004307 MDK-93252

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier:

**ORANGE COUNTY**

(614) 220-5613 Exhibit A OBLIGOR: Camilla Leigh Ellis, 165 JOE LEWIS ST, Salisbury, NC 28146; VOI: 331307-01; TYPE: Annual; POINTS: 20700; TOTAL: \$12,247.01; PER DIEM: \$3.92; NOTICE DATE: April 16, 2026 OBLIGOR: Roberta Alexander Jones, 10129 GREEN HEDGE AVE, Charlotte, NC 28269; VOI: 331532-01; TYPE: Annual; POINTS: 138000; TOTAL: \$62,906.19; PER DIEM: \$21.17; NOTICE DATE: April 16, 2026 OBLIGOR: Dana Elaine Rivera, 152 HAMPSHIRE DR, Branson, MO 65616; VOI: 331713-01; TYPE: Annual; POINTS: 44000; TOTAL: \$21,140.25; PER DIEM: \$6.95; NOTICE DATE: April 16, 2026 OBLIGOR: Johana Rodriguez Perez, 507 MARTIN CREEK DR, Simpsonville, SC 29680; VOI: 331776-01; TYPE: Annual; POINTS: 20700; TOTAL: \$11,710.32; PER DIEM: \$3.79; NOTICE DATE: April 16, 2026 OBLIGOR: Jonathan Lee Major, 2619 SENEGAL WAY SW, Atlanta, GA 30331 and Cadajha Conley, 2619 SENEGAL WAY SW, Atlanta, GA 30331; VOI: 331868-01; TYPE: Annual; POINTS: 20700; TOTAL: \$11,589.94; PER DIEM: \$3.68; NOTICE DATE: April 16, 2026 File Numbers: 26-004313, 26-004314, 26-004316, 26-004317, 26-004318 MDK-93218

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Pamela C. Boykin, C/O STONEGATE LAW PO BOX 456, Green, OH 44232 and Bryan Keith Boykin, C/O STONEGATE LAW PO BOX 456, Green, OH 44232; VOI: 327767-01, 327767-02; TYPE: Annual; POINTS: 95700, 81000; TOTAL: \$23,426.38; PER DIEM: \$7.73; NOTICE DATE: April 16, 2026 OBLIGOR: Geraldine A. Dahrouge, 6029 PLEASANT HILL RD, Bessemer, AL 35022; VOI: 327905-01; TYPE: Annual; POINTS: 343000; TOTAL: \$131,391.77; PER DIEM: \$43.71; NOTICE DATE: April 16, 2026 OBLIGOR: Monique Veronica Anderson, 4908 CANYON GATE PL NE, Rio Rancho, NM 87144; VOI: 327968-01; TYPE: Annual; POINTS: 20700; TOTAL: \$12,002.76; PER DIEM: \$3.86; NOTICE DATE: April 16, 2026 OBLIGOR: Obofoni Kester Osifoh, 613 SADDLESTONE DR, Lebanon, TN 37090; VOI: 332000-01; TYPE: Annual; POINTS: 44000; TOTAL: \$21,854.55; PER DIEM: \$7.56; NOTICE DATE: April 16, 2026 OBLIGOR: Selamawit Ayalew Mesfin, C/O BOUKZAM LAW ATTORNEY 980 N FEDERAL HWY STE 110, Boca Raton, FL 33432 and Emanuel Tsagaye Gebrehiwot, C/O BOUKZAM LAW 980 N FEDERAL HWY STE 110, Boca Raton, FL 33432; VOI: 332246-01; TYPE: Annual; POINTS: 56000; TOTAL: \$24,920.80; PER DIEM: \$7.89; NOTICE DATE: April 16, 2026 File Numbers: 26-004293, 26-004295, 26-004296, 26-004319, 26-004320 MDK-93219

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
Jasmin Hernandez, as Foreclosure Trustee for Palm Financial Services, Inc. Plaintiff,  
vs.  
Jannette Dinora Carabajal, et al. Defendants. Case No.: 2026-CC-003313-O  
Division: 72  
Judge Eric H. DuBois

PUBLISH 4 CONSECUTIVE WEEKS  
NOTICE OF INTERPLEADER ACTION AGAINST DEFENDANT JANNETTE DINORA CARBAJAL AND OSBALDO CARBAJAL  
To:  
JANNETTE DINORA CARBAJAL  
26246 HIGH TIMBER PASS STREET  
SAN ANTONIO, TX 78260  
UNITED STATES OF AMERICA  
OSBALDO CARBAJAL  
26246 HIGH TIMBER PASS STREET  
SAN ANTONIO, TX 78260  
UNITED STATES OF AMERICA  
and all parties claiming interest by, through, under or against Defendant(s) JANNETTE DINORA CARBAJAL AND OSBALDO CARBAJAL, and all parties having or claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an interpleader

**ORANGE COUNTY**

action involving funds available following the enforcement of a lien on the following described Timeshare Ownership Interest in Orange County, Florida:  
An undivided 0.1708% interest in Unit 4C of the Villas at Disney's Grand Floridian Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 10545, Page 3964, Public Records of Orange County, Florida and all amendments thereto (the "Declaration")  
Contract No.: 13010592.0  
has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on CRAIG P. ROGERS, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.  
WITNESS my hand and seal of this Court on the 13 day of April, 2026.  
TIFFANY MOORE RUSSELL  
CLERK OF THE CIRCUIT COURT  
ORANGE COUNTY, FLORIDA  
By: /s/ Charlotte Appline  
Deputy Clerk  
NOTICE TO PERSONS WITH DISABILITIES  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
FOR PUBLICATION – RETURN TO COPY:  
THE MANLEY LAW FIRM LLC  
11080-1033809

**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:

**NONA MODERN DENTISTRY**  
Owner: Nona Modern Dentistry, PA  
14209 Nona North Road, Suite 110  
Orlando, FL 32824  
5/1/26LG 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:

**SCANLON MECHANICAL AND PLUMBING**  
Owner: ScanCon, LLC  
102 Cove Colony Rd  
Maitland, FL 32751  
5/1/26LG 1T

**NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY**

To: JUVENS T. LOUIS  
Case No.: CD202411617/D 3216805  
An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.  
5/1-5/22/26LG 4T

**NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY**

To: EMMANUEL MARTE  
Case No.: CD202512259/D  
3422073/3402356  
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.  
5/1-5/22/26LG 4T

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

Case No. 2026-CP-000894-O  
Division Probate

IN RE: ESTATE OF MELBA VASQUEZ MUSTAFA Deceased  
**NOTICE TO CREDITORS**  
The administration of the Estate of Melba Vasquez Mustafa, deceased, whose date of death was February 16, 2026, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave. #340, Orlando, FL 32801. 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

**ORANGE COUNTY**

their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Petitioner:  
Ronald Urena  
705 Russell Lane, Apt 109  
Brandon, FL 33510

Attorney for Petitioner:  
/s/ Sofia C. Herrera  
Sofia C. Herrera, Esq.  
FL Bar Number: 1069771  
AWS Law Firm  
2202 N. Westshore Boulevard, Ste 200  
Tampa, FL 33607  
Telephone: (813) 922-5293  
E-mail: sofia@awsllaw.org  
Secondary E-mail: attorney@awsllaw.org  
5/1-5/8/26LG 2T

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

IN RE: THE MARRIAGE OF:  
JENNIFER CHUN MAK,  
Petitioner,  
and  
ADAM ALAN CRITZER,  
Respondent.

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**

TO: ADAM ALAN CRITZER  
6416 14th Avenue NW, Apt. 4  
Seattle, Washington 98107-2237

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 to Petitioner's counsel, Laura Krivickas, Esquire, whose address is 122 W. Pine Street, Suite 300, Orlando, Florida 32801, on or before May 22, 2026, and file the original with the clerk of this Court at 425 North Orange Avenue, Orlando, Florida 32801, before service on Petitioner's counsel or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: None.  
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

**You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed 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 13th, 2026  
Tiffany Moore Russell  
Clerk of the Circuit Court  
By: /s/ Robert Hingston  
Deputy Clerk  
4/24-5/15/26LG 4T

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

Case No.: 2026-CC-003606-0  
Isleworth Community Association, Inc., Plaintiff,  
vs.  
Yi T. Hsu; et al.  
Defendant(s).

**NOTICE OF ACTION**

TO: Yi T. Hsu  
5054 Latrobe Dr., Windermere, FL 34786  
YOU ARE NOTIFIED that an action for declaratory judgment, injunctive relief, and monetary judgment on the following property has been filed in Orange County, Florida:

LOT 19, ISLEWORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 118 TO 130, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

A lawsuit has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on DON H. NGUYEN, ESQUIRE, Plaintiff's Attorney, whose address is DHN ATTORNEYS, 448 South Alafaya Trail, Unit 8, Orlando, FL 32828, within thirty (30) days after the first publication of this notice, to be published in La Gaceta Newspaper, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.  
Dated this 20th day of April, 2026  
Tiffany Moore Russell, Clerk of the Court  
425 N. Orange Ave., Orlando, FL 32801

**ORANGE COUNTY**

By: /s/ Nancy Garcia  
Deputy Clerk  
4/24-5/1/26LG 2T

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

PROBATE DIVISION  
File No. 2025-CP-000338-O  
Division 01

IN RE: ESTATE OF JONATHAN LENARD FRAZIER Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Jonathan Lenard Frazier, deceased, File No. 2025-CP-000338-O, whose date of death was June 25, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THIS 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:  
Shamara Frazier  
1332 Lakecrest Drive  
Apopka, Florida 32703

Attorney for Personal Representative:  
Trimeshia L. Smiley, Esq.  
FL Bar No. 0117566  
The Probate Pro, a division of Darren Findling Law Firm, PLLC  
3300 W. Lake Mary Blvd., Suite 310  
Lake Mary, Florida 32746  
Telephone: (407) 559-5480  
Email: trimeshia@theprobatepro.com  
Secondary Email:  
floridaservice@theprobatepro.com  
4/24-5/1/26LG 2T

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

PROBATE DIVISION  
File No. 2026-CP-000716-O  
Division 02

IN RE: ESTATE OF JOSHUA EVAN FROMME Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Joshua Evan Fromme, deceased, whose date of death was July 23, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave, Suite 340, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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:  
Dhalyn Fromme  
8684 Hata St  
Orlando, Florida 32827

Attorney for Personal Representative:  
Justin A Meyer  
Attorney  
Florida Bar Number: 95667  
ROSENTHAL MEYER, PLLC  
3801 Avalon Park E Blvd, Suite 360  
Orlando, Florida 32828

(Continued on next page)

**ORANGE COUNTY**

Telephone: (407) 504-9725  
 Fax: (631) 982-4520  
 E-Mail: jmeyer@rosenthalmeyer.com  
 Secondary E-Mail:  
 service@rosenthalmeyer.com

4/24-5/1/26 2T

**NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY**

To: LADARIUS T. FRANCOIS  
 Case No.: CD202601358/D 3301039

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

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

**NOTICE OF ADMINISTRATIVE COMPLAINT TO: COMMAND INTERNATIONAL PROTECTION, INC**

Case No.: CD202602354/B 3300541

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 OF SUSPENSION ORANGE COUNTY**

To: JAYLEN J. MOBLEY

Case No.: CD202603007/D 3323731

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

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

**NOTICE OF SUSPENSION ORANGE COUNTY**

To: LEANDER E. WICKHAM

Case No.: CD202513096/D 3312745

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

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

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

File No. 2025-CP-003417-O  
 Division 5

IN RE: ESTATE OF  
 HOWARD THOMPSON  
 Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Howard Thompson, deceased, whose date of death was August 2, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave, Suite 340, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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.

**ORANGE 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 May 1, 2026.

Personal Representative:

Nastasia Thompson  
 1551 Park Place, Apt 4C  
 Brooklyn, New York 11213

Attorney for Personal Representative:

Justin Meyer  
 Attorney  
 Florida Bar Number: 95667  
 ROSENTHAL MEYER, PLLC  
 3801 Avalon Park E Boulevard, Ste 360  
 Orlando, Florida 32828  
 Telephone: (407) 504-9725  
 Fax: (631) 982-4520  
 E-Mail: jmeyer@rosenthalmeyer.com  
 Secondary E-Mail:  
 service@rosenthalmeyer.com

5/1-5/8/26 2T

**OSCEOLA 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:

**CENTER FOR APPLIED SYSTEMS ANALYSIS**

Owner: Denial Guru LLC  
 7949 Hanson Bay Pl  
 Celebration, FL 34747

5/1/26LG 1T

**NOTICE OF SALE**

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

ARAUJO TRUCK & TRAILER REPAIR:  
 2280 HICKORY TREE RD, SAINT CLOUD,  
 FL 34772 P#: 561-664-2218

2023 HYUN TL 3H3V532K0P4J29240  
 MAY 22, 2026 OWNER: REAL TRUCK-  
 ING INC/LIEN HOLDER: NBH BANK

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

5/1/26LG 1T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION  
 CASE NO.: 2025 CA 000740 MF  
 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@TMPPLLC.COM  
 11080-1034103

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

**OSCEOLA COUNTY**

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

**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

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

PROBATE DIVISION  
 File No. 2026CP000549CPAXES

IN RE: ESTATE OF  
 DONNA M. LEE  
 Deceased

**NOTICE TO CREDITORS**

The administration of the estate of DONNA M. LEE, deceased, whose date of death was June 22, 2024; File Number 2026CP-000549CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33525. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE

**PASCO COUNTY**

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 May 1, 2026.

Personal Representative:

ANTONIKA RENE LEE  
 37573 Colina Drive  
 Dade City, FL 33523

Personal Representative's Attorneys:  
 Derek B. Alvarez, Esq. - FBN: 114278  
 DBA@GendersAlvarez.com

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

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

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

Phone: (813) 254-4744

Fax: (813) 254-5222

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

5/1-5/8/26LG 2T

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

CIVIL DIVISION

CASE NO.: 25-CC-008695

OAK CREEK OF PASCO COUNTY HOMEOWNERS' ASSOCIATION, INC.,  
 Plaintiff,  
 vs.

ELADIO QUINONES VELAZQUEZ  
 AND MARISABETH MATOS GARCIA,  
 HUSBAND AND WIFE,  
 Defendant(s).

**NOTICE OF SALE**

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-008695, that resulted from the Final Hearing on or about April 21, 2026, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 25-CC-008695 on about April 21, 2026 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Nikki Alvarez-Sowles, Esq., the Clerk of the Court will sell the property situated in PASCO County, Florida described as:

Lot 503, OAK CREEK PHASE THREE, according to the plat thereof as recorded in Plat Book 65, Pages 85 through 96, of the Public Records of Pasco County, Florida.

and commonly known as: 6239 Hawk Grove Ct, Wesley Chapel, FL 33545; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the PASCO County public auction website at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), on May 27, 2026 at 11:00 AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact public information dept., Pasco County government center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (v) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (v) for proceedings in Dade City, at least 7 days before your scheduled court event, or immediately upon receiving this notification if the time before the scheduled event is less than 7 days; if you are hearing or voice impaired, call 711.

Dated April 28, 2026

/s/ Jessica Dubsy  
 Nathan A. Frazier, Esq., for the firm  
 Jessica T. Dubsy, Esq., for the firm  
 Attorney for Plaintiff  
 Frazier & Bowles, Attorneys at Law  
 45283.128

5/1-5/8/26LG 2T

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

CIVIL DIVISION

CASE NO.: 25-CC-007566

GRAND OAKS MASTER ASSOCIATION,  
 INC.,  
 Plaintiff,  
 vs.

ALEXIS RENEE NEWGENT and  
 NICHOLAS SPIRAKIS,  
 Defendant(s).

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on April 27, 2026, by the County Court of Pasco County, Florida, for the following property described as:

**LOT 35, BLOCK 1, GRAND OAKS PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGES 112 THROUGH 121, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.**

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), on **May 26, 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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is

**PASCO COUNTY**

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

5/1-5/8/26LG 2T

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

CIVIL DIVISION

CASE NO. 2026CC002403CCAXES

TULLAMORE HOMEOWNERS ASSOCIATION, INC.  
 Plaintiff,  
 v.

JORGE LIMON, a single man,  
 Defendant.

**NOTICE OF ACTION**

TO: JORGE LIMON

1054 Blackwater Drive  
 Wesley Chapel, Florida 33543

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 77-9, 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 June 1st, 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 24, 2026

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

Deputy Clerk: Haley Joyner

Glausier Knight Jones, PLLC

400 N Ashley Dr #2020, Tampa, FL 33602

5/1-5/8/26LG 2T

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

CIVIL DIVISION

CASE NO.: 25-CC-004715

OAKSTEAD HOMEOWNER'S ASSOCIATION, INC.,  
 Plaintiff,  
 vs.

DAVID ALAN SIMPSON, JR. and  
 MICHELE SIMPSON,  
 Defendant(s).

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on April 22, 2026, by the County Court of Pasco County, Florida, for the following property described as:

**LOT 75, BLOCK 1, OAKSTEAD, PARCEL 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.**

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), on **May 26, 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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

/s/ Katherine Martinez, Esq.  
 Florida Bar No.: 7087

**PASCO COUNTY**

OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands 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 May 1, 2026.

Personal Representative:  
/s/ Shaughnessy H. Daniels  
3432 Navajo Trail  
Shiloh, IL 62221

Attorneys for Personal Representative:

Deborah Larned Werner, P.A.  
8613 Vivian Bass Way  
Odessa, FL 33556-1924  
Telephone: (813) 530-6898  
Florida Bar No. 398225  
Email Addresses:  
debwernerlaw@gmail.com  
deborah.larned.werner@gmail.com

5/1-5/8/26 2T

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

PROBATE DIVISION

File No. 2026CP000571CPAXES  
Division - Probate

IN RE: ESTATE OF

DAVID WALTER NIKLAUS  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of David Walter Niklaus, deceased, whose date of death was March 27, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:  
s/ Anne-Marie Niklaus  
5402 Homeville Road  
Oxford, PA 19363

Attorney for Personal Representative:

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

5/1-5/8/26LG 2T

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

PROBATE DIVISION

File No. 2026 CP 00533CPAXWS

IN RE: ESTATE OF

MELISSA F. CONWAY  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of MELISSA F. CONWAY, deceased, whose date of death was March 1, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and

**PASCO COUNTY**

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

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

NOTWITHSTANDING THE TIME 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 May 1, 2026.

Personal Representative:  
/s/ MALCOLM R. SMITH  
P.O. Box 5489  
Hudson, Florida 34674

Attorney for Personal Representative:

/s/ MALCOLM R. SMITH, ESQUIRE  
Email: trustor1985@gmail.com  
Florida Bar No. 0513202  
SPN#61494  
Law Office of Malcolm R. Smith, P.A.  
P.O. Box 5489  
Hudson, Florida 34674  
Telephone: (727) 819-2256

5/1-5/8/26LG 2T

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

PROBATE DIVISION

File No. 2026-CP-000356

IN RE: ESTATE OF

SERENA MANNINO,  
aka SUERENE MANNINO  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of SERENA MANNINO, also known as SUERENE MANNINO, deceased, whose date of death was January 21, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of Decedent and other persons having claims or 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 Decedent and other persons having claims or demands 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 Decedent's death by Decedent or Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is May 1, 2026.

Signed on this 22nd day of April, 2026.

Personal Representative:  
/s/ ELIZABETH MANNINO TULLY  
29 S. Willow Street #2  
Montclair, New Jersey 07042

Attorney for Personal Representative:

/s/ Joshua T. Keleske, Esq.  
Florida Bar No. 0548472  
Joshua T. Keleske, P.L.  
3333 W. Kennedy Boulevard, Suite 104  
Tampa, Florida 33609  
Telephone: (813) 254-0044  
Email: jkeleske@trustedcounselors.com

5/1-5/8/26LG 2T

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

CASE NO.: 2025-CA-000441 AAXWS

CARRINGTON MORTGAGE SERVICES, LLC,  
Plaintiff,  
vs.

SUSAN HAMIL and  
CREDIT CORP SOLUTIONS, INC.,  
Defendants.

**NOTICE OF SALE**

**NOTICE IS HEREBY GIVEN** that, pursuant to the Uniform Final Judgment of Foreclosure entered on January 29, 2026 in the above-captioned action, the following property situated in Pasco County, Florida, described as:

**LOT 308, BEACON SQUARE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 90, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.**

Shall be sold by the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., on the **12th day of May, 2026 at 11:00a.m. (Eastern Time) at www.pasco.realforeclose.com** to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) work-

**PASCO COUNTY**

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

Dated this 17th day of February, 2026.

s/Michael C. Coyle

**MICHAEL C. COYLE, ESQ.**

Florida Bar No.: 1054501  
Email: mcoyle@storeylawgroup.com  
**STOREY LAW GROUP, P.A.**  
221 NE Ivanhoe Blvd., Suite 300  
Orlando, FL 32804  
Telephone: 407-488-1225  
Facsimile: 407-488-1177  
Secondary Email:  
sbaker@storeylawgroup.com  
Attorneys for *PLAINTIFF*

5/1-5/8/26LG 2T

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

Carrington Mortgage Services, LLC,  
Plaintiff,  
vs.

Deborah Green; et al,  
Defendants. Case No: 2025CA-002939CAAXWS

**NOTICE OF FORECLOSURE SALE**  
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 04/24/2026, and entered in Case No. 2025CA002939CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida wherein Carrington Mortgage Services, LLC, is the Plaintiff and Deborah Green; Philip Green; The Verandahs at Pasco Community 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](http://www.pasco.realforeclose.com), beginning at 11 a.m. on June 8, 2026, the following described property set forth in said Final Judgment, to wit: Lot 262, Verandahs, according to the map or plat thereof as recorded in Plat Book 56, Page 64, Public Records of Pasco County, Florida  
Property Address: 12521 Chenwood Ave, Hudson, FL 34669

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 24, 2026  
/s/ Nick Geraci  
Nick Geraci, Esq.  
Florida Bar No. 95582  
Lender Legal PLLC  
1800 Pembroke Drive, Suite 250  
Orlando, FL 32810  
Tel: (407) 730-4644  
Attorney for Plaintiff  
Service Emails:  
ngeraci@lenderlegal.com  
EService@LenderLegal.com  
CERTIFICATE OF SERVICE  
I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 24 day of April 2026 to:

Deborah Green  
17293 FEATHERBED CIR  
FORT MYERS, FL 33913  
The Verandahs at Pasco Community Association, Inc.  
SENTRY MANAGEMENT INC  
2180 WEST SR 434 STE 5000  
LONGWOOD, FL 32779  
Philip Green  
17293 FEATHERBED CIR  
FORT MYERS, FL 33913  
/s/ Nick Geraci  
Nick Geraci, Esq.  
11080-1034432

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: 2025CA-003003CAAXES

**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](http://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

**PASCO COUNTY**

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 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 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](http://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](mailto: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 Complaint.

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

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

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

**PASCO COUNTY**

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
CASE #26-CP-000401

IN 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@johngrant.net

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

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

PROBATE DIVISION

File No. 2026-CP-000592  
Division Probate

IN 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.

**PASCO COUNTY**

GRETA JONES-SANDERS a/k/a  
GRETA DEBORAH JONES-SANDERS,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Gre-  
ta Jones-Sanders a/k/a Gretha Deborah  
Jones-Sanders, deceased, whose date of  
death was November 13, 2025, is pend-  
ing 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 PUBLI-  
CATION OF THIS NOTICE OR 30 DAYS  
AFTER THE DATE OF SERVICE OF A  
COPY OF THIS NOTICE ON THEM.

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

The Personal Representative has no  
duty to discover whether any property  
held at the time of the Decedent's death  
by the Decedent or the Decedent's sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Commu-  
nity Property Rights at Death Act as de-  
scribed 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 Stat-  
utes. The written demand must be filed  
with the Clerk.

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

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

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

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

CASE NO.: 2026-DR-398

BINALI DURSUN

Petitioner,

vs.

NIGAR FIKREVA

Respondent.

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

TO: NIGAR FIKREVA

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

YOU ARE NOTIFIED that an action has  
been filed against you and that you are re-  
quired to serve a copy of your written de-  
fenses, if any, to Eneid Bano Esq whose  
address is 278 Wilshire Blvd. Casselberry,  
FL 32707 on or before May 18, 2026, and  
file the original with the Clerk of this Court  
at 8053 Live Oak Avenue Dade City, FL  
33523 before service on Petitioner or im-  
mediately 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 Cir-  
cuit Court's office notified of your cur-  
rent address. (You may file Designation  
of Current Mailing and E-Mail Address,  
Florida Supreme Court Approved Fam-  
ily Law Form 12.915.) Future papers in  
this lawsuit will be mailed or e-mailed to  
the address(es) on record at the clerk's  
office.

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

Dated April 9, 2026

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

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

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

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

**ISLAND PAVERS**  
Owner: Joseph Klyczek  
12037 1/2 Murray Ave  
Seminole, FL 33778

5/1/26LG 1T

**PINELLAS COUNTY**

**IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA**  
PROBATE DIVISION  
File No. 26-003899-ES

IN RE: ESTATE OF  
BARBARA LOU MORAN,  
Deceased.

**NOTICE TO CREDITORS  
(Summary Administration)**

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

You are hereby notified that an Order  
of Summary Administration has been en-  
tered in the estate of BARBARA LOU MO-  
RAN, deceased, File Number 26-003899-  
ES, by the Circuit Court for Pinellas  
County, Florida, Probate Division, the ad-  
dress of which is 315 Court Street, Clear-  
water, FL 33756; that the decedent's date  
of death was December 14, 2025; that the  
total value of the estate is \$1,000.00 and  
that the names and addresses of those to  
whom it has been assigned by such order  
are:

SYLVIA NOEL WHITE, TRUSTEE OF  
THE BARBARA LOU MORAN TRUST  
AGREEMENT U/T/D JUNE 30, 1999  
1108 S. Highland Avenue  
Clearwater, FL 33756

ALL INTERESTED PERSONS ARE NOTI-  
FIED THAT:

All creditors of the estate of the deced-  
ent and persons having claims or de-  
mands against the estate of the decedent  
other than those for whom provision for full  
payment was made in the Order of Sum-  
mary Administration must file their claims  
with this court WITHIN THE TIME PERI-  
ODS SET FORTH IN FLORIDA STAT-  
UTES SECTION 733.702.

ALL CLAIMS AND DEMANDS NOT SO  
FILED WILL BE FOREVER BARRED.  
NOTWITHSTANDING ANY OTHER AP-  
PLICABLE TIME PERIOD, ANY CLAIM  
FILED TWO (2) YEARS OR MORE AF-  
TER THE DECEDENT'S DATE OF  
DEATH IS BARRED.

The date of first publication of this Notice  
is May 1, 2026.

Person Giving Notice:

SYLVIA NOEL WHITE  
1108 S. Highland Avenue  
Clearwater, Florida 33756

Attorney for Person Giving Notice:

S. Noel White  
Florida Bar Number: 0823041  
1108 S. Highland Avenue  
Clearwater, Florida 33756  
Telephone: (727) 735-0645  
Fax: (727) 735-9375  
E-Mail:  
noel@clearwaterprobateattorney.com

5/1-5/8/26LG 2T

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

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

**LIMINAL CLOTHING COMPANY**  
Owner: Anthony Hernandez  
7901 4th St N Ste 300  
St. Petersburg, FL 33702

5/1/26LG 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 Wil-  
liam W. McDonald, Jr., deceased, whose  
date of death was July 28, 2025, is pend-  
ing 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 attor-  
ney 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 PUBLI-  
CATION 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 deced-  
ent or the decedent's surviving spouse  
is property to which the Florida Uniform  
Disposition of Community Property Rights  
at Death Act as described in ss. 732.216-  
732.228, Florida Statutes, applies, or may  
apply, unless a written demand is made by  
a creditor as specified under s. 732.2211,  
Florida Statutes. The written demand must  
be filed with the clerk.

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

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

The date of first publication of this notice  
is April 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.

**PINELLAS COUNTY**

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

**BAYSIDE CYBER COMPLY**  
Owner: Owen IT Group, LLC  
9198 Treasure Lane NE  
Saint Petersburg, FL 33702

5/1/26LG 1T

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

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

**SIDE PROJECT GROUP**  
Owner: Robert M. Gallardo  
400 N. Tampa St., Ste 1550  
#424510, Tampa, FL 33602

5/1/26LG 1T

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

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

**GO THERAPY**  
Owner: Stacey Nemeth Roberts  
4140 5th Ave N, Suite A  
St. Petersburg, FL 33713

5/1/26LG 1T

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

PROBATE DIVISION

File No. 26-002947-ES

IN RE: ESTATE OF  
ERICH HENRY WACHSMUTH  
a/k/a ERICH H. WACHSMUTH,  
Deceased.

**NOTICE TO CREDITORS**

The Administration of the Estate of Erich  
Henry Wachsmuth a/k/a Erich H. Wach-  
smuth, Deceased, whose date of death was  
December 26, 2025, is pending in the Cir-  
cuit Court for Pinellas County, Florida, Pro-  
bate Division, the address of which is 315  
Court Street, Clearwater, Florida 33756.  
The names and addresses of the Personal  
Representative and the Personal Repre-  
sentative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice  
is May 1, 2026.

Personal Representative:

Kelly Ann Zimmerman  
5617 Buck Drive  
Noblesville, Indiana 46062

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

5/1-5/8/26LG 2T

**IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PINELLAS COUNTY, FLORIDA**

Case No.: 26-2144-FD

DALLANA MORENO GIL,  
Petitioner,

and

MARIA FERNANDA BOLIVAR,  
Respondent.

**NOTICE OF ACTION FOR  
DISSOLUTION OF MARRIAGE**

TO: MARIA FERNANDA BOLIVAR

Last known address:  
425 Maplewood Dr., Oldsmar, FL 34677

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 DALLANA MORENO GIL,  
whose address is 11401 Dr. M.L.K. Jr. St.,  
Apt. 1014, St. Petersburg, FL 33716, on  
or before 28 days after first publication,

**PINELLAS COUNTY**

and file the original with the clerk of this  
Court at 545 1st Ave N, St Petersburg, FL  
33701 before service on Petitioner or im-  
mediately thereafter. **If you fail to do so,  
a default may be entered against you  
for the relief demanded in the petition.**

The action is asking the court to decide  
how the following real or personal property  
should be divided: 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 Cir-  
cuit Court's office notified of your cur-  
rent address. (You may file Designation  
of Current Mailing and E-Mail Address,  
Florida Supreme Court Approved Fam-  
ily Law Form 12.915.) Future papers in  
this lawsuit will be mailed or e-mailed to  
the addresses on record at the clerk's  
office.**

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

Dated 4/22/2026

Ken Burke  
Clerk of the Circuit Court & Comptroller  
315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith  
Deputy Clerk

5/1-5/22/26LG 4T

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

CASE NO: 2025CA006916

LAKEVIEW LOAN SERVICING, LLC,  
Plaintiff,

-vs-

MELISSA ANNE PITTMAN, UNKNOWN  
HEIRS, BENEFICIARIES, DEVISEES,  
CREDITORS, GRANTEEES, ASSIGNEES,  
LIENORS, TRUSTEES AND ALL OTHER  
PARTIES CLAIMING AN INTEREST BY,  
THROUGH, UNDER OR AGAINST THE  
ESTATE OF KIMBERLY MAE LIGAMERI  
F/K/A KIMBERLY MAE WINTER,  
UNKNOWN TENANT 1, UNKNOWN  
TENANT 2,  
Defendant(s)

**NOTICE OF ACTION**

TO: MELISSA ANNE PITTMAN

Last Known Address: 3702 River Road,  
John's Island, SC 29455

TO: UNKNOWN HEIRS, BENEFICIARIES,  
DEVISEES, CREDITORS, GRANTEEES,  
ASSIGNEES, LIENORS, TRUSTEES  
AND ALL OTHER PARTIES CLAIMING  
AN INTEREST BY, THROUGH,  
UNDER OR AGAINST THE ESTATE  
OF KIMBERLY MAE LIGAMERI F/K/A  
KIMBERLY MAE WINTER  
Last Known Address: 3529 Belle Vista  
Drive E, St Pete Beach, FL 33706

You are notified of an action to foreclose  
a mortgage on the following property in  
Pinellas County:

LOT 26, BLOCK 4, BELLE VISTA  
SHORES, ACCORDING TO THE  
MAP OR PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 31,  
PAGE(S) 8 THROUGH 10, INCLU-  
SIVE, OF THE PUBLIC RECORDS OF  
PINELLAS COUNTY, FLORIDA.  
3529 Belle Vista Drive E, St Pete Beach,  
FL 33706

The action was instituted in the Cir-  
cuit Court, Sixth Judicial Circuit in and  
for Pinellas County, Florida; Case No.  
2025CA006916; and is styled Lakeview  
Loan Servicing, LLC vs. Salvatore Lig-  
ameri. You are required to serve a copy of  
your written defenses, if any, to the action  
on Kelley Church, Esq., Plaintiff's attor-  
ney, whose address is 255 South Orange  
Ave, Suite 900, Orlando, FL 32801 on or  
before 30 days from the first date of pub-  
lication and file the original with the clerk  
of this court either before service on Plain-  
tiff's attorney or immediately after service;  
otherwise, a default will be entered against  
you for the relief demanded in the com-  
plaint or petition.

The Court has authority in this suit to en-  
ter a judgment or decree in the Plaintiff's  
interest which will be binding upon you.

DATED April 24, 2026

Ken Burke  
Pinellas Clerk of the Circuit Court  
315 Court Street, Clearwater, FL 33756  
By: /s/ Stevie Ayars  
As Deputy Clerk

5/1-5/8/26LG 2T

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

PROBATE DIVISION

Case No.: 26-002955-ES

Section: 003

IN RE: THE ESTATE OF

GARY HOWARD WALKER aka  
GARRISON HOWARD WALKER  
Deceased.

**NOTICE OF ACTION (PUBLICATION)**

TO: BETH WALKER, UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES, OR  
OTHER PERSONS CLAIMING AN  
INTEREST IN THE ESTATE OF GARY  
HOWARD WALKER aka GARRISON  
HOWARD WALKER, DECEASED, and  
all parties having or claiming to have  
any right, title, or interest in the property  
herein described.

YOU ARE NOTIFIED that a proceed-  
ing has been commenced in this Court  
to administer the estate of GARY HOW-  
ARD WALKER aka GARRISON HOW-  
ARD WALKER, deceased, whose date of  
death is February 22, 2026.

YOU ARE REQUIRED to serve a copy  
of your written defenses, if any, to this  
action on **Valentina Wheeler, Esq.**, at-  
torney for the Petitioner/Personal Repre-  
sentative, whose address is **801 W. Bay  
Drive, Suite 428B, Largo, FL 33770**, on  
or before May 29, 2026 and file the original  
with the Clerk of this Court either before  
service on Petitioner's attorney or im-  
mediately thereafter; otherwise, a default will  
be entered against you for the relief de-  
manded in the petition.

**PINELLAS COUNTY**

DATED this 24th day of April, 2026.

Ken Burke  
Clerk of the Circuit Court & Comptroller  
By: /s/ Dinalda Canizales  
Deputy Clerk

Wheeler Law Firm, PLLC  
801 W. Bay Dr., 428B, Largo, FL 33770  
5/1-5/22/26LG 4T

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

PROBATE DIVISION

File No. 26-003161-ES

IN RE: ESTATE OF  
CARMELA K. BARRY ALSO KNOWN AS  
CARMELA K. MICELI  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Car-  
mela K. Barry also known as Carmela K.  
Miceli, deceased, whose date of death  
was June 7, 2025, is pending in the Circuit  
Court for Pinellas County, Florida, Probate  
Division, the address of which is 14250  
49th Street North, Clearwater, FL 33762.  
The names and addresses of the personal  
representative and the personal repre-  
sentative's attorney are set forth below.

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

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

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

**PINELLAS COUNTY**

Secondary E-Mail: e-service@depaz.law  
5/1-5/8/26LG 2T

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

CASE NO. 24-002785-CI

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2021-1 Plaintiff,

vs.

CHRISTOPHER NURCZYK, et al, Defendants/

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to an Order dated April 20, 2026 and entered in Case No. 24-002785-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2021-1 is the Plaintiff and ANGELA A. THERTON NURCZYK, CHRISTOPHER NURCZYK, INTEGRITY BAIL BONDS, INC., PINELLAS COUNTY CONSTRUCTION LICENSING BOARD, the Defendants. KEN BURKE, Clerk of the Circuit Court in and for Pinellas County, Florida will sell to the highest and best bidder for cash at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com), the Clerk's website for on-line auctions at 10:00 AM on **May 19, 2026**, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 8, BLOCK 100, PASADENA ON-THE-GULF SECTION B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 60 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED at Pinellas County, Florida, this 22nd 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  
[femailservice@rslaw.com](mailto:femailservice@rslaw.com)  
By: /s/ Brittany L. Harvey  
Brittany L. Harvey, Esq.  
Florida Bar No. 124795

JS0120/104912

5/1-5/8/26LG 2T

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

Case No.: 25-011514-ES

IN RE: ESTATE OF JULIA J. WATSON  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of JULIA J. WATSON, deceased, whose date of death was September 12, 2025, and whose social security number is XXX-XX-6243, 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 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 May 1, 2026.

**PINELLAS COUNTY**

Personal Representative:  
/s/ Haley Goshert  
HALEY GOSHERT

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](mailto:oro@osentonlaw.com)  
[slw@osentonlaw.com](mailto:slw@osentonlaw.com)  
[service@osentonlaw.com](mailto:service@osentonlaw.com)

5/1-5/8/26LG 2T

**IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA**  
PROBATE DIVISION  
File No. 2025-7048-ES

IN RE: ESTATE OF  
ROY WILLIAM HUGHES,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of ROY WILLIAM HUGHES, deceased, whose date of death was May 16, 2025, is pending in the Circuit Court for Pinellas County Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice: May 1, 2026.

Personal Representative:  
LINDA A. HESS  
6700 150th Avenue, Lot 712  
Clearwater, Florida 33764

Attorney for Personal Representative:  
NORBERTO S. KATZ, ESQUIRE  
Florida Bar No.: 399086  
KATZ LAW  
931 North Thistle Lane  
Maitland, Florida 32751  
Telephone: (407) 435-0252  
E-Mail: [norbortokatzlaw@gmail.com](mailto:norbortokatzlaw@gmail.com)

5/1-5/8/26LG 2T

**IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA**  
CIVIL DIVISION  
Case No. 26-000399-CO

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

vs.

JOSEPH BRAUNING, an unmarried man and UNKNOWN TENANT, Defendants.

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 26-000399-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein TARPON LAKE VILLAGES HOMEOWNER'S ASSOCIATION, INC. is Plaintiff, and JOSEPH BRAUNING, an unmarried man, is Defendant, the Clerk of the Pinellas County Court will sell to the highest bidder for cash on **May 28, 2026**, in an online sale at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com), beginning at **10:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

LOT 42, FAIRWAY FOREST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 73, PAGES 16 AND 17, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 3583 Fairway Forest Drive, Palm Harbor, FL 34685

Any persons with a disability requiring accommodations should call 727-464-4062; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding.

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

Dated April 23, 2026

/s/ Scott B. Tankel  
Scott B. Tankel, Esq., FBN 118453  
Primary E-Mail:  
[pleadings@tankellawgroup.com](mailto:pleadings@tankellawgroup.com)  
TANKEL LAW GROUP  
1022 Main Street, Suite D  
Dunedin, FL 34698  
(727) 736-1901 Fax (727) 736-2305  
Attorney for Plaintiff

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT

**PINELLAS COUNTY**

IN AND FOR PINELLAS COUNTY, FLORIDA HEADLANDS RESIDENTIAL SERIES OWNER TRUST, SERIES H, Plaintiff,

vs.

ROBERT A. MCCAHAN, 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. MCCAHAN 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](http://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](mailto:akalman@lenderlegal.com)  
[EService@LenderLegal.com](mailto: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](mailto:Kengvalson@kraskerlaw.com)

[david@kraskerlaw.com](mailto:david@kraskerlaw.com)

Attorney for ROBERT A. MCCAHAN  
Joseph P. Kelly, Asst. City Attorney  
P.O. Box 2842

St. Petersburg, FL 33731

[eservice@stpete.org](mailto:eservice@stpete.org)

[joseph.kelly@stpete.org](mailto:joseph.kelly@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 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

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

**PINELLAS COUNTY**

BEFORE THE CLERK  
FILE NO: 26SP000379-250

RUSBALDO REYES,  
Petitioner,

vs.

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 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](mailto:sean@boglelawfirm.com)  
Florida Bar No. 0106313  
Douglas A. Cohen, Esq.  
Email: [doug@boglelawfirm.com](mailto: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

**PINELLAS COUNTY**

OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands 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](mailto: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 Alburts,  
David Sherwood,  
Respondents.

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

TO: Amber Alburts, 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

**PINELLAS COUNTY**

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  
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 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 DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

**PINELLAS COUNTY**

*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 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.

**PINELLAS COUNTY**

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

**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  
(561) 424-6213  
justin@moonraylaw.com

on or before 30 days after first publication, and file the original with the Clerk of this Court, at the Pinellas County Courthouse, 545 1st Ave N, St. Petersburg, FL 33701, 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 4/16/2026.

Ken Burke  
Clerk of the Circuit Court & Comptroller  
315 Court St, Clearwater, FL 33756-5165  
By: /s/ Thomas Smith  
Deputy Clerk

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

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

Case No.: 26-001386-FD

JIMMY OCASIO ANDUJAR,

Petitioner,

and

ALEJANDRA MARGARITA GARCIA  
BLANCO,  
Respondent.

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**

TO: ALEJANDRA MARGARITA GARCIA  
BLANCO  
Last known address:  
116 NW 9th Terrace Apt 302  
Hallandale Beach, FL 33009

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 JIMMY OCASIO ANDUJAR, whose address is 2990 Drew Street Apt 413, Clearwater, FL 33759, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court Street, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal property should be divided: 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 4/16/2026

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

CIVIL DIVISION

CASE NO.: 25-007387-CI

CROSSCOUNTRY MORTGAGE, LLC

Plaintiff,

vs.

KYRA L. MUELLER, ET AL.,  
Defendant(s).

**NOTICE OF ACTION**

TO: KYRA L. MUELLER

Last Known Address:

**PINELLAS COUNTY**

1812 E Elmdale Ct, Milwaukee WI 53211  
Current Residence: UNKNOWN

TO: Unknown spouse of KYRAL MUELLER  
Last Known Address:  
1812 E Elmdale Ct, Milwaukee WI 53211  
Current Residence: UNKNOWN

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

Lot 18 and the West 28 feet of Lot 17, Block B, Highview Subdivision, according to the Plat thereof, recorded in Plat Book 27, Page(s) 43, of the Public Records of Pinellas County, Florida.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). 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 17th day of April, 2026.

Ken Burke  
Clerk of the Circuit Court & Comptroller  
315 Court St, Clearwater, FL 33756-5165  
By: /s/ Thomas Smith  
As Deputy Clerk

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

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

Case No.: 25-009986-CO

EAGLES RESERVE HOMEOWNERS

ASSOCIATION, INC.,

a Florida not-for-profit corporation,  
Plaintiff,

v.

JOYCE BROOKE STEVENS,  
Defendant(s).

**NOTICE OF ACTION**

TO: JOYCE BROOKE STEVENS

1640 Lago Vista Blvd.  
Palm Harbor, FL 34685

All parties having or claiming to have any right, title or interest in the property herein described.

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for Homeowner Association Assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property:

LOT 142, BOOT RANCH - EAGLE WATCH - PHASE C Replat, according to the map or plat thereof as recorded in Plat Book 109, Pages 64 through 67, Public Records of Pinellas County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David J. Lopez, Esquire of David J. Lopez, P.A., Plaintiff's attorney, whose address is 201 East Kennedy Boulevard, Suite 775, Tampa, Florida 33602-7800 within 30 days after the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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 or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). 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 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

**PINELLAS COUNTY**

OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

**PINELLAS COUNTY**

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 ACTION**

Pinellas County

**BEFORE THE BOARD OF NURSING**

IN RE: The license to practice Nursing Assistance

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

15777 Boleswa 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

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

Case No.: 25-003473-CI

CHARLES DEISE,  
Plaintiff,

vs.

SARA MCGREGOR  
Defendants.

**NOTICE OF ACTION**

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

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

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

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

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on MARK C. ELLIOTT, ESQ., Plaintiff's Attorney, whose address is BARRY L. MILLER, P.A., 11 N. Summerlin Avenue, Suite 100, Orlando, FL 32801, within 30 days from first publication, pursuant to Section 49.09 Fla. Stat. (2023), and file the original with the Clerk of this Court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated April 10, 2026

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

By: s/ Stevie Ayars  
Deputy Clerk

Barry L. Miller, P.A.

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

**NOTICE OF ADMINISTRATIVE COMPLAINT  
PINELLAS COUNTY**

To: JOSHUA D. HENDERSON

Case No.: CD202508972/D 3101341

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

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

**POLK COUNTY**

**POLK COUNTY**

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

Case No.: 2025-C011381A000BA

Stonewood Crossing Homeowners Association, Inc.,  
Plaintiff,

vs.

Gabriel Anglade; et al.  
Defendant(s).

**NOTICE OF ACTION**

TO: Gabriel Anglade, Orine Laplante, and All Unknown Tenants/Owners  
104 Milestone Drive  
Haines City, FL 33844

YOU ARE NOTIFIED that an action to enforce and foreclose upon a notice and claim of lien on the following property has been filed in Polk County, Florida:

LOT 7, STONEWOOD CROSSINGS-PHASE 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 135, PAGES 39 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A lawsuit has been filed against you, and you are required to serve a copy of your written defenses, if any, on JOSHUA MOWERY, ESQUIRE, Plaintiff's Attorney, whose address is DHN ATTORNEYS, 448 South Alafaya Trail, Unit 8, Orlando, FL 32828, within thirty (30) days after the first publication of this notice, to be published 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 Lien Foreclosure Complaint. Default Date: 06/04/2026.

Dated this 28th day of April, 2026

Stacy M. Butterfield  
Clerk of Courts

By: s/ Dianna Mahaney  
As Deputy Clerk

5/1-5/8/26LG 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:

**ARTISTIC TECHNICAL ACADEMY**

Owner: Robert Rosenberg  
985 East Memorial Blvd  
Lakeland, FL 33805

5/1/26LG 1T

**IN THE CIRCUIT COURT FOR THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**

PROBATE DIVISION  
CASE NO: 26-CP-000875

IN RE: THE ESTATE OF CATHERINE MARJORIE DOWDELL  
AKA MARJORIE DOWDELL  
AKA MARJORIE DURDELL,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of MARJORIE DOWDELL, deceased, CASE NO: 26-CP-000875 whose date of death was October 17, 2025, is pending in the 10th Judicial Circuit in and for Polk County, Florida Probate Division, the address of which is Polk County Courthouse, 255 North Broadway Ave., Bartow, FL 33830-3912. 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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.

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 May 1, 2026.

Personal Representative:  
Gabriel Flete  
1408 E Muriel Street  
Orlando, FL 32806

Attorney for Personal Representative:  
KEVIN DRUMMOND, ESQ.  
(FBN 1002238)  
Blue Line Law Firm, PLLC  
1645 Palm Beach Lakes Blvd., Suite 1200  
West Palm Beach, FL 33401  
Telephone: 888-611-9511  
Facsimile: 561-892-3330  
Email: intake@tblf.com  
E-Service: eservice@tblf.com

5/1-5/8/26LG 2T

**NOTICE OF SUSPENSION  
POLK COUNTY**

To: UNIQUE L. ISAAC

Case No.: CD202602449/D 3512368

A Notice of Suspension to suspend your

**POLK COUNTY**

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

5/1-5/22/26LG 4T

**IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA**

PROBATE DIVISION  
CASE NO.: 2026CP000824A000BA  
DIVISION: PROBATE  
SECTION: 14

IN RE: ESTATE OF:  
ANNE R. MCCORMACK,  
Deceased.

**NOTICE TO CREDITORS**

The administration of ANNE R. MCCORMACK, ("Decedent") deceased, whose date of death was November 10, 2025, and whose Social Security Number is XXX-XX-8750, 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 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 May 1, 2026.

Petitioner:  
GARY NATARO  
449 Adriel Ave.  
Winter Haven, FL 33880

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

5/1-5/8/26LG 2T

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

File No. 2026-CP-169  
Division Probate

IN RE: ESTATE OF CHARLES ANTHONY CHEESEMAN  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Charles Anthony Cheeseman, deceased, whose date of death was June 16, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 Broadway Avenue North, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:  
Kimberly Diane Bassett  
251 Viola Drive  
Auburndale, Florida 33823

Attorney for Personal Representative:  
s/ Andrew J. Oram  
Attorney  
Florida Bar Number: 1015374  
308 Avenue G SW, Suite 209

**POLK COUNTY**

Winter Haven, Florida 33880  
Telephone: (863) 259-4743  
E-Mail: office@oram.law  
Secondary E-Mail: andrew@oram.law

5/1-5/8/26LG 2T

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

PROBATE DIVISION

File No. 2026-CP-001285

IN RE: ESTATE OF CHARLOTTE JANE PROPER a/k/a Jane F. Proper, Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Charlotte Jane Proper, deceased, whose date of death was June 27, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830. The names and addresses of the Personal 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 May 1, 2026.

Personal Representative:  
s/ Christopher Shawn Proper  
2280 Hidden Acre Lane  
Paso Robles, CA 93446

Attorneys for Personal Representative:

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

5/1-5/8/26LG 2T

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

CIVIL DIVISION  
CASE NO.: 2025CA-004203-A000-BA  
FREEDOM MORTGAGE CORPORATION  
PLAINTIFF,  
VS.

UNKNOWN TRUSTEE OF THE RAFAEL ANGEL NIEVES, JR. REVOCABLE LIVING TRUST DATED AUGUST 2, 2024, ET AL.,  
DEFENDANT(S).

NOTICE OF ACTION  
TO: Judybel M. Rodriguez  
Last Known Address: 1027 Village PL, Davenport, FL 33896  
Current Residence: UNKNOWN  
TO: Unknown beneficiaries of the Rafael Angel Nieves, Jr. Revocable Living Trust dated August 2, 2024

Last Known Address: 856 Longboat Drive, Davenport, FL 33896  
Current Residence: UNKNOWN  
TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Rafael Angel Nieves Jr A/K/A Rafael A. Nieves  
Last Known Address: 856 Longboat Drive, Davenport, FL 33896  
Current Residence: UNKNOWN  
TO: Unknown trustee of the Rafael Angel Nieves, Jr. Revocable Living Trust dated August 2, 2024

Last Known Address: 856 Longboat Drive, Davenport, FL 33896  
Current Residence: UNKNOWN  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

Lot 85 of Festival Phase 5, according to the Plat thereof as recorded in Plat Book 187, Page(s) 49 through 56, of the Public Records of Polk County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before May 31, 2026 within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

**POLK COUNTY**

Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. WITNESS my hand and the seal of this Court this 17 day of April, 2026.  
STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT  
As Clerk of Court  
By: Ascuncion Nievcs  
As Deputy Clerk  
Publish: La Gaceta Publishing, Inc. P.O Box 5536, Tampa, FL 33675  
11080-1034170

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST,  
Plaintiff,

vs.  
ISRAEL ALVARADO PAGAN; et al.,  
Defendants. Case No: 2023-CA-006135

NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 04/09/2026, and entered in Case No. 2023-CA-006135 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST, is the Plaintiff and ISRAEL ALVARADO PAGAN; UNKNOWN SPOUSE OF ISRAEL ALVARADO PAGAN; MYRNA IDALIS RIVERA PADILLA; UNKNOWN SPOUSE OF MYRNA IDALIS RIVERA PADILLA; IRIS MARGARITA PAGAN TORRES; LOANPAL, LLC; SECRETARY OF HOUSING AND URBAN DEVELOPMENT and POINCIANA VILLAGE EIGHT ASSOCIATION, INC., is/are Defendant(s), Stacy M. Butterfield, CPA, will sell to the highest and best bidder for cash at 10:00 a.m. at www. polk.realforeclose.com on June 9, 2026 the following described property set forth in said Final Judgment, to wit:

Lot 17, Block 822, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, according to the Map or Plat thereof as recorded in Plat Book 53, Pages 29 through 43, of the Public Records of Polk County, Florida. Commonly known as: 232 Begonia Lane, Poinciana, 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 Mortgagor, the Mortgagee or the Mortgagee's attorney.  
DATED April 22, 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 22nd day of April 2026 to:

ISRAEL ALVARADO PAGAN  
232 Begonia Lane  
Poinciana, FL 34759  
UNKNOWN SPOUSE OF ISRAEL ALVARADO PAGAN  
232 Begonia Lane  
Poinciana, FL 34759  
MYRNA IDALIS RIVERA PADILLA  
232 Begonia Lane  
Poinciana, FL 34759  
UNKNOWN SPOUSE OF MYRNA IDALIS RIVERA PADILLA  
232 Begonia Lane  
Poinciana, FL 34759  
IRIS MARGARITA PAGAN TORRES  
645 Grace Street  
Gastonia, NC 28052  
IRIS MARGARITA PAGAN TORRES  
232 Begonia Lane  
Kissimmee, FL 34759  
LOANPAL, LLC  
By serving: CT CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 32301-2525  
Charles L. Eldredge, Jr., Esq.  
Larsen Staten, PLLC.  
4700 Millenia Blvd., Ste. 500  
Orlando, FL 32839-3300  
pleadings@larsenstaten.com  
ATTORNEY FOR POINCIANA VILLAGE EIGHT ASSOCIATION, INC.  
SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
US Attorney's Office MD of Florida  
400 North Tampa Street, Ste. 3200  
Tampa, FL 33602  
s/ Alexandra Kalman  
Alexandra Kalman, Esq.  
11080-1034275

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 2026CA000285A000BA  
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRPL TRUST 2019-1 PLAINTIFF,  
VS.

DAVID HENRY DRAINVILLE, ET AL.,  
DEFENDANT(S).

NOTICE OF ACTION  
TO: David Henry Drainville  
Last Known Address: 4822 Mac Donald St., Lake Wales, FL 33859  
Current Residence: UNKNOWN  
TO: Unknown Spouse of David Henry Drainville

TO: Unknown Spouse of David Henry Drainville

POLK COUNTY

Last Known Address: 4822 Mac Donald St., Lake Wales, FL 33859
Current Residence: UNKNOWN
TO: Unknown tenant in possession of the subject property
Last Known Address: 4822 Mac Donald St., Lake Wales, FL 33859
Current Residence: UNKNOWN
TO: David Henry Drainville, as Personal Representative of the Estate of Mary M. Drainville A/K/A Mary Mercedes Drainville A/K/A Mary Drainville
Last Known Address: 4822 MacDonald St., Lake Wales, FL 33859
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
The North 86.5 feet of Lot 16 and the South 13.5 feet of Lot 15, Block J, Crooked Lake Park, Tract Number 5, Polk County, Florida, according to the plat thereof recorded in Plat Book 42, Page 42, public records of Polk County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before May 31, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc. P.O Box 5536, Tampa, FL 33675 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
WITNESS my hand and the seal of this Court this 21 day of April, 2026.
STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT
As Clerk of Court
By: /s/ Asuncion Nieves
As Deputy Clerk
Publish: La Gaceta Publishing, Inc. P.O Box 5536, Tampa, FL 33675
11080-1034279
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 OR-TIZ 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.
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 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 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

POLK COUNTY

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, GRANTEEES, 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, GRANTEEES, 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 Mortgagor, the Mortgagee or the Mortgagee's attorney.
DATED April 14, 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 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

POLK COUNTY

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 FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000435A000BA
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-000BA, 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 section 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 whose 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 Darion 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 Randell 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
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

POLK COUNTY

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
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.
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 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

POLK COUNTY

THE CARRIAGE HOMES AT CARILLON LAKES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,
vs.
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 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
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
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
(Continued on next page)

SARASOTA COUNTY

SARASOTA COUNTY

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO 2026 CA 000347 NC

TAX INVEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY. Plaintiffs, vs.

HEATHER OLSON, A.K.A. H. OLSON, AS TRUSTEE OF THE SEMIAHMOO TRUST, DATED JULY 17, 2021, UNKNOWN TENANT IN POSSESSION 1, UNKNOWN TENANT IN POSSESSION 2. Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to an Order of Final Judgment in Case 2026 CA 000347 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein TAX INVEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY are Plaintiffs, and HEATHER OLSON, A.K.A. H. OLSON, AS TRUSTEE OF THE SEMIAHMOO TRUST, DATED JULY 17, 2021, UNKNOWN TENANT IN POSSESSION 1, UNKNOWN TENANT IN POSSESSION 2 are Defendants, Clerk of Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com, on June 16, 2026 at 9:00 AM, the following described property: THE SOUTH 1/2 OF LOT 204 AND ALL OF LOT 206, NOKOMIS MANOR NATURES PARK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 69, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.

If you are a person with a disability who needs any accommodations 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) 861-7400, at least seven (7) days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED this 28th of April, 2026

By: s/ Patrick Ruster Florida Bar No 123917 Ruster Law Group, PLLC 1990 Main St, Ste 802 Sarasota, FL 34236 Phone: (941) 313-7208 Fax: (941) 234-9112

5/1-5/8/26 2T

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

CASE NO 2026 CA 000729 NC

MARA VISTA INVEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY. Plaintiffs, vs.

HEATHER OLSON, A.K.A. HEATHER T. OLSON, AS TRUSTEE OF THE GRATITUDE TRUST, UNKNOWN OCCUPANT IN POSSESSION 1, UNKNOWN OCCUPANT IN POSSESSION 2. Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to an Order of Final Judgment in Case 2026 CA 000729 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein MARA VISTA INVEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY are Plaintiffs, and HEATHER OLSON, A.K.A. HEATHER T. OLSON, AS TRUSTEE OF THE GRATITUDE TRUST, UNKNOWN OCCUPANT IN POSSESSION 1, UNKNOWN OCCUPANT IN POSSESSION 2, are Defendants, Clerk of Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com, on June 16, 2026 at 9:00 AM, the following described property: THE EAST 42 FEET OF LOT 13 AND THE WEST 24 FEET OF LOT 14, BLOCK A, HARBOR OAKS SUBDIVISION, UNIT 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 27, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.

If you are a person with a disability who needs any accommodations 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) 861-7400, at least seven (7) days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED this 28th of April, 2026

By: s/ Patrick Ruster Florida Bar No 123917 Ruster Law Group, PLLC 1990 Main St, Ste 802 Sarasota, FL 34236 Phone: (941) 313-7208 Fax: (941) 234-9112

5/1-5/8/26 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026 CP 001315 SC

IN RE: ESTATE OF EVELYN R. RANGEL Deceased.

NOTICE TO CREDITORS

The administration of the estate of EVELYN R. RANGEL, deceased, whose date

SARASOTA COUNTY

of death was July 31, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative: JAMIE MARIE AUGUSTINE 314 Ferndale Dr. Binghamton, NY 13905

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

5/1-5/8/26LG 2T

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

PROBATE DIVISION

File No. 2026 CP 1876 NC

IN RE: ESTATE OF SHELDON G. WALD, Deceased.

NOTICE TO CREDITORS

The administration of the estate of SHELDON G. WALD, Case No. 2026 CP 1876 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or 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 THREE 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 the first publication of this Notice is May 1, 2026.

Personal Representative: M. David Shapiro 464 Golden Gate Point, Unit 503 Sarasota, FL 34236

Attorney for Personal Representative: Taso M. Milonas, Esquire Florida Bar No. 469858 TASO M. MILONAS, P.A. 1348 Fruitville Road, Suite 202 Sarasota, FL 34236 Telephone: (941) 954-5410 Facsimile: (941) 954-5490 Primary E-mail: tmilonas@wealthlawgroup.com Secondary E-mail: jlockwood@wealthlawgroup.com and service@wealthlawgroup.com

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026 CP 001047 NC

IN RE: ESTATE OF LOWELL OMAR THOMAS a/k/a LOWELL O. THOMAS, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Lowell Omar Thomas a/k/a Lowell O. Thomas, deceased, whose date of death was January 9, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property

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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 May 1, 2026.

Personal Representative: Kathryn C. Thomas 5160 US Highway 62 Maysville, Kentucky 41056

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

5/1-5/8/26LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026 CP 001579 NC

IN RE: ESTATE OF JOHN R. PRICE (AKA JOHN ROBERT PRICE) Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOHN R. PRICE (AKA JOHN ROBERT PRICE), deceased, whose date of death was August 19, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands 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 May 1, 2026.

Personal Representative: NANCY M. PRICE (AKA NANCY A. PRICE) 1814 Caribbean Dr. Sarasota, FL 34231

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

5/1-5/8/26LG 2T

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

CIVIL DIVISION

CASE NO.: 2025 CA 001834 NC FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

LUKE D. FORD, 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 8th day of April, 2026, and entered in Case No. 2025 CA 001834 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LUKE D. FORD and MERZA J. FORD; are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electrically at www.sarasota.realforeclose.com at 9:00 A.M. on the 19th day of May, 2026, the following described property as set forth in said Final Judgment, to wit: The Northeastly 1/2 of Lots 3 and 4, Block 10 of Venice Groves replat, according to the plat thereof as recorded in Plat Book 7, Page 77, of the Public Records of Sarasota County, Florida. Together with an easement for ingress and egress over and across the Southeastly 20 feet of the Southwestly 1/2 of Lot 4, Block 10 of said Venice Groves replat, Plat Book 7, Page(s) 77, of said records. Property address: 2249 Woodmere Rd. Venice, FL 34293

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

SARASOTA COUNTY

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 22nd 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 11080-1034251

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

CIVIL DIVISION

CASE NO.: 2025 CA 003877 NC LAKEVIEW LOAN SERVICING, LLC PLAINTIFF, VS. SAMOUEEN PANN 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 003877 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and SAMOUEEN PANN, THARY RETH, AND FX2 TWG HI FINANCE CO I, LLC are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 A.M. on the 12th day of June, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 4, BLOCK 4, EAST GATE, UNIT #1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9 PAGE(S) 43, OF THE PUBLIC RECORDS OF SARASOTA 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 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 22nd 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 11080-1034254

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

CIVIL DIVISION

CASE 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; LVNV 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 electrically at www.sarasota.realforeclose.com at 9:00 AM on the 2nd day of June, 2026, the following 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

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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. 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 11080-1034101

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 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.com

Anthony F. Dicidue, 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 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 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.com

(Continued on next page)

SARASOTA COUNTY

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

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RE: SANDPIPER BEACH RESORT CONDOMINIUM ASSOCIATION, INC. SARASOTA County, Florida Non-Judicial Timeshare foreclosure process

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

SARASOTA COUNTY

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

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

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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: Deidre Hyacinthe 2290 Snappdragon Drive NW Palm Bay, Florida 32907

Attorney for Personal Representative: DAVID H. SLONIM, Esquire Florida Bar No. 0583634 David Netzley, Esquire Florida Bar No. 0150223 2230 N Wickham Road, Suite A Melbourne, Florida 32935 T: (321) 757-5701 F: (866) 249-5702 E-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 THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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.: 1058457 Brice Zoecklein, Esq. Fla. Bar No.: 0085615 Zoecklein 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

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 OF ACTION Sarasota County

BEFORE THE BOARD OF MASSAGE THERAPY

IN RE: The license to practice as a Massage Establishment

Hongda USA LLC 5119 N. Tamiami Trail Suite #1 Sarasota, FL 34234

CASE NO.: 2024-03196 LICENSE NO.: MM43627

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Carla Cody, Prosecutions Unit, Prosecution Services Unit, 4052 Bald Cy-

SARASOTA COUNTY

press Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9889.

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

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

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

IN THE 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)

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 cer-

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for Lot C Water Redundancy Project, Raymond James Stadium.

BID #25-14

Lot C Water Redundancy Project, Raymond James Stadium

MANDATORY PRE-BID CONFERENCE

Tuesday, May 12, 2026 at 10am (Entrance B/C off Himes Avenue - Raymond James Stadium)

BID DUE DATE

Tuesday, May 19, 2026 not later than 10am

Bid packages will be available for distribution on Friday, May 1, 2026. Documents are also available for download on our website https://www.tampasportsauthority.com/procurement-services, https://www.myvendorlink.com and via DemandStar https://www.demandstar.com. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 27th Day of April 2026.

/s/ Delticia Jones Procurement Manager TAMPA SPORTS AUTHORITY

5/1/26LG 1T

City of Tampa - RFQ 26-C-00022; HFC AWTP Aquifer Recharge Wells Pumping Station Design-Build; Pre-Submission Conference 2 PM, May 13, 2026; Deadline 2 PM, June 11, 2026. Download RFQ at https://www.tampa.gov/contract-administration/programs/architectural-engineering-construction-and-related-rfq. 5/1/26LG 1T

NOTICE OF REQUEST FOR PROPOSALS

Hillsborough College is accepting proposals for the following: RFP # 2931-26

Owners Representative and Project Manager for Construction Services

Due Date: May 18, 2026, before 10:00 a.m. EST

For More information, please visit: https://www.hcfl.edu/resources/vendors and click on "Competitive Solicitations"

5/1/26LG 1T

Advertisement

INVITATION FOR BID

Historic Preservation of the Johnson Brothers' Houses Solicitation No. FY26-IFB-01

April 22, 2026

The Housing Authority of the City of Tampa (THA), is seeking bids from qualified firms for the Historic Preservation of the Johnson Brothers' Houses. The Authority intends to award a single contract to the most responsive individual or firm whose experience and fee is most advantageous to the Authority. The form of contract will be a one-year base contract with the option of extending for an additional year to year period not to exceed five (5) years.

Complete submission details for proposals can be found in the official Invitation for Bid (IFB) package. The IFB package can be found online at www.TampaHA.org (Go to www.tampaha.org Click -> Procurement from the on menu, then Click -> Bid Opportunities, and follow the prompts), by calling the THA Contracting Office at 813-341-9101 ext. 3480, or visiting THA located at 5301 West Cypress Street, Tampa Florida 33607. All prospective firms must obtain an official copy of the IFB from THA in order to be considered.

The deadline for submitting proposals is Wednesday, May 27, 2026, 2:00 PM (EST).

THE HOUSING AUTHORITY OF THE CITY OF TAMPA IS AN EQUAL OPPORTUNITY EMPLOYER.

BY ORDER OF JEROME D. RYANS, PRESIDENT/CEO.

5/1-5/8/26LG 2T

Hillsborough County Public Schools

NOTICE OF RULEMAKING

The School Board of Hillsborough County Policies

At its regular meeting of June 2, 2026, The School Board of Hillsborough County, Florida, will conduct a public hearing on or after 5:01 p.m. regarding proposed revisions to School Board policy. The meeting will take place in the Raymond O. Shelton School Administrative Center Board auditorium, 901 E. Kennedy Blvd., Tampa. The Board will consider the recommendation to adopt the proposed policy revisions. Other than the cost of advertisement, there is no economic impact.

Pursuant to the Board's Bylaws, if an individual believes he or she is affected by these proposed policies, that individual may present argument or evidence on all issues relating to the proposed rule at the hearing to be held pursuant to this notice. Any person wishing to present argument or evidence must, within twenty-one (21) days of the date of this notice, submit a written request to:

Superintendent Van Ayres Hillsborough County Public Schools 901 E. Kennedy Blvd. Tampa, FL 33602

The proposed policy revisions can be viewed at: https://www.hillsboroughschools.org/review

A copy is also available for review in the Hillsborough County Public Schools district office located at 901 E. Kennedy Blvd., Tampa.

5/1/26LG 1T

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

CASE NO.: 26-CA-001273  
DIVISION: D

HILLSBOROUGH TITLE, INC.  
a Florida corporation,  
d/b/a PARAMOUNT TITLE,  
Plaintiff,  
vs.

ALL UNKNOWN PERSONS  
AND ENTITIES,  
Defendants,  
-and-

SAMORA CONSTRUCTION LLC, PEARL  
& SAMORA LLC, JPMORGAN CHASE  
BANK, N.A., PATTERSON INVESTMENT  
GROUP LLC, SAMORA PATTERSON,  
BRADFORD AHYOUNG  
Nominal Defendants.

**AMENDED NOTICE OF ACTION**

WHEREAS, an action has been brought by HILLSBOROUGH TITLE, INC., d/b/a PARAMOUNT TITLE ("Paramount Title"), to quiet Paramount Title's title to certain funds described in the Complaint to Quiet Title to Personal Property filed in this action on February 23, 2026, specifically \$1,710,000.00 in Suspense Account Funds (the "Funds"), as described in said Complaint, as evidenced by the following cashier's checks issued by JPMorgan Chase Bank, N.A. in May 2015:

Check No. 1646708953 in the amount of \$575,000.00;

Check No. 1646708955 in the amount of \$585,000.00;

Check No. 1646708956 in the amount of \$550,000.00. (collectively, the "Cashier's Check").

NOW, THEREFORE, notice is given to all unknown persons and entities who may claim some right, title, or interest in or to the Funds and/or the Checks, who are or are not inhabitants of, or who are or are not found within this state, that they appear or plead to the Complaint filed by Paramount Title, and who are required to serve a copy of written defenses, if any, to it on John J. Agliano, Esquire, Paramount Title's attorney, whose address is 606 E. Madison Street, Tampa, FL 33602, thirty days from first publication, and file the original with the Clerk of this Court either before service on Paramount Title's above-named attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint, and that in default the court will proceed to the hearing and adjudication of the action.

If you are a person with a disability who needs accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to provision or certain assistance. To request accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line (1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated April 29, 2026

By: /s/ John J. Agliano  
John J. Agliano - FBN 0503150  
Primary: jagliano@bcalaw.com  
Secondary: dcamacho@bcalaw.com  
Connor J. Kennedy - FBN: 1069151  
Primary: ckennedy@bcalaw.com  
Secondary: lheckman@bcalaw.com  
BAJO COHEN AGLIANO P.A.  
606 E. Madison Street  
Tampa, Florida, 33602  
Telephone: (813) 223-3130  
Fax: (813) 490-1026  
Counsel for Plaintiff

5/1-5/22/26 4T

**Solicitation Advertisement**  
**CONCESSIONS SPACE REDEVELOPMENT AND AIRLINE CLUB**  
**SPACE DEVELOPMENT**  
**HILLSBOROUGH COUNTY AVIATION AUTHORITY (AUTHORITY)**

Sealed proposals for the above referenced solicitation will be received from firms by the Authority electronically at [www.TampaAirport.com](http://www.TampaAirport.com) > Business & Careers > Business Opportunities > Solicitations.

Solicitation documents and detailed requirements will be available on the Tampa International Airport website at [www.TampaAirport.com](http://www.TampaAirport.com) > Business & Careers > Business Opportunities > Solicitations on or about 04/29/2026.

5/1/2026LG 1T

**PUBLIC ANNOUNCEMENT**  
**PROJECTS REQUIRING**

**0560FAC-RFP-MOC HVAC Direct Digital Controls-Metasys Supplemental**

The SCHOOL BOARD OF HILLSBOROUGH COUNTY, Florida, announces that contractor services will be required for the following projects:

| Project Number  | Site  | Anticipated Scope of Work   | Contractor Services |   |         |
|-----------------|---|---|---------------------|---|---------|
|                 |   |   | Estimated Start     | Complete                                      | Budget  |
| 0560FAC-RFP-MOC | District Zone A - East<br><br>District Zone B- West | HVAC Direct Digital Control system repair, maintenance, installation, upgrading and consulting services by manufacturer-authorized service agents for Metasys Controls. | 07/29/2026          | 07/28/2027 with four, (1) year renewal option | \$5 Mil |

Applicants interested in providing the required services shall respond by submitting a proposal to the above reference Request for Proposal (RFP). It is intended that the Selection Committee choose a supplemental contractor for the Metasys control systems used within the school district. Only one (1) submission of qualification information is required to be eligible for projects. Further submission information is contained in the Project Information Packet. NOTE: VENDORS WHO HAVE BEEN AWARDED UNDER 0547FAC-RFP-MOC HVAC Direct Digital Controls Systems WILL NOT NEED TO RE-SUBMIT A NEW PROPOSAL FOR THIS SOLICITATION.

The Project Information Packet, additional project information, the weight associated with each qualification and evaluation criteria will be available on or before **Wednesday, April 22, 2026**, and can be obtained via the Internet through the District's e-Procurement, VendorLink System at:

<https://www.myvendorlink.com/common/default.aspx>

All materials must be submitted by **8:00 AM on Friday, May 22, 2026**, by uploading into the VendorLink System.

Interested parties are strongly discouraged from contacting the schools or sites where projects are located. Project clarifications will be addressed at a Q&A Session scheduled for **9:00 AM on Wednesday, March 26, 2025**, via Microsoft Teams Meeting. Further details will be provided in the Project information Packet.

All questions concerning this solicitation, after the Q&A informational Meeting, will only be accepted through the VendorLink System to ensure all interested parties receive the same information.

THE SCHOOL BOARD OF HILLSBOROUGH COUNTY, FLORIDA  
VAN AYRES  
SUPERINTENDENT OF SCHOOLS

5/1/26LG 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 6/8/26**  
**Irrigation Services (Bid Discount)**  
**Pre-Bid Meeting to be held 5/18/26**  
**@10:00AM**

**3:00 PM 6/2/26**  
**McKay Bay Waste to Energy (WTE)**  
**Facility Electrical Support Services**  
**(Bid Discount)**  
**Pre-Bid Meeting to be held 5/8/26**  
**@10:00AM**

**3:00 PM 5/27/26**  
**Ferric Humate Residual Removal**  
**Services (Bid Discount)**  
**Pre-Bid Meeting to be held 5/8/26**  
**@9:00AM**

**3:00 PM 5/21/26**  
**Temporary Labor for Asphalt Paving**  
**Crews (Bid Discount)**

then and thereafter to be publicly opened and read. Bid documents are available at the Purchasing Department (Phone No. 813/274-8351).

It is hereby made a part of this Invitation to Bid that the submission of any Bid in response to this advertised request shall constitute a Bid made under the same conditions for the same contract price and for the same effective period as this Bid to all public entities in Hillsborough County.

Dated: 05/1/2026  
Deanna Faggart, CPPO  
Director of Purchasing  
City of Tampa, FL  
2555 East Hanna Avenue  
Tampa, FL 33610

5/1/26LG 1T