

**CITRUS COUNTY**

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

CASE NO.: 2024CA000153

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

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

**NOTICE OF SALE**

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on April 16, 2026 in the above-styled cause, Angela Vick, Citrus county clerk of court shall sell to the highest and best bidder for cash on **June 18, 2026 at 10:00 A.M.**, at [www.citrus.realforeclose.com](http://www.citrus.realforeclose.com), the following described property:

**LOT 7, BLOCK 733, CITRUS SPRINGS UNIT 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 33-39 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA**

Property Address: 1911 West Quaker Lane, Citrus Springs, FL 34434

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 May 20, 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](mailto:servicecopies@qpwblaw.com)  
E-mail: [kchurch@qpwblaw.com](mailto:kchurch@qpwblaw.com)  
Attorney for Plaintiff

5/29-6/5/26LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA.  
CASE No. 2025 CA 000599 A  
PHH MORTGAGE CORPORATION,  
PLAINTIFF,  
VS.

MARIE SANTORO, ET AL.,  
DEFENDANT(S).  
NOTICE OF ACTION  
TO: UNKNOWN TENANT #2  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS: 581 E Winnetka Street, Hernando, FL 34442  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Citrus County, Florida:  
LOT 417 OF FOREST LAKE NORTH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 101 THROUGH 105, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

TOGETHER WITH A 2003 SKYLINE SUMMERHILL 7601 DOUBLE WIDE MOBILE HOME ID# C1-61-0460R A & B has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.  
This notice shall be published once a week for two consecutive weeks in the Citrus County Chronicle.  
Date: May 8, 2026

Traci Perry  
Clerk of the Circuit Court  
By: S. Peacock  
Deputy Clerk of the Court

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 ADA Coordinator Citrus County, Trial Court Administrator at 352-341-6700, fax 352-341-7008 or at [jsullivan@citrus5.org](mailto:jsullivan@citrus5.org), Citrus County Courthouse, 110 North Apopka Avenue, Inverness, FL 34450 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.  
11080-1035402

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

CIVIL DIVISION

Case No.: 25-CA-000325

SHELLY M. CUNNINGHAM,  
Plaintiff,  
-vs-

CARTER G BRYAN,  
and all parties claiming an interest  
Defendant(s).

**NOTICE OF ACTION FOR ADVERSE POSSESSION**

TO: CARTER G BRYAN  
2620 49th St S, Gulfport, FL 33707-5402

YOU ARE NOTIFIED that an action for ADVERSE POSSESSION has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Adham A. Yennes, Esq.,

**CITRUS COUNTY**

attorney for Plaintiff, SHELLY M. CUNNINGHAM, whose address is 20211 Still Wind Dr, Tampa FL 33647, on or before 30 days after first publication of this notice, and file the original with the clerk of this Court at 110 N. Apopka Ave, Inverness FL 34450, before service on Plaintiff or immediately thereafter. **If you fail to do so, a default may be entered against you for relief demanded in the petition.**

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

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

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

Dated 5/19/26

CLERK OF THE CIRCUIT COURT  
110 N. Apopka Ave, Inverness FL  
34450

B: Illegible  
Deputy Clerk

5/22-6/12/26 4T

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

CASE NO. 092025CA000651XXXAIN

CITIGROUP MORTGAGE LOAN TRUST 2022-RP1 BYU.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE  
Plaintiff,  
vs.

MCLP ASSET COMPANY, INC,  
RESHHELL SMITH, et al,  
Defendants/

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

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated May 12, 2026 and entered in Case No. 092025CA000651-XXXAIN of the Circuit Court of the FIFTH Judicial Circuit in and for Citrus County, Florida, wherein CITIGROUP MORTGAGE LOAN TRUST 2022-RP1 BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE is the Plaintiff and MCLP ASSET COMPANY, INC, RESHELL SMITH, UNKNOWN SPOUSE OF RESHELL SMITH, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2, the Defendants. Traci Perry, Clerk of the Circuit Court in and for Citrus County, Florida will sell to the highest and best bidder for cash at [www.citrus.realforeclose.com](http://www.citrus.realforeclose.com), the Clerk's website for on-line auctions on **July 2, 2026 at 10:00 AM**, the following described property as set forth in said Order of Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN CITRUS COUNTY, STATE OF FLORIDA, VIZ:

LOTS 205, 206, AND 228, OF KNIGHTS ADDITION TO CRYSTAL RIVER, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 28, PUBLIC RECORDS OF CITRUS 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 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 the ADA Coordinator for Citrus County, Kathy Rector, at (352) 341-6700 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED at Citrus County, Florida, this 20th day of May, 2026.

By: /s/ Brittany L. Harvey, Esq.  
Florida Bar No. 124795

RUBIN LUBLIN, LLC  
Attorney for Plaintiff  
2313 W. Violet St.  
Tampa, Florida 33603  
Telephone: (813) 656-8801  
Fax: (813) 656-8802  
[flemailservice@rlselaw.com](mailto:flemailservice@rlselaw.com)

JS0120/25-F001629

5/22-5/29/26LG 2T

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

CASE NO: 25-CC-1030

THE ISLANDS CONDOMINIUMS ASSOCIATION, INC.,  
a Florida not-for-profit corporation,  
Plaintiff,  
vs.

RUSSELL MEDEIROS, NANCY BOXELL and ANY UNKNOWN OCCUPANTS IN POSSESSION,  
Defendants.

**NOTICE OF SALE**

**NOTICE IS HEREBY GIVEN** that, pursuant to the Summary Final Judgment in this cause, in the County Court of Citrus

**CITRUS COUNTY**

County, Florida, the Clerk of Court will sell all the property situated in Citrus County, Florida described as:

Family Unit 69, and an undivided share in the common elements appurtenant thereto, subject to and in accordance with the Covenants, Conditions, Restrictions, terms and other provisions of the Declaration of Condominium of THE BAY VILLA BUILDING NO. 15, a Condominium, with exhibits annexed thereto, as recorded in Official Records Book 352, Pages 603-620, inclusive, and all amendments thereto, of the Public Records of Citrus County, Florida.

at public sale, to the highest and best bidder, for cash, at [www.citrus.realforeclose.com](http://www.citrus.realforeclose.com), at **10:00 A.M. on June 25, 2026.**

Any person claiming an interest in the surplus from the sale, if any, 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 at the Office of the Trial Court Administrator, Citrus County Courthouse, 110 N. Apopka Avenue, Inverness, FL 34450, (352) 641-6700, 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 seven days; if you are hearing or voice impaired, call 711.

Dated this 13th day of May, 2026.

Traci Perry  
Clerk of the Circuit Court  
s/ Stephan C. Nikoloff  
Stephan C. Nikoloff  
[steve@associationlawfl.com](mailto:steve@associationlawfl.com)  
Bar Number 56592  
Attorney for Plaintiff  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698  
Telephone: (727) 738-1100

5/22-5/29/26LG 2T

**HERNANDO COUNTY**

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA?  
CIVIL DIVISION  
CASE NO.: 24000948CAAXMX  
LAKEVIEW LOAN SERVICING, LLC  
PLAINTIFF,  
VS.

JENNIFER A. OUDEANS, ET AL.,  
DEFENDANT(S).  
NOTICE OF ACTION  
TO: Jennifer A. Oudeans  
Last Known Address: 4805 Copper Hill Dr, Spring Hill, FL 34609  
Current Residence: UNKNOWN  
TO: Unknown Spouse of Jennifer A. Oudeans  
Last Known Address: 4805 Copper Hill Dr, Spring Hill, FL 34609  
Current Residence: UNKNOWN  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 5, BLOCK 40, STERLING HILL PHASE 1B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE(S) 23 THROUGH 33, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before June 24, 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 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: Peggy Welch at (352) 754-4402.  
WITNESS my hand and the seal of this Court this 13 day of May, 2026.

DOUG CHORVAT, JR.  
As Clerk of Court  
By: Elizabeth Markidis  
As Deputy Clerk  
Publish: La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675  
11080-1035735

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT  
IN AND FOR HERNANDO COUNTY,  
FLORIDA  
EQUITY PRIME MORTGAGE LLC,  
Plaintiff,  
vs.

DEBRA KAY HICKS; et al.,  
Defendants. Case No: 2025-CA-000455  
NOTICE OF FORECLOSURE SALE  
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated April 9, 2026, and Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale date April 28, 2026 entered in Case No. 2025-CA-000455 of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida wherein EQUITY PRIME MORTGAGE LLC, is the Plaintiff and DEBRA KAY HICKS; JEFFREY CANNADY; UNKNOWN SPOUSE OF DEBRA KAY HICKS; and UNKNOWN SPOUSE OF JEFFREY CANNADY, are Defendant(s). Doug Chorvat, Jr, Hernando County Clerk of Courts, will sell to the highest and best bidder for cash outside Room 245 of the Hernando County Courthouse, 20 N. Main Street, Brooksville, FL 34601

**HERNANDO COUNTY**

at 11:00 a.m., on June 16, 2026 the following described property set forth in said Final Judgment, to wit:

LOTS 9 AND 10, BLOCK 2A, EDGEWATER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 37, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA  
Commonly known as: 29134 Forbes St, Nobleton, FL 34661  
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 May 4, 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 30th day of May 2026 to:  
DEBRA KAY HICKS  
9279 NE 21st Avenue  
Anthony, FL 32617  
JEFFREY CANNADY  
9279 NE 21st Avenue  
Anthony, FL 32617  
UNKNOWN SPOUSE OF DEBRA KAY HICKS  
9279 NE 21st Avenue  
Anthony, FL 32617  
UNKNOWN SPOUSE OF JEFFREY CANNADY  
9279 NE 21st Avenue  
Anthony, FL 32617  
/s/ Alexandra Kalman  
Alexandra Kalman, Esq.  
11080-1035732

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA.  
CASE No. 25000100CAAXMX  
ALLIANT CREDIT UNION,  
PLAINTIFF,  
VS.  
EDWARD MASZAK, ET AL.  
DEFENDANT(S).

**NOTICE OF FORECLOSURE SALE #20286**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 6, 2026, in the above action, I will sell to the highest bidder for cash at Hernando County, Florida, on June 9, 2026, at 11:00 AM, at Hernando County Courthouse outside room 245 on the 2nd Floor for the following described property: LOT 57, BARRINGTON AT STERLING HILL, UNIT 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 43, PAGES 15, OF THE PUBLIC RECORDS OF HERNANDO 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.

By:  
Deputy Clerk of the Court  
Prepared by:  
Tromberg, Miller, Morris & Partners, PLLC  
600 West Hillsboro Boulevard  
Suite 600  
Deerfield Beach, FL 33441

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 Hernando County, Office of the Trial Court Administrator at 352-754-4402, fax 352-754-4035, Hernando County Courthouse, 20 North Main Street, Brooksville, FL 34601 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.  
11080-1035546

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA.  
CASE No. 2025-CA-000513  
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST AB2,  
PLAINTIFF,  
VS.  
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF HAROLD EDWARD LOHRMAN A/K/A HAROLD EDWARD LOHRMAN JR. (DECEASED), ET AL.  
DEFENDANT(S).

**NOTICE OF FORECLOSURE SALE #20286**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 24, 2026, in the above action, I will sell to the highest bidder for cash at Hernando County, Florida, on June 23, 2026 at 11:00 AM, at Hernando County Courthouse outside room 245 on the 2nd Floor for the following described property: LOT 16, BLOCK 415, SPRING HILL UNIT #8, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 27-37, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA  
Any person claiming an interest in the surplus from the sale, if any, other than

**HERNANDO COUNTY**

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.

Date: Clerk of the Circuit Court  
By: /s/ Elizabeth Markidis  
Deputy Clerk of the Court  
Prepared by:

Tromberg, Miller, Morris & Partners, PLLC  
600 West Hillsboro Boulevard  
Suite 600  
Deerfield Beach, FL 33441

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 Hernando County, Office of the Trial Court Administrator at 352-754-4402, fax 352-754-4035, Hernando County Courthouse, 20 North Main Street, Brooksville, FL 34601 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.  
11080-1035541

IN THE COUNTY COURT IN AND FOR HERNANDO COUNTY, FLORIDA

COUNTY CIVIL DIVISION

CASE NO.: 2025-CC-001519

WELLINGTON AT SEVEN HILLS HOMEOWNERS ASSOCIATION, INC.,  
Plaintiff,  
vs.

JAMES GIBBONS,  
Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on May 14, 2026 by the County Court of Hernando County, Florida, the property described as:

Lot 940 of WELLINGTON AT SEVEN HILLS, PHASE NINE, according to the Plat thereof as recorded in Plat Book 35, Page(s) 24 and 25, inclusive, of the Public Records of Hernando County, Florida.

will be sold at public sale by the Hernando County Clerk of Court, to the highest and best bidder, for cash, at **11:00 A.M.** at the Hernando County Courthouse, 20 N. Main Street, Room 245, Brooksville, Florida 34601 on **June 23, 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 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 for the Courts, at least 7 days before your scheduled court appearance, or immediately upon receiving your 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: 1039616  
[nminor@appletonreiss.com](mailto: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

5/22-5/29/26LG 2T

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

CASE NO: 2025CA001019

NATIONSTAR MORTGAGE LLC,  
Plaintiff,  
-vs-

DOLNNIS QUESADA NUNEZ,  
UNKNOWN SPOUSE OF DOLNNIS QUESADA NUNEZ, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, SEVEN HILLS HOMEOWNERS' ASSOCIATION, INC., UNKNOWN TENANT 1 AND UNKNOWN TENANT 2,  
Defendant(s)

**NOTICE OF ACTION – CONSTRUCTIVE SERVICE**

TO: DOLNNIS QUESADA NUNEZ  
10360 Ventura Drive  
Spring Hill, FL 34608

UNKNOWN SPOUSE OF DOLNNIS QUESADA NUNEZ  
10360 Ventura Drive  
Spring Hill, FL 34608

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

LOT 292, SEVEN HILLS UNIT 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE(S) 12, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Property Address: 10360 Ventura Drive, Spring Hill, FL 34608

The action was instituted in the Circuit Court, Fifth Judicial Circuit in and for Hernando County, Florida; Case No. 2025CA001019; and is styled Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC vs. Dolnnis Quesada Nunez. You are required to serve a copy of your written defenses, if any, to the action on Mehwish Yousef, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication on or before June 22, 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 or Petition.

(Continued on next page)

**HERNANDO COUNTY**

Dated the 13 day of May, 2026.  
Doug Chorvat, Jr.  
Clerk of the Circuit Court & Comptroller  
By: /s/ Elizabeth Markichis  
As Deputy Clerk  
Quinteiros, Prieto, Wood & Boyer, P. A.  
5/22-5/29/26LG 2T

**HILLSBOROUGH COUNTY****ADVERTISEMENT FOR PUBLIC SALE PER FLORIDA STATUTES §715.109**

A public sale will be held June 11, 2026 at 10:00 a.m., at 12924 Dupont Circle, Tampa, Florida 33626, of the following personal property of MIAHA S INC.

Forklift: Mitsubishi  
Serial No: AF17E02397  
Pallet Jack: Franklin 2.5 Ton  
UPC - 193175436573

5/29/26LG 1T

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

File No.: 26-CP-001793  
Division: A

IN RE: ESTATE OF TIMOTHY E. CLARK  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Timothy E. Clark, deceased, whose date of death was March 14, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602 (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 May 29, 2026.

Personal Representative:  
Katy Jo Clark  
1506 Graywood Ct.  
Valrico, FL 33596

Attorney:  
Charles W. Malloy, Esq.  
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  
Email: cwmalloy@verizon.net

5/29-6/5/26LG 2T

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

Case No.: 2026-CP-001525

IN RE: ESTATE OF JORGE ARMANDO TAPIA  
Deceased.

**NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS**

The administration of the estate of JORGE ARMANDO TAPIA, deceased, whose date of death was January 24th, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Room 101, Tampa, FL 33602. The 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 on whom a copy of this notice is served must file their claim with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE 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

**HILLSBOROUGH COUNTY**

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

ALL CLAIMS NOT 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.

The date of first publication of this notice is May 29, 2026.

Personal Representative:  
/s/ Sandra Tapia  
11841 Sunburst Marble Rd  
Riverview, FL 33579  
Email: jstapia2019@gmail.com  
Telephone: (908) 340-8831

Attorney for Personal Representative:  
/s/ Tilford A. Yates  
TILFORD A. YATES, ESQUIRE  
Florida Bar Number 1032244  
Yates and Ocampo Law PLLC  
6421 N Florida Ave  
Tampa, FL 33604  
Telephone: (813) 656-5033  
Email: tilford@yolawgroup.com

5/29-6/5/26LG 2T

**Notice of Public Auction**

Notice of public online auction at Lockerfox.com for monies due on storage units. The auction will be held on June 16, 2026, at or after 8:00 a.m. and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

**5404 W. Waters Ave., Tampa, FL 33634**

Rafael Paulin	1362	\$1,070.00
Rafael Paulino	1355	\$899.80
Katie Knaff	1161	\$357.80
Ayden Dejesus	1374	\$489.85
Kathleen Coleman	2126	\$621.60
Kathleen Coleman	2124	\$589.80
Rafael Paulino	1023	\$934.85
Sandra Lombana	2045	\$769.70
Edward Roysse	1024	\$751.70
Mark Springston	1361	\$425.82
Rafael Paulino	1359	\$899.80
Raul Guardiola	1131	\$339.90
Kathleen Coleman	2115	\$589.85

**3182 Curlew Rd., Oldsmar, FL 34677**

Tamara Ficocell	C247	\$594.85
Chekeysha Whiting	E163	\$427.80
Heather Ulatowski	D010	\$509.90
John Carey	C125	\$3,323.42
Nadia Dorsey	C213	\$489.90
Heather Ulatowski	E007	\$509.90

**9505 N. Florida Ave., Tampa, FL 33612**

Jason Chapma	A120	\$268.70
Ernesto Chery	B107	\$389.49
Green Orchid Lawn Care LLC	1002	\$439.90
Johnny Harris	1036	\$619.85
Kenneth McGill	1005	\$439.90
Huynh Thanh	B672	\$349.90
Kenneth McGill	A001	\$419.90
Samantha Hall	B047	\$754.85
Russell Hopley	1066	\$455.80
Amber Ayala	A123	\$259.85
Jovie Blaylock	B247	\$604.85
Kenneth McGill	B673	\$439.90
Tykeem Trolman	B018	\$616.70
Evelyn Serrano Ramos	B048	\$289.90
Thomas Klein	B250	\$367.80

**3939 W. Gandy Blvd., Tampa, FL 33611**

Amanda Salazar	4214	\$333.80
Teddy Greene	1671	\$424.85
Brenda Dean	5117	\$1,189.95
Thomas Cook	1552	\$559.90
Jessica Kustron	1502	\$265.80
Andrus Bennett	5215	\$634.85
Tenisa Jackson	4703	\$209.80
Ashley Chatman	4051	\$751.70

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

Guethy Janvier	3023	\$375.60
Renny Jesus Aguirre Horcadela	1414	\$304.85
Marcus Gaddy	1048	\$811.70
Ricardo Lagares	3303	\$209.85
Anthony Notaro	1325	\$289.90
Anton Bociek	1029	\$799.90
Anthony Montalvo	1024	\$827.40
Dawn Dobson	3216	\$299.85
William Calvo Alvarez	1017	\$1,519.80
Jereamy Henderson	1507	\$357.80
Ladonna Lowrey	1538	\$259.95
Anton Bociek	1026	\$814.85
Justin Barber	3444	\$309.90
Xavier Wynn	2300	\$274.85
Lazarus Sims	3534-35	\$497.80
Ruth Comice	1715	\$499.90

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

Selina Nelson	1222	\$329.90
Chiantini Bloom	1330	\$460.70
Tahigee Judge	1412	\$269.90
Eric Liebman	242	\$474.85
Luis Nieves Soto	1216	\$329.90
Louis Everett	316	\$349.90
Judy Fauts	155	\$449.90
Kim Harpis	275	\$591.60
Ricky Smith	1251	\$477.80

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

Montiez Scott	1139E	\$850.70
Roxanne Suiter	149	\$489.90
Twila Johnson	3044E	\$429.90
Twila Johnson	2111W	\$379.90
Gabriel Bacchus	3130W	\$379.90
Mark McPhelin	1218W	\$274.85

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

Mary Olson	1165	\$263.80
Jenny Almanzar Holguin	1012	\$549.90
Vinyana McElroy	2064	\$469.85
Gregory Peeples	2215	\$688.70
Nahed Ebotaha	1316	\$904.85
Joseph De Trapani	1235	\$429.90
Charles Vance	2241	\$367.70

**14123 State Rd. 54, Odessa, FL 33556**

Benjamin Kilchens	3272	\$539.90
Megan Tanner	0201	\$574.85

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

Goldie Griffin	4317	\$361.70
Yenedy Seijo	1419	\$287.80
Pedro Enrique Labarta	3023	\$479.90
Katie King McCord	4133	\$424.85
Katie King McCord	4260-63	\$673.70
Joevanny Rubio	3179	\$775.05
Darlene Clark	4125	\$309.90
Katie King McCord	4107	\$424.85

**HILLSBOROUGH COUNTY**

Elbert Chun	3056-57	\$3,503.30
Steven Hoskinson	4145	\$457.70
Katie King McCord	3093	\$419.85
Katie King McCord	4302	\$569.90

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

Richard Gibbs	024	\$755.60
Lorenzo Dorroh	053	\$309.90
Nicholas Brill	106	\$493.75
Batista Madonia	292	\$613.80

5/29-6/5/26LG 2T

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

Case No.: 26-DR-003809  
Division: EP

MARIE PAUL,  
Petitioner,  
and  
PIERRE POLESTANT,  
Respondent.

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**

TO: PIERRE POLESTANT  
Last known address: 2210 E Cayuga Street, Tampa, FL 33610

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 MARIE PAUL, whose address is 2210 E Cayuga Street, Tampa, FL 33610, on or before 6/29/2026, and file the original with the clerk of this Court at 800 E Twiggs Street, 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 May 22, 2026

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

By: s/ Gilberto Blanco  
Deputy Clerk

5/29-6/19/26LG 4T

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

Case No.: 26-DR-003810  
Division: FP

NATACHA CADET COMPERE,  
Petitioner,  
and  
RALPH COMPERE,  
Respondent.

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**

TO: RALPH COMPERE  
Last address: Unknown

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on NATACHA CADET COMPERE, whose address is 228 Windwood Oaks Dr, Apt 102, Tampa, FL 33613, on or before 6/29/2026, and file the original with the clerk of this Court at 800 E Twiggs Street, 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 May 22, 2026

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

By: s/ Gilberto Blanco  
Deputy Clerk

5/29-6/19/26LG 4T

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

Case No.: 26-DR-003808  
Division: FP

FRANTZ DIMANCHE,  
Petitioner,  
and  
BILL STEED JEUDY,  
Respondent.

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**

TO: BILL STEED JEUDY  
Last address: Unknown

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to

**HILLSBOROUGH COUNTY**

serve a copy of your written defenses, if any, to it on FRANTZ DIMANCHE, whose address is 2911 E Emma Street, Tampa, FL 33610, on or before 6/29/2026, and file the original with the clerk of this Court at 800 E Twiggs Street, 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 May 22, 2026

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

By: s/ Gilberto Blanco  
Deputy Clerk

5/29-6/19/26LG 4T

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

CASE NO.: 25DR13349 DIV B  
DIVISION: FAMILY

IN RE: THE MATTER OF MAI AL-BASHEER,  
Petitioner/Wife,  
And

TAREQ MUSTAFA DAMRA,  
Respondent/Husband.

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

TO: TAREQ MUSTAFA DAMRA  
Unknown Whereabouts

YOU ARE NOTIFIED that an action for Verified Petition for Dissolution of Marriage and Other Related Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Mais Afaneh, Esq., attorney for Mai Al-Basheer, whose address is 2600 S. Douglas Road, Suite 502, Coral Gables, FL 33134, on or before 6/23/2026, 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 5/18/2026

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

By: s/ Jennifer Taylor  
Deputy Clerk

5/29-6/19/26LG 4T

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

Case No.: 26-DR-006560  
Division: DP

MISLEYDIS ARIAS,  
Petitioner,  
and

MARCO VINAS RUECKNER,  
Respondent.

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

TO: MARCO VINAS RUECKNER  
Last address: Unknown

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MISLEYDIS ARIAS, whose address is 2708 W. Main St., Tampa, FL 33607, on or before 7/1/26, 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:

**HILLSBOROUGH COUNTY**

notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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 29, 2026.

Petitioner:  
Laurn Barbato  
15825 Glenam Drive  
Tampa, FL 33618

Attorney for Petitioner:  
Sofia C. Herrera, Esq.  
FL Bar Number: 1069771  
AWS Law Firm  
2202 N. Westshore Blvd., Suite 200  
Tampa, FL 33607  
Telephone: (813) 922-5293  
E-mail: sofia@awsllaw.org  
Secondary E-mail: attorney@awsllaw.org

5/29-6/5/26LG 2T

-----  
**IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION**  
File No. 26-CP-001651

IN RE: ESTATE OF  
THOMAS K. BURNS  
Deceased

**NOTICE TO CREDITORS**

The administration of the estate of THOMAS K. BURNS, deceased, whose date of death was October 19, 2025; File Number 26-CP-001651, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 29, 2026.

Personal Representative:  
STEPHANIE DESIMAS WALKER  
725 Oak Court  
Bartow, FL 33511

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

5/29-6/5/26LG 2T

**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.: **0678976116**  
Certificate No.: **2023 / 6720**  
File No.: **2026-442**  
Year of Issuance: **2023**

Description of Property:  
WOODBERRY ESTATES FIRST ADDITION LOT 24 BLOCK 7  
PLAT BK / PG : 46 / 71  
SEC - TWP - RGE : 16 - 29 - 20  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**DOUGLAS E COOPER  
BARBARA E COOPER  
BARBARA COOPER**

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

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) on line via the internet at [www.hillsborough.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

If you are a person with a disability

**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 5/20/2026  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Gabreelle Stewart, Deputy Clerk

5/29-6/19/26LG 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.: **2081810000**  
Certificate No.: **2023 / 16714**  
File No.: **2026-443**  
Year of Issuance: **2023**

Description of Property:  
PLANT CITY WARREN'S SURVEY S 100 FT OF LOT 4 BLOCK 24  
PLAT BK / PG : K000 / 315  
SEC - TWP - RGE : 29 - 28 - 22  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**RCO AND COMPANY LLC  
RCO & COMPANY LLC**

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

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) 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 5/20/2026  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Gabreelle Stewart, Deputy Clerk

5/29-6/19/26LG 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.: **0503110000**  
Certificate No.: **2023 / 4760**  
File No.: **2026-447**  
Year of Issuance: **2023**

Description of Property:  
VARN'S RESUBDIVISION LOT 23 BLOCK 3  
PLAT BK / PG : 18/59  
SEC - TWP - RGE : 25 - 30 - 19  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**MIKEAL E PARIDO  
MARIE C PARIDO  
MARIE L PARIDO**

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

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) 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 5/20/2026  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Gabreelle Stewart, Deputy Clerk

5/29-6/19/26LG 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.: **0817131062**  
Certificate No.: **2023 / 8628**  
File No.: **2026-449**  
Year of Issuance: **2023**

Description of Property:  
SHIRLEY RANCH UNIT NO 3 LOT 6 AND AN UNDIV INTEREST IN PARCEL A RD  
PLAT BK / PG : 85 / 63  
SEC - TWP - RGE : 21 - 28 - 21  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**LAWRENCE MCCLURE AND  
COURTNEY MCCLURE  
LAWRENCE MCCLURE  
COURTNEY MCCLURE**

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

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) 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

**HILLSBOROUGH COUNTY**

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 5/20/2026  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Gabreelle Stewart, Deputy Clerk

5/29-6/19/26LG 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.: **2051190000**  
Certificate No.: **2023 / 16506**  
File No.: **2026-450**  
Year of Issuance: **2023**

Description of Property:  
STRAWBERRY TERRACE SOUTH LOT 8 BLOCK 2  
PLAT BK / PG : 7 / 68  
SEC - TWP - RGE : 33 - 28 - 22  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**HICKS G C  
G. C. HICKS**

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

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) 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 5/20/2026  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Gabreelle Stewart, Deputy Clerk

5/29-6/19/26LG 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:

**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 **6/10/2026 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-26-0000672  
NAME OF VIOLATOR: JAMES HENRY SANCHEZ JR  
LOCATION OF VIOLATION: 3301 W NAPOLEON AVE, TAMPA, FL  
CODE SECTIONS: 19-231(11) 19-231(15)a 19-231(15)c  
LEGAL DESCRIPTION: CRESCENT PARK E 60 FT OF LOTS 14 AND 15 BLOCK 2  
FOLIO: 136779.0000

CASE NO: COD-26-0000744  
NAME OF VIOLATOR: TAMPA QUADS AND COMMONS  
LOCATION OF VIOLATION: 11304 N 15TH ST, TAMPA, FL  
CODE SECTIONS: 19-231(1)c 19-231(3) 19-231(5)a 19-231(10) 19-231(11) 19-231(13) 19-231(15)a 19-231(17)  
LEGAL DESCRIPTION: S 57.25 FT OF N 171.75 FT OF W 125 FT OF E 155 FT OF N 229 FT OF S 249 FT OF NE 1/4 OF NW 1/4  
FOLIO: 143357.0525

CASE NO: COD-26-0000791  
NAME OF VIOLATOR: DENNIS C DOMISIW  
LOCATION OF VIOLATION: 2109 E 93RD AVE, TAMPA, FL  
CODE SECTIONS: 19-47 19-237  
LEGAL DESCRIPTION: HILLSBORO HIGHLANDS MAP LOTS 5 AND 6 BLOCK 13  
FOLIO: 145049.0000

CASE NO: COD-26-0000877  
NAME OF VIOLATOR: FRANCESCA IPPOLITO ESTATE OF  
LOCATION OF VIOLATION: 2102 N 36TH ST, TAMPA, FL  
CODE SECTIONS: 19-56 19-231(15)c 19-233(a)  
LEGAL DESCRIPTION: EAST BAY ADDITION LOT 17 AND S 1/2 OF LOT 18 BLOCK 8  
FOLIO: 175536.0000

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

CASE NO: COD-26-0000536  
NAME OF VIOLATOR: JESUS M LOPEZ  
LOCATION OF VIOLATION: 1709 N CLUB CT, TAMPA, FL  
CODE SECTIONS: 19-49 19-56 19-231(15)b 27-283.11(b) 27-326  
LEGAL DESCRIPTION: TAMPA OVERLOOK E 120 FT OF N 125 FT OF W 1/2 OF BLOCK 60  
FOLIO: 144675.0000

CASE NO: COD-26-0000653  
NAME OF VIOLATOR: 105 EAST 26 LLC  
LOCATION OF VIOLATION: 105 E 26TH AVE, TAMPA, FL  
CODE SECTIONS: 27-284.2.5.(c)  
LEGAL DESCRIPTION: FLORIDA PLACE LOT 8 LESS ST BLOCK 1  
FOLIO: 182191.0000

CASE NO: COD-26-0000711  
NAME OF VIOLATOR: VGV GENERAL CONTRACTORS LLC  
LOCATION OF VIOLATION: 8910 EL PORTAL DR, TAMPA, FL  
CODE SECTIONS: 27-284.2.4.(c)  
LEGAL DESCRIPTION: EL PORTAL LOT 6 BLOCK 17  
FOLIO: 98845.0000

CASE NO: COD-26-0000890  
NAME OF VIOLATOR: NIKOLA RESIDENCES LLC  
LOCATION OF VIOLATION: 820 E BUSCH BLVD, TAMPA, FL  
CODE SECTIONS: 27-289.9  
LEGAL DESCRIPTION: NIKOLA TAMPA CONDOMINIUM PARCEL HOTEL PARCEL  
FOLIO: 98889.0000

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

5/15-6/5/26LG 4T

**HILLSBOROUGH COUNTY**

was assessed are:  
Folio No.: **1407820000**  
Certificate No.: **2023 / 12259**  
File No.: **2026-451**  
Year of Issuance: **2023**  
Description of Property:  
POINSETTIA VILLAGE LOT 10 AND S 2 FT OF LOT 11 BLOCK 4  
PLAT BK / PG : 37 / 92  
SEC - TWP - RGE : 17 - 28 - 19  
**Subject To All Outstanding Taxes**  
Name(s) in which assessed:  
**HOWARD HUTCHENSON  
GREG HUTCHENSON  
DONALD EUGENE HUTCHENSON  
CAROLYN L HUTCHENSON**  
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) 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 5/20/2026  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Gabreelle Stewart, Deputy Clerk

5/29-6/19/26LG 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.: **1444130000**  
Certificate No.: **2023 / 12512**  
File No.: **2026-453**  
Year of Issuance: **2023**

Description of Property:  
TAMPA OVERLOOK LOT 16 BLOCK 23  
PLAT BK / PG : 17 / 2  
SEC - TWP - RGE : 19 - 28 - 19  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**RAFAEL BACA RUIZ  
LAURA RUIZ**

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

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) on line via the internet at [www.hillsborough.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

**HILLSBOROUGH COUNTY**

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 5/20/2026  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Gabreelle Stewart, Deputy Clerk

5/29-6/19/26LG 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.: **2052550000**  
Certificate No.: **2023 / 16543**  
File No.: **2026-456**  
Year of Issuance: **2023**

Description of Property:  
ORANGE COURT SUBDIVISION LOT 4 BLOCK 1  
PLAT BK / PG : 31 / 26  
SEC - TWP - RGE : 20 - 28 - 22  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**ESTATE OF BRENDA R FRERICHS  
ROGER F FRERICHS  
BRENDA R FRERICHS**

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

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) 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 5/20/2026  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Gabreelle Stewart, Deputy Clerk

5/29-6/19/26LG 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.: **1992890000**  
Certificate No.: **2023 / 16131**  
File No.: **2026-457**  
Year of Issuance: **2023**

Description of Property:  
EAST TAMPA LOT 18 BLOCK 55  
PLAT BK / PG : 0001 / 0079  
SEC - TWP - RGE : 19 - 29 - 19  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**YBOR DEVELOPMENT LLC**

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

Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) 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 5/20/2026  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Gabreelle Stewart, Deputy Clerk

5/29-6/19/26LG 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.: **1649720000**  
Certificate No.: **2023 / 14180**  
File No.: **2026-460**  
Year of Issuance: **2023**

Description of Property:  
CARON JENNIE AND HECTOR'S SUBDIVISION LOTS 2, 3, 4 AND 5 TOG WITH ALLEY ABUTTING THEREON  
PLAT BK / PG : 18 / 36  
SEC - TWP - RGE : 01 - 29 - 18  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**P B & J VENTURES INC**

All of said property being in the County of Hillsborough,

**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 5/20/2026

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

By Gabreelle Stewart, Deputy Clerk  
5/29-6/19/26LG 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.: **1875920000**  
Certificate No.: **2023 / 15592**  
File No.: **2026-461**  
Year of Issuance: **2023**

Description of Property:  
CUSCADEN'S SUBDIVISION LOT 4 AND S 112 OF ALLEY ABUTTING BLOCK 2

PLAT BK / PG: 1 / 10  
SEC - TWP - RGE : 07 - 29 - 19  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**LONG & ASSOCIATE OF TAMPA LLC**

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

Unless such certificate shall be re-

**HILLSBOROUGH COUNTY**

deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) 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 5/20/2026

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

By Gabreelle Stewart, Deputy Clerk  
5/29-6/19/26LG 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.: **0411040100**  
Certificate No.: **2023 / 3864**  
File No.: **2026-462**  
Year of Issuance: **2023**

Description of Property:  
THAT PORTION DESC AS BEG SE COR OF SW 1/4 THN N 89 DEG 56 MIN 44 SEC W 994.89 FT THN N 59.43 FT TO N R/W LINE OF BU-FALO AVE THN N 88 DEG 16 MIN

**HILLSBOROUGH COUNTY**

52 SED W 245.60 FT THN N 222.59 FT THN N 89 DEG 58 MIN 45 SEC W 258.35 FT THN S 35 DEG 44 MIN 14 SEC W 95.42 FT FOR POB THN S 44 DEG 41 MIN 40 SEC E 24.86 FT THN S 45 DEG 18 MIN 20 SEC W 32 FT THN

N 44 DEG 41 MIN 40 SEC W 40.42 FT TO INTRS WITH THE LIMITED ACCESS RIW LINE INTERSTATE 4 THN ALONG SAID R/W LINE 35.14 FT THN S 44 DEG 41 MIN 40 SEC E 30.08 FT TO THE POB LESS ADD'L R/W DESC AS BEG AT SW COR OF SE 1/4 OF SW 1/4 RUN N 69.84 FT N 88 DEG 15 MIN 59 SEC W 5.35 FT N 12 FT W 158.93 DT TH NWLY 176.43 FT ALG AOC W/RAD OF 100 FT & CHD BRG N 39 DEG 23 MIN 10 SEC W 154.42 FT FOR POB TH NELY ALONG RIW 35.23 FT THN S 44 DEG 40 MIN 47 SEC E 14.87 FT S 35 DEG 51 MIN 46 SEC W 30.11 FT S 05 DEG 30 MIN 46 SEC E 3.63 FT & N 44 DEG 40 MIN 47 SEC W 8.33 FT TO POB  
SEC - TWP - RGE : 02 - 29 - 19  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:

**MLK GASOLINE SERVICES INC,  
WENDYS INTERNATIONAL AND  
HCL TAMPA PROPERTIES LP C/O  
STARBOARD GROUP  
H & S REALTY & PROPERTY INC AS TO A 1/3 INTEREST  
HLC TAMPA PROPERTIES LP AS TO A 1/3 INTEREST  
WENDYS INTERNATIONAL INC AS TO A 1/3 INTEREST  
H & S REALTY & PROPERTY INC  
WENDYS INTERNATIONAL INC**

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

**HILLSBOROUGH COUNTY**

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) 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 5/20/2026

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

By Gabreelle Stewart, Deputy Clerk  
5/29-6/19/26LG 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.: **1555090000**  
Certificate No.: **2023 / 13524**  
File No.: **2026-463**  
Year of Issuance: **2023**

Description of Property:  
BELLMONT HEIGHTS S 88 FT OF LOT 13 LESS S 42 FT OF E 17.6 FT AND N 46 FT OF S 88 FT OF W 3 FT OF LOT 14 BLOCK 19

**HILLSBOROUGH COUNTY**

PLAT BK / PG : 4 / 83  
SEC - TWP - RGE : 05 - 29 - 19  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**REO ASSET DISBURSEMENT LLC  
MICHAEL RAMIREZ  
JAIME L NIEVES AGENT**

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) 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 5/20/2026

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

By Gabreelle Stewart, Deputy Clerk  
5/29-6/19/26LG 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.: **0511330300**  
Certificate No.: **2022 / 4732**  
File No.: **2026-466**  
Year of Issuance: **2022**

Description of Property:  
GARDEN CITY REVISED MAP OF LOT 3 BLOCK 7 DESC AS FR INTERS OF N BDRY OF LOT 3 AND W RIW OF SR 45 RUN S ALG RIW 50 FT W 175 FT N 50 FT AND E 175 FT TO POB  
PLAT BK / PG: 1 / 117  
SEC - TWP - RGE : 26 - 30 - 19  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**COLE SHAUN  
O'RIORDAN OLIVER  
GENERAL STORE & BAIT SHOP LLC**

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) 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 5/20/2026

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

By Gabreelle Stewart, Deputy Clerk  
5/29-6/19/26LG 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.: **0915030300**  
Certificate No.: **2023 / 9755**  
File No.: **2026-468**  
Year of Issuance: **2023**

Description of Property:  
N 50 FT OF S 680 FT OF E 306 FT OF N 3/4 OF NW 1/4 OF SW 1/4 --- TRACT BEG AT NW COR OF E 306 FT OF S 680 FT OF N 3/4 OF SW 1/4 OF NW 1/4 AND RUN E 306 FT N 317.35 FT TO NE COR OF NW 1/4 OF SW 1/4 W 371 FT S TO N BDRY OF S 680 FT OF N 3/4 OF SW 1/4 OF NW 1/4 & E 65 FT TO BEG  
SEC - TWP - RGE: 07 - 29 - 22  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:

**ALBERT W WELCH  
JANET GOLDSMITH  
RUTH G WELCH  
STEPHEN WELCH  
JON WELCH  
MARY BETH WELCH**

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) 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 5/20/2026

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

By Gabreelle Stewart, Deputy Clerk  
5/29-6/19/26LG 4T

**IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**  
COUNTY CIVIL DIVISION  
CASE NO.: 2025-CC-042488

(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 **6/3/2026** 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-265-0000773  
NAME OF VIOLATOR: RAFAEL CRESPO AND UNIA  
LOCATION OF VIOLATION: 3203 W CORDELIA ST, TAMPA, FL  
CODE SECTIONS: 22-8 22-60  
LEGAL DESCRIPTION: DREW'S JOHN H 1ST EXTENSION E 35 FT OF LOT 22 AND LOT 23 BLOCK 69  
FOLIO: 176808.0000

CASE NO: COD-25-0000846  
NAME OF VIOLATOR: MELVI BONILLA  
LOCATION OF VIOLATION: 3215 W CORDELIA ST, TAMPA, FL  
CODE SECTIONS: 22-8 22-60  
LEGAL DESCRIPTION: DREW'S JOHN H 1ST EXTENSION LOT 17 BLOCK 69  
FOLIO: 176804.0000

CASE NO: COD-25-0002979  
NAME OF VIOLATOR: CH YBOR LLC  
LOCATION OF VIOLATION: 2609 N 18TH ST, TAMPA, FL  
CODE SECTIONS: 19-231(10) 19-231(12) 19-231(15)a 19-231(15)c  
LEGAL DESCRIPTION: E 93 FT OF S 96 FT OF N 117 FT OF GOV LOT 2 & E 17 FT OF S 33 FT OF N 147 FT OF GOV LOT 2  
FOLIO: 196973.0000

CASE NO: COD-25-0004652  
NAME OF VIOLATOR: TAMPA PARKLAND APARTMENTS  
LOCATION OF VIOLATION: 4400 W SPRUCE ST, TAMPA, FL  
CODE SECTIONS: 19-48 19-231(16)a  
LEGAL DESCRIPTION: ROLAND PARK LOTS 1 TO 24 INCL BLOCK 18 . . . LOTS 5 TO 20 INCL LESS N 20 FT FOR RD R/W BLOCK 19 TOG WITH VACATED R/W (STREET) DESC AS FOLLOWS: THAT PART OF TENNESSEE ST (A/K/A CHESTNUT ST) LYING BETWEEN WASHINGTON DR (A/K/A HESPERIDES ST) AND MANHATTAN AVE IN ROLAND PARK IN PL BK 14 PG 13 (ORD 6638 A)  
FOLIO: 112213.0000

CASE NO: COD-25-0004658  
NAME OF VIOLATOR: REBECCA MARIE LEVINE AND  
LOCATION OF VIOLATION: 302 W NORTH BAY ST, TAMPA, FL  
CODE SECTIONS: 22-8  
LEGAL DESCRIPTION: MEADOWBROOK LOT 428  
FOLIO: 165816.0000

CASE NO: COD-26-0000083  
NAME OF VIOLATOR: WAYNE VINCENT CONSIGLIO JR  
LOCATION OF VIOLATION: 402 E AMELIA AVE, TAMPA, FL  
CODE SECTIONS: 19-57 19-231(12) 19-231(15)a  
LEGAL DESCRIPTION: KEY'S LOT 5 BLOCK 1  
FOLIO: 191328.0000

CASE NO: COD-26-0000494  
NAME OF VIOLATOR: ROCWELL 1907 LLC  
LOCATION OF VIOLATION: 1907 W CASS ST, TAMPA, FL  
CODE SECTIONS: 19-48 19-231(15)c  
LEGAL DESCRIPTION: BENJAMIN'S 5TH ADDITION E 1/2 OF LOT 20 AND 21 BLOCK 6  
FOLIO: 181274.0000

CASE NO: COD-26-0000545  
NAME OF VIOLATOR: JESSICA EVANS  
LOCATION OF VIOLATION: 415 W OSBORNE AVE, TAMPA, FL  
CODE SECTIONS: 19-231(15)a 19-231(15)c  
LEGAL DESCRIPTION: SUNSHINE PARK REVISED MAP LOT 19 BLOCK 5  
FOLIO: 165417.0000

CASE NO: COD-26-000573  
NAME OF VIOLATOR: WILLIE E SMILEY AND DAVID L  
LOCATION OF VIOLATION: 1613 E MAPLE AVE, TAMPA, FL  
CODE SECTIONS: 19-231(3) 19-231(5)c 19-231(11) 19-231(13) 19-231(15)c 19-231(17)  
LEGAL DESCRIPTION: FERN CLIFF LOTS 330 AND 331  
FOLIO: 149984.0000

CASE NO: COD-26-0000574  
NAME OF VIOLATOR: DANY CUELLAR  
LOCATION OF VIOLATION: 806 W SLIGH AVE, TAMPA, FL  
CODE SECTIONS: 19-231(15)a 19-231(15)b  
LEGAL DESCRIPTION: RIVERSIDE FIRST ADDITION TO WEST LOT 3 BLOCK 5 LESS R/W BEG AT NE COR RUN S 1.22 FT THN S 88 DEG 50 MIN W 60.01 FT THN N 2.43 FT AND E 60 FT TO POB AND THE NORTH 1/2 OF VACATED ALLEY LYING TO SOUTH  
FOLIO: 104919.0000

CASE NO: COD-26-0000641  
NAME OF VIOLATOR: GENERAL ASSEMBLY CHURCH OF  
LOCATION OF VIOLATION: 2133 W WALNUT ST, TAMPA, FL  
CODE SECTIONS: 19-49 19-56  
LEGAL DESCRIPTION: MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA E 42 FT OF LOT 15 BLOCK 37  
FOLIO: 179357.0000

CASE NO: COD-26-0000731  
NAME OF VIOLATOR: CONSTANTINO D KASTIS  
LOCATION OF VIOLATION: 7010 N CENTRAL AVE, TAMPA, FL  
CODE SECTIONS: 19-49 19-231(3) 19-231(5)c 19-231(10) 19-231(13)  
LEGAL DESCRIPTION: GOSS J S SUBDIVISION LOT 1 LESS W 20 FT AND N 1/2 OF LOT 2 LESS W 20 FT  
FOLIO: 161754.0000

CASE NO: COD-26-0000733  
NAME OF VIOLATOR: NICOLE MARGARET GREEN  
LOCATION OF VIOLATION: 6014 N OTIS AVE, TAMPA, FL  
CODE SECTIONS: 19-50 19-231(15)c  
LEGAL DESCRIPTION: IDLEWILD ON THE HILLSBOROUGH N 1/2 OF LOT 5 BLOCK 7  
FOLIO: 162136.0000

CASE NO: COD-26-000734  
NAME OF VIOLATOR: LOYD R EALES  
LOCATION OF VIOLATION: 6008 N OTIS AVE, TAMPA, FL  
CODE SECTIONS: 19-231(15)c  
LEGAL DESCRIPTION: IDLEWILD ON THE HILLSBOROUGH S 1/2 OF LOT 5 AND N 29 FT OF LOT 6 BLOCK 7  
FOLIO: 162137.0000

CASE NO: COD-26-0000735

NAME OF VIOLATOR: BRADFORD B AND YVONNE P  
LOCATION OF VIOLATION: 6006 N OTIS AVE, TAMPA, FL  
CODE SECTIONS: 19-49 19-231(15)c  
LEGAL DESCRIPTION: IDLEWILD ON THE HILLSBOROUGH S 74 FT OF LOT 6 BLOCK 7  
FOLIO: 162138.0000

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

CASE NO: COD-26-0000118  
NAME OF VIOLATOR: EGYPT SHRINE HOLDING CORP  
LOCATION OF VIOLATION: 5017 E WASHINGTON ST, TAMPA, FL  
CODE SECTIONS: 27-284.2.4.(c)  
LEGAL DESCRIPTION: A PARCEL OF LAND IN THE SW 1/4 OF NW 1/4 OF SEC 22 TWP 29 RGE 19 BEING DESCRIBED AS FOLLOWS: COM AT THE NW COR OF SD SEC 22 THN S 00 DEG 55 MIN 00 SEC W ALG THE W LINE OF SD SEC 22,1342.52 FT TO THE NW COR OF THE SW 1/4 OF THE NW 1/4 OF SD SEC 22 THN N 89 DEG 58 MIN 27 SEC E ALG THE N LINE OF THE SW 1/4 OF THE NW 1/4 OF SD SEC 22, 136.95 FT TO PT ON THE E R/W LINE OF US HWY #41 (STATE RD #45) THN S 00 DEG 32 MIN 00 SEC E ALG SD E R/W LINE 25.00 FT TO A PT OF INTERS WITH THE S R/W LINE OF WASHINGTON ST THN N 89 DEG 58 MIN 27 SEC E ALG SD S R/W LINE 382.90 FT TO THE POB THN CONT ALG SD R/W LINE N 89 DEG 58 MIN 27 SEC E, 411.05 FT THN DEPARTING SD S R/W LINE S 00 DEG 50 MIN 57 SEC W 562.86 TO A PT ON THE N R/W OF THE TAMPA BY PASS CANAL ALSO KNOWN AS THE PALM RIVER THN S 89 DEG 53 MIN 31 SEC W 411.04 FT THN DEPARTING SD R/W LINE N 00 DEG 50 MIN 57 SEC E 563.45 FT TO POB TOGETHER WITH THE FOLLOWING DESC PARCEL E 200 FT OF N 836 FT OF SW 1/4 OF NW 1/4 LESS PT FOR CANAL AND LESS TRACT DESC AS BEG AT NE COR & RUN W 200 FT S 12.48 FT S 86 DEG E 200.14 FT AND N 24.95 FT TO BEG TOGETHER WITH THE FOLLOWING W 100 FT OF E 300 FT OF N 836 FT OF SW 1/4 OF NW 1/4 LESS TAMPA BY PASS CANAL R/W TOGETHER WITH THE FOLLOWING DESC PARCEL W 100 FT OF E 400 FT OF N 836 FT OF SW 1/4 OF NW 1/4 LESS R/W  
FOLIO: 160816.0100

CASE NO: COD-26-0000252  
NAME OF VIOLATOR: ABDIEL GUERRA-BRUNET  
LOCATION OF VIOLATION: 3209 W WOODLAWN AVE, TAMPA, FL  
CODE SECTIONS: 27-284.2.4.(c)  
LEGAL DESCRIPTION: FAIR GROUND FARMS W 65.0 FT OF E 275.0 FT OF LOT 3 BLOCK 12  
FOLIO: 109537.0100

CASE NO: COD-26-0000501  
NAME OF VIOLATOR: RYAN P. MCDONAGH  
LOCATION OF VIOLATION: 18 LADOGA AVE, TAMPA, FL  
CODE SECTIONS: 27-284.2.4.(c)  
LEGAL DESCRIPTION: DAVIS ISLANDS PB10 PG52 TO 57 AND PB17 PG5 TO 9 SELY 1/2 OF LOT 54 AND LOT 55 BLK 42  
FOLIO: 195459.0000

CASE NO: COD-26-0000502  
NAME OF VIOLATOR: CONFIDENTIAL  
LOCATION OF VIOLATION: 3413 W SAN JUAN ST, TAMPA, FL  
CODE SECTIONS: 27-284.2.3.(b)  
LEGAL DESCRIPTION: Palma Ceia Park Lot 14 Block 68  
FOLIO: 126296.0000

CASE NO: COD-26-0000504  
NAME OF VIOLATOR: ESTATE OF CHATTIE L MARTIN  
LOCATION OF VIOLATION: 4002 W GRAY ST, TAMPA, FL  
CODE SECTIONS: 27-287.25.(e).(3)  
LEGAL DESCRIPTION: ROSEDALE NORTH LOTS 10 11 AND 12 BLOCK 1  
FOLIO: 115056.0000

CASE NO: COD-26-0000550  
NAME OF VIOLATOR: PETER PHAM  
LOCATION OF VIOLATION: 3210 E HENRY AVE, TAMPA, FL  
CODE SECTIONS: 27-287.25.(e).(3)  
LEGAL DESCRIPTION: W 50 FT OF E 401.5 FT OF S 3/4 OF SE 1/4 OF NW 1/4 OF SE 1/4 LESS N 347.68 FT AND LESS S 25 FT FOR RD  
FOLIO: 15112.0000

CASE NO: COD-26-0000632  
NAME OF VIOLATOR: NICOLE MARIE GERO  
LOCATION OF VIOLATION: 4017 W NORTH B ST, TAMPA, FL  
CODE SECTIONS: 27-284.2.5.(c)  
LEGAL DESCRIPTION: ROSEDALE NORTH LOT 8 BLOCK 8  
FOLIO: 115122.0000

CASE NO: COD-26-0000639  
NAME OF VIOLATOR: PRICE KELLEY AND EDWARD D  
LOCATION OF VIOLATION: 3207 E CAYUGA ST, TAMPA, FL  
CODE SECTIONS: 27-287.25.(e).(3)  
LEGAL DESCRIPTION: GROVE HILL HEIGHTS LOTS 7 AND 8 BLOCK 1  
FOLIO: 156507.0000

CASE NO: COD-26-0000727  
NAME OF VIOLATOR: PATSY L ROSS  
LOCATION OF VIOLATION: 3210 E PAWHATAN AVE, TAMPA, FL  
CODE SECTIONS: 19-49 27-326  
LEGAL DESCRIPTION: OAK HEIGHTS LOT 8 BLOCK 1  
FOLIO: 151512.0000

CASE NO: COD-26-0000896  
NAME OF VIOLATOR: AMERICAN LEGION SEMINOLE  
LOCATION OF VIOLATION: 6918 N FLORIDA AVE, TAMPA, FL  
CODE SECTIONS: 27-326 27-289.7 27-290.8  
LEGAL DESCRIPTION: WOODHAVEN E 272 FT OF N 305 FT OF LOT 1 BLOCK 4 LESS BEG AT SE COR RUN W 8.43 FT N 02 DEG E 183.17 FT THN S 183 FT TO POB AND LESS BEG AT NE COR RUN E 17 FT S 39 DEG 43 MIN 06 SEC E 26.61 FT THN N 20.41 FT TO POB  
FOLIO: 161580.0000

CASE NO: COD-26-0000925  
NAME OF VIOLATOR: RAFAEL D URBINA AND NORA V  
LOCATION OF VIOLATION: 8719 N EDISON AVE, TAMPA, FL  
CODE SECTIONS: 27-283.11(a) 27-326  
LEGAL DESCRIPTION: EL PORTAL LOTS 16 AND 17 BLOCK 12  
FOLIO: 98615.0000

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

5/8-5/29/26LG 4T

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY**

RIVERBEND WEST COMMUNITY ASSOCIATION, INC.,  
Plaintiff,

vs.

NIGERIA MCDANIELS,  
Defendant.

**NOTICE OF SALE**

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

Lot 58, in Block 2 of RIVERBEND WEST PHASE 2, according to the Plat thereof, as recorded in Plat Book 128, Page 219, of the Public Records of Hillsborough County, Florida.

ADDRESS: 465 Serenity Mill Loop, Ruskin, FL 33570

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.hillsboroughrealforeclose.com](http://www.hillsboroughrealforeclose.com) at 10:00 A.M. on July 10, 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.

**NOTICE OF PUBLIC HEARING**

A public hearing will be held by the Land Use Hearing Officer, pursuant to Hillsborough County Ordinance 92-05, beginning at 9:00 a.m., June 15, 2026 at County Center, 2nd Floor, Board of County Commissioners Boardroom, 601 E Kennedy Blvd, Tampa, FL 33602, to hear the following requests. **Virtual participation in this public hearing is available through communications media technology, as described below.**

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

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

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

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

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

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

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

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

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

**VARIANCE REQUEST**

Petition VAR 26-0704, filed on 03/20/26 by Angelos Florida Properties, represented by, Adkinson Engineering of 6550 St. Augustine Rd., Jacksonville, FL 32217, ph (904) 881-4206. Requesting a Variance to Landscape Buffering and Screening Requirements. The property is presently zoned M and is located at E. 148th Ave., SW corner of E. 148th Ave. and E. Bearss Ave. Intersection.

Petition VAR 26-0707, filed on 03/23/26 by Vulcan Industries, of 10816 Armitage Dr., Seffner, FL 33584, ph (813) 599-0749. Requesting a Variance to Lot Development Standards. The property is presently zoned PD 98-0825 and is located at 10513 Fire Oak Ct.

Petition VAR 26-0710, filed on 03/24/26 by Jon S. and Susana M. Mueller, of 2506 Oak Landing Dr., Brandon, FL 33511, ph (813) 728-5505. Requesting a Variance to Fence Requirements. The property is presently zoned RSC-4 and is located at 2506 Oak Landing Dr.

Petition VAR 26-0724, filed on 03/25/26 by Ice Dream Shop LLC, represented by KCI Technologies, Inc. of 150 Kelsey Ln., Tampa, FL 33619, ph (813) 740-2300. Requesting a Variance to Lutz Rural Area Development Standards, Lot Development Standards, Sign Requirements, Dumpster and Recycling Collection Space Requirements, Accessory Structure Standards and Landscaping and Buffering Requirements. The property is presently zoned CG and is located at 18849 N. US Hwy 41.

Petition VAR 26-0763, filed on 04/03/26 by Oscar Romero Amat, of 12321 Pittsfield Ave, Tampa, FL 33624, ph (813) 965-2330. Requesting a Variance to Minimum Lot Size by Available Utilities. The property is presently zoned RSC-9 and is located at 12321 Pittsfield Ave.

Petition VAR 26-0770, filed on 04/03/26 by David Wright/TSP Companies, Inc., of 20085 Sabal Palm Ct #418, Land O Lakes FL 34638, ph (813) 230-7473. Requesting a Variance to Accessory Structure Requirements and Lot Development Standards. The property is presently zoned RSC-6 and is located at 12015 N. Oregon Ave.

Petition VAR 26-0774, filed on 04/06/26 by Glen Ottley, of 7011 Alafia Dr., Riverview, FL 33578, ph (813) 918-4032. Requesting a Variance to Lot Development Standards. The property is presently zoned AS-1 and is located at 13318 Jaudon Ranch Rd.

Petition VAR 26-0793, filed on 04/08/26 by Susan Chandra, of 16116 Lake Magdalene Blvd., Tampa, FL 33613, ph (813) 962-2477. Requesting a Variance to Fence and wall Requirements. The property is presently zoned AS-1 and is located at 16116 Lake Magdalene Blvd.

Petition VAR 26-0809, filed on 04/10/26 by Mayra Lira, of 2816 First National Dr., Ruskin, FL 33570, ph (813) 240-7651. Requesting a Variance to Accessory Dwelling Requirements. The property is presently zoned AS-1 and is located at 12222 Begin Dr.

Petition VAR 26-0833, filed on 04/15/26 by Pablo and Ever M. Lam, of 7208 N. Grady Ave., Tampa, FL 33614, ph (863) 738-6350. Requesting a Variance to Accessory Structure Requirements. The property is presently zoned RSC-9 and is located at 7208 N. Grady Ave.

Petition VAR 26-0845, filed on 04/17/26 by Miladys Guevara Lorente, of 4510 N. Eddy Dr., Tampa, FL 33603, ph (813) 449-3377. Requesting a Variance to Lot Development Standards. The property is presently zoned RSC-9 and is located at 7227 Donald Ave.

Petition VAR 26-0856, filed on 04/21/26 by Addie Mentry, of P.O. Box 332, Odessa, FL 33556, ph (727) 614-1680. Requesting a Variance to Sign Requirements. The property is presently zoned ASC-1, PD 90-0119 and is located at 15403 N. Dale Mabry Hwy.

**SPECIAL USES**

Petition SU-AB 26-0699, filed on 03/19/26 by Juan Camilo Mejia, of 4559 Amberly Oaks Ct., Tampa, FL 33614 ph (813) 382-8917. Requesting a Special Use 2-COP Alcoholic Beverage Permit with Distance Separation Waiver(s). The property is presently zoned CG, PD 78-0310 and is located at 14614 N. Dale Mabry Hwy.

Petition SU-AB 26-0859, filed on 04/21/26 by La Cecilia Restaurant LLC, represented by Terry A. Haley, of 108 Clocktower Dr., #160 Brandon, FL 33510 ph (813) 453-4251. Requesting a Special Use 4-COP-RX Alcoholic Beverage Permit with Distance Separation Waiver(s). The property is presently zoned CG and is located at 210 E. Fowler Ave.

Petition SU-AB 26-0863, filed on 04/23/26 by Cristobal Pimentel/Amorette Coffee, of 702 Railroad St. Wimauma, FL 33598 ph (813) 785-0208. Requesting a Special Use 2-COP Alcoholic Beverage Permit with Distance Separation Waiver(s). The property is presently zoned CN and is located at 702 Railroad St.

5/29/26LG 1T

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY**

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

5/29-6/5/26LG 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:

**SIMON ICONIC STYLING**  
Owner: Alyssa Simon  
1254 E 113th Ave  
Tampa, FL 33612

5/29/26LG 1T

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY**

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

**ARTHUR'S 10F1 BRACELETS**

Owner: LIV 10 Management  
6831 Citrus Creek Ln  
Tampa, FL 33625

5/29/26LG 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:

**SIMON ICONIC STYLING**

Owner: Alyssa Simon  
1254 E 113th Ave  
Tampa, FL 33612

5/29/26LG 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:

**SHOWERS IN HOURS**

Owner: Brian Wesley  
13529 Prestige Pl, #108  
Tampa, FL 33635

5/29/26LG 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:

**ABIXON DIGITAL**

Owner: Antonio Fernandez  
5470 E Busch Blvd  
Tampa, FL 33617

5/29/26LG 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

**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 6/17/2026 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-26-0000415  
NAME OF VIOLATOR: SIUL GONZALEZ ALVAREZ  
LOCATION OF VIOLATION: 219 W SENECA AVE, TAMPA, FL  
CODE SECTIONS: 5-105.1  
LEGAL DESCRIPTION: SENECA SUBDIVISION LOT 15  
FOLIO: 95572.0000

CASE NO: COD-26-0000457  
NAME OF VIOLATOR: FRANCISCO ANTONIO LUGO  
LOCATION OF VIOLATION: 2804 W VIRGINIA AVE, TAMPA, FL  
CODE SECTIONS: 5-105.1  
LEGAL DESCRIPTION: COLLINS ARMENIA PARK W 50 FT OF E 200 FT OF N 130 FT OF S 1/2 OF LOT 121  
FOLIO: 109378.0000

CASE NO: COD-26-0000533  
NAME OF VIOLATOR: NHAN BUI  
LOCATION OF VIOLATION: 3812 LAKESHORE DR, TAMPA, FL  
CODE SECTIONS: 5-105.1  
LEGAL DESCRIPTION: TEMPLE CREST UNIT NO 3 LOT 20 BLOCK 60  
FOLIO: 148812.0000

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

CASE NO: COD-24-0000328  
NAME OF VIOLATOR: MARCELO DAVID SUAREZ/TRUSTEE  
LOCATION OF VIOLATION: 3124 W IVY ST, TAMPA, FL  
CODE SECTIONS: 5-105.1  
LEGAL DESCRIPTION: DREW'S JOHN H 1ST EXTENSION LOT 12 BLOCK 68  
FOLIO: 176781.0000

CASE NO: COD-26-0000015  
NAME OF VIOLATOR: MARTIN AND TERESA  
LOCATION OF VIOLATION: 3316 W SAN MIGUEL ST N, TAMPA, FL  
CODE SECTIONS: 5-105.1  
LEGAL DESCRIPTION: BAY VIEW ESTATES LOT 7 BLOCK 9  
FOLIO: 118790.0000

CASE NO: COD-26-0000500  
NAME OF VIOLATOR: FMLJUR LLC (INACTIVE)  
LOCATION OF VIOLATION: 5906 N ARMENIA AVE, TAMPA, FL  
CODE SECTIONS: 5-105.1  
LEGAL DESCRIPTION: TRACT BEG 835 FT SOUTH OF NE COR OF NE 1/4 OF SE 1/4 OF SEC 34 TWP 28 RGE 18 E THN R S 251.4 FT W 330 FT N 251.4 FT AND E 330 FT TO POB LESS ARMENIA AVENUE R/W INSIDE CITY LIMITS OF TAMPA LESS A TRACT OF LAND DESC AS FOLLOWS: COMM AT NE COR OF NE 1/4 OF SE 1/4 OF SEC 34 THN S 00 DEG 17 MIN 59 SEC W 838.02 FT ALG E LINE OF SD NE 1/4 OF SE 1/4 THN N 89 DEG 33 MIN 06 SEC W 9.77 FT TO W R/W LINE OF ARMENIA AVE THN S 00 DEG 17 MIN 59 SEC W 40.38 FT FOR POB THN CONT ALG SD R/W LINE S 00 DEG 17 MIN 59 SEC W 153 FT THN N 89 DEG 33 MIN 06 SEC W 277 FT TO W R/W LINE OF ARMENIA AVE AND POB LESS S 55 FT OF THE FOLLOWING PARCEL: TRACT BEG 835 FT S OF NE COR OF NE 1/4 OF SE 1/4 OF SEC 34 TWP 28 RGE 18 E THN RUN S 251.4 FT W 330 FT N 251.4 FT AND E 330 TO POB LESS ARMENIA AVE R/W INSIDE CITY LIMITS OF TAMPA  
FOLIO: 148812.0000

CASE NO: COD-26-0000549  
NAME OF VIOLATOR: VICTOR MANUEL GARCIA CALLEIRO  
LOCATION OF VIOLATION: 8709 N 34TH ST, TAMPA, FL  
CODE SECTIONS: 5-105.1  
LEGAL DESCRIPTION: ELIZABETH COURT LOTS 33 AND S 1/2 OF LOT 34 BLOCK D  
FOLIO: 147657.0000

CASE NO: COD-26-0000585  
NAME OF VIOLATOR: JOHN ROSENDE AND KATHERINE  
LOCATION OF VIOLATION: 3108 W HAWTHORNE RD, TAMPA, FL  
CODE SECTIONS: 5-105.1  
LEGAL DESCRIPTION: FOREST HILLS LOTS 15 20 AND 21 AND W 1/2 VACATED STREET ABUTTING ON THE EAST  
FOLIO: 128575.0000

CASE NO: COD-26-0000613  
NAME OF VIOLATOR: WISLON SAINT HILAIRE  
LOCATION OF VIOLATION: 2519 W UNION ST, TAMPA, FL  
CODE SECTIONS: 5-105.1  
LEGAL DESCRIPTION: MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA LOT 21 BLOCK 44  
FOLIO: 179517.0000

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

5/22-6/12/26LG 4T

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY**

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

**COCO GAENG**

Owner: American Fusion Kitchen LLC  
4034 W Kennedy Blvd  
Tampa, FL 33609

5/29/26LG 1T

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

CIVIL DIVISION  
CASE NO.: 25-CC-047558

WALDEN LAKE COMMUNITY ASSOCIATION, INC.,  
Plaintiff,

vs.

ANGEL VALENTIN,  
Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on May 19, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

LOT 21, BLOCK 1, WALDEN LAKE UNIT 30, PHASE 1, SECTION C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE(S) 24, 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.hillsboroughrealforeclose.com](http://www.hillsboroughrealforeclose.com), on July 10, 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

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY**

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

5/29-6/5/26LG 2T

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

PROBATE DIVISION  
File No.: 26-CP-001699

Division: B

IN RE: ESTATE OF  
WILLIAM FRANK PAZ  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of WILLIAM FRANK PAZ, deceased, whose date of death was November 27, 2024; is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File Number 26-CP-001699; the mailing address of which is P.O. 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 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 May 29, 2026.

Personal Representative:

/s/ Stella Paz  
STELLA PAZ  
8312 Flowerfield Drive  
Tampa, Florida 33615

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, Florida 33687  
Tel: (813) 870-0500  
Fax: (813) 873-0500  
Email: [mchavernay@accidentsareus.com](mailto:mchavernay@accidentsareus.com)  
Florida Bar No. 143138

5/29-6/5/26LG 2T

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

PROBATE DIVISION  
File No. 26-CP-001723

Division A

IN RE: ESTATE OF  
THOMAS GENE DICKERSON  
Deceased.

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

TO: ANNAMARIE RAMIREZ

Whereabouts Unknown

and Any and All Heirs of the Estate of  
Thomas Gene Dickerson

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 06/29/2026, and to file the original of the written defenses with the clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on May 20, 2026

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

By: s/ Ryan Marsh  
As Deputy Clerk

5/2

**HILLSBOROUGH COUNTY**

action for foreclosure of lien on the following described property:

Lot 87 of DEER PARK, according to the Plat thereof as recorded in Plat Book 89, Page(s) 75, 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 6/19/2026, 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 May 14, 2026.

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

By: /s/ Jennifer Taylor  
Deputy Clerk

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

Attorney for Plaintiff

5/29-6/5/26LG 2T

**IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
FILE NO. 26-CP-001469  
DIVISION: A

IN RE: ESTATE OF  
DAVID R. WORRELL,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of DAVID R. WORRELL, deceased, whose date of death was March 28, 2026, and whose social security number is XXX-XX-5245, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggss 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 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 29, 2026.

Personal Representative:

Judy Shepherd  
PO Box 3154  
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

5/29-6/5/26LG 2T

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

Case No.: 26-DR-006493  
Division: PP

SANDRA BERENQUER,  
Petitioner,

and

LUIS HERNANDEZ,  
Respondent.

**NOTICE OF ACTION FOR  
DISSOLUTION OF MARRIAGE**

TO: LUIS HERNANDEZ

Last known address: 3412 Grove  
Blossom Ln, Plant City, FL 33567

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 SANDRA BERENQUER, whose address is 3412 Grove Blossom Ln, Plant City, FL 33567, on or before 6/25/2026, and file the original with the clerk of this Court at 800 E Twiggss 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: TRAPNELL RIDGE LOT 14 BLOCK 4 (3412 GROVE BLOSSOM LN, PLANT CITY) PSALM FORTY SIX TEN ESTATES LOT 3 (3013 S SAPP RD, PLANT CITY).

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

**HILLSBOROUGH COUNTY**

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

Dated 5/20/2026

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

By: /s/ Jennifer Taylor  
Deputy Clerk

5/29-6/19/26LG 4T

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on **06/20/2026 at 8:00 am** the following vehicle(s) may be sold at public sale at **6120 Jensen Rd, Tampa, FL 33619** for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. **VIN# 5UXKR2C52H0U20810 2017 BMW \$5,700.00.** The name, address and telephone number and public sale location of the repair shop that is demanding full payment of the unpaid charges is... Lienor Name: **Troyts Auto Services LLC.** Lienor Address: **6120 Jensen Rd, Tampa, FL 33619** (Hillsborough County). Lienor telephone # **(813) 671-9364**, MV License #: **MV113312.** Location of vehicles: **6120 Jensen Rd, Tampa, FL 33619** (Hillsborough County). The customer or person claiming an interest, or a lien, may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in **HILLSBOROUGH County** where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale, a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred. **04/26/2026.**

5/29/26LG 1T

**IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
File No. 26-CP-1746  
Division A

IN RE: ESTATE OF  
MARY ELLEN KENNETT,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Mary Ellen Kennett, deceased, whose date of death was November 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 29, 2026.

Personal Representative:

Cynthia Mullen  
8251 Irene Street  
Zephyrhills, FL 33540

Attorney for Personal Representative:

Laurie E. Ohall  
Law Offices of Laurie E. Ohall, P.A.  
Florida Bar Number: 0040230  
1464 Oakfield Drive  
Brandon, FL 33511  
Telephone: (813) 438-8503  
Fax: (813) 438-8504  
E-Mail: lohall@ohalllaw.com

5/29-6/5/26LG 2T

**IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
File No. 26-CP-1644  
Division B

IN RE: ESTATE OF  
JOHN FRANCIS LAPSLEY, JR.  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of JOHN FRANCIS LAPSLEY, JR., 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 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

**HILLSBOROUGH COUNTY**

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

All other creditors of the decedent and other persons having claims or demands 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 29, 2026.

Personal Representative:

/s/ Carmella A. McKinney  
Carmella A. McKinney  
5233 Plum Ave., #B  
Sefner, Florida 33584

Attorney for Personal Representative:

/s/ Mary G. McDermott  
Mary Greenwood McDermott, Esq.  
Florida Bar Number: 612456  
Brandon Family Law Center, LLC  
710 Oakfield Dr., Ste 254  
Brandon, Florida 33511  
Telephone: (813) 653-1744  
Fax: (813) 654-6830  
E-Mail: service@brandonfamilylaw.com  
Sec E-Mail: mary@brandonfamilylaw.com

5/29-6/5/26LG 2T

**IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT, IN  
AND FOR HILLSBOROUGH COUNTY,  
FLORIDA**  
CIVIL DIVISION  
CASE NO.: 23-CA-012361  
FREEDOM MORTGAGE  
CORPORATION  
PLAINTIFF,  
VS.

LANA SOWARDS A/K/A LANA J. SOWARDS, ET AL.,  
DEFENDANTS.

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

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 18th day of May, 2026, and entered in Case No. 23-CA-012361, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LANA SOWARDS A/K/A LANA J. SOWARDS, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS A. CHURCH A/K/A THOMAS ALLEN CHURCH are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com at 10:00 A.M. on the 16th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF HILLSBOURGH, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 24, BLOCK 1 OF COLONIAL HEIGHTS, UNIT NO. 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 39, PAGE 62, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 1505 GERTRUDE DR, BRANDON, FL 33511  
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. Twiggss St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. <https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx> Phone: (813) 272-7040 or ada@fljud13.org

Dated this 19th day of May, 2026.

By: /s/ LAURENCE BARSKY  
LAURENCE BARSKY  
BAR NO. 515981  
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  
11080-1035766

**HILLSBOROUGH COUNTY**

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION  
CASE NO.: 26-CA-001872  
FREEDOM MORTGAGE CORPORATION  
PLAINTIFF,  
VS.

LAMINA COLLINS A/K/A LAMINA MEON COLLINS AND EARNEST COLLINS JR. A/K/A EARNEST THEODORE COLLINS, JR. ET AL.,  
DEFENDANT(S).

NOTICE OF ACTION

TO: Earnest Collins Jr. A/K/A Earnest Theodore Collins, Jr.  
Last Known Address: 3851 Gulf Shore Cir, Kissimmee, FL 34746  
Current Residence: UNKNOWN  
TO: LaMina Collins A/K/A LaMina Meon Collins

Last Known Address: 3851 Gulf Shore Cir, Kissimmee, FL 34746  
Current Residence: UNKNOWN  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

See Lot 36, MARBELLA TERRACE TOWNHOMES, a subdivision according to the plat thereof recorded in Plat Book 108, Pages 161 through 168, inclusive, of the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before 06/12/2026 . 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 Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggss St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. <https://www.fljud13.org/BusinessOperations/ADAAccommodations.aspx> Phone: (813) 272-7040 or ada@fljud13.org

WITNESS my hand and the seal of this Court this 7 day of May, 2026.  
VICTOR D. CRIST  
As Clerk of Court  
By: Patricia Corbin  
As Deputy Clerk  
Publish: La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675  
11080-1035508

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

CASE NO. 23-CA-001599  
MORTGAGE ASSETS MANAGEMENT, LLC,  
PLAINTIFF,  
VS.  
BARBARA STRAIGHT A/K/A BARBARA L. VANGUNDY A/K/A BARBARA L. BULLINGTON, ET AL.  
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE  
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 11, 2026 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on July 9, 2026, at 10:00 AM, at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) for the following described property:

"LOT 20 AND WEST 1/2 OF LOT 21, BLOCK 21, EL PORTAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 15, 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:  
Timothy J. Landers, Esq.  
127154

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggss 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.  
11080-1035537

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 23-CA-011444  
FREEDOM MORTGAGE CORPORATION  
PLAINTIFF,  
VS.

**HILLSBOROUGH COUNTY**

FRANK L. MONTINI, ET AL.,  
DEFENDANTS.

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

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 14th day of May, 2026, and entered in Case No. 23-CA-011444, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and FRANK L. MONTINI and MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC. are Defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) at 10:00 A.M. on the 13th day of JULY 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 31, HARVEST CREEK VILLAGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 114, PAGE 61, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA  
Property Address: 5017 White Sandlering Ct, 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. Twiggss St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx>  
Phone: (813) 272-7040 or ada@fljud13.org

Dated this 14th day of May 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  
11080-1035458

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

CASE No. 24-CA-003172  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-11 ASSET-BACKED CERTIFICATES, SERIES 2006-11, PLAINTIFF,  
VS.  
MYZAEEL CRUZ A/K/A MIZAEEL CRUZ A/K/A CRUZ MYZAEEL, ET AL.  
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 3, 2025 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on July 8, 2026, at 10:00 AM, at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) for the following described property:

LOT 14, LESS THE EAST 7.00 FEET THEREOF AND ALL OF LOTS 15 AND 16, IN BLOCK 11, AVONDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14 AT PAGE 26, 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: Christopher J. Pelatti, Esq.  
FBN# 79052

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggss 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.  
11080-1035652

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR

(Continued on next page)

**HILLSBOROUGH COUNTY**

HILLSBOROUGH COUNTY, FLORIDA CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff,  
vs.  
MONICA E. SHEHL; et al., Defendants.  
Case No: 25-CA-008284  
NOTICE OF FORECLOSURE SALE  
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated April 27, 2026, and entered in Case No. 25-CA-008284 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and MONICA E. SHEHL; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2, is/are Defendant(s), Victor D. Crist, Hillsborough Clerk of Court will sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com> at 10:00 a.m. on June 4, 2026, the following described property set forth in said Final Judgment, to wit:  
LOT K, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 15 FEET OF EASEMENT 3, OF (SANDBILL CRANE TRAIL) CAMERON ACRES REVISED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, AT PAGE 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A DOUBLE WIDE MOBILE HOME VIN# GMHGA10460180A/B Commonly known as: 3607 Sandhill Crane Trail, Plant City, FL 33565  
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 May 6, 2026  
/s/ Susanna Lehman  
Susanna Lehman, Esq.  
Florida Bar No. 15449  
Lender Legal PLLC  
1800 Pembroke Drive, Suite 250  
Orlando, FL 32810  
Tel: (407) 730-4644  
Attorney for Plaintiff  
Service Emails:  
slehman@lenderlegal.com  
EService@LenderLegal.com  
11080-1035313

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.  
CASE NO.: 26-CA-002982  
BANK OF AMERICA, N.A., PLAINTIFF, VS.  
BRUCE J. ARCHIBALD, ET AL., DEFENDANT(S).  
NOTICE OF ACTION  
To: BRUCE J. ARCHIBALD  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS: 10106 Vista Pointe Drive, Tampa, FL 33635  
To: UNKNOWN SPOUSE OF BRUCE J. ARCHIBALD  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS: 10106 Vista Pointe Drive, Tampa, FL 33635  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida:  
LOT 31 IN BLOCK A OF COUNTRYWAY PARCEL B TRACT 7 PHASE 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 61 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA  
has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 6/11/2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.  
This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc.  
Date: 5/6/2026  
Victor Crist  
Clerk of the Circuit Court  
By: Jennifer Taylor  
Deputy Clerk of the Court  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at [ADA@fjud13.org](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.  
11080-1035341

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA  
CIVIL DIVISION  
CASE NO.: 23-CC-121394  
TURNER TRACE TOWNHOMES OWNERS ASSOCIATION, INC.  
Plaintiff

**HILLSBOROUGH COUNTY**

vs.  
LUMARY BENITEZ, et al., Defendant(s).  
**NOTICE OF SALE**  
Notice is hereby given that pursuant to an Order Rescheduling Foreclosure Sale entered on April 16, 2026, in the above styled cause, in the County Court of Hillsborough County, Florida, Victor Crist, Clerk of Court, will sell the property situated in Hillsborough County, Florida legally described as:  
Lot 2, Block 13, Turner Trace - Unit Two, according to the map or plat thereof, as recorded in Plat Book 71, Page(s) 55, of the Public Records of Hillsborough County, Florida.  
Property Address: 14204 Mapleton Place, Tampa, FL 33624  
at public sale on **June 5, 2026**, to the highest bidder for cash, except as prescribed in Paragraph 7, in an online sale at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), beginning at **10:00 a.m.**  
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 Clerk's ADA Coordinator, 601 E. Kennedy Blvd., Tampa, FL (813) 276-8100 extension 4205, within 2 working days prior to the date the service is needed; if you are hearing or voice impaired call 711.  
Dated May 19, 2026.  
By: /s/ Kalei McElroy Blair, Esquire  
Kalei McElroy Blair, Esq.  
Florida Bar No. 44613  
Wetherington Hamilton, P.A.  
812 W. Dr. MLK Jr. Blvd., Suite 101  
Tampa, FL 33603  
kmbpleadings@whhllaw.com  
Attorney for Plaintiff  
5/22-5/29/26LG 2T

**NOTICE OF ADMINISTRATIVE COMPLAINT**  
HILLSBOROUGH COUNTY  
To: LAEL DAVIS  
Case: CD202509965/D 3410020/3504272  
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.  
5/22-6/12/26LG 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 2025-CC-044755  
DIVISION N  
HUNTER'S GREEN PARCEL 3  
NEIGHBORHOOD ASSOCIATION, INC., Plaintiff,  
vs.  
ALI R. AL MARRI, an unmarried man,  
Defendant.  
**NOTICE OF SALE**  
NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on May 13, 2026 by the County Court of Hillsborough County, Florida, the property described as:  
Lot 23, Block 1, Hunter's Green Parcel 3, as per plat thereof, recorded in Plat Book 67, Page 29, of the Public Records of Hillsborough County, Florida.  
PROPERTY ADDRESS: 8746 Tantalum Circle, Tampa, FL 33647.  
will be sold by the Hillsborough County Clerk at public sale on **July 10, 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)  
GLAUSIER KNIGHT JONES, PLLC  
400 N. Ashley Drive, Suite 2020  
Tampa, FL 33602  
Telephone No.: (813) 440-4600  
Attorneys for Plaintiff  
5/22-5/29/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001649  
Division A  
IN RE: ESTATE OF MARC TRAVIS  
Deceased.  
**NOTICE TO CREDITORS**  
The administration of the estate of MARC TRAVIS, deceased, whose date of death was March 29, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the ad-

**HILLSBOROUGH COUNTY**

dress of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under ss. 732.2211, Florida Statutes.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is May 29, 2026.  
Personal Representative:  
/s/ Jessica Travis  
JESSICA TRAVIS  
8710 W. 8th Avenue  
Lakewood, Colorado 80215  
Attorney for Personal Representative:  
/s/ Dana Kemper  
Dana Kemper, Esq.  
Florida Bar # 0044337  
HEMNES FALLER ELDER LAW  
309 N. Parsons Avenue  
Brandon, Florida 33510-4515  
(813) 661-5297  
(813) 689-8725 fax  
dana@hemneslaw.com  
service@hemneslaw.com  
5/22-5/29/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File Number: 26-CP-000985  
Div: B  
In Re: Estate of David Robert Hirschauer, Deceased.  
**NOTICE TO CREDITORS**  
The administration of the estate of David Robert Hirschauer, deceased, whose date of death was March 7, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTE SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is May 29, 2026.  
Personal Representative:  
Sharon A. Hirschauer  
fka Sharon Fitzpatrick  
c/o Anthony DiPietro Jr.  
2901 W Busch Blvd, Suite 301  
Tampa, FL 33618-4565  
Attorney For Personal Representative:  
Anthony DiPietro Jr.  
E-Mail: [anthony@dipierrolaw.com](mailto:anthony@dipierrolaw.com)  
Florida Bar No. 121504  
The DiPietro Law Firm  
2901 W Busch Blvd, Suite 301  
Tampa, FL 33618-4565  
Telephone: 813-933-7144  
5/22-5/29/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
FAMILY DIVISION  
CASE NO.: 14-DR-016219  
DIVISION: I  
IN RE: THE FORMER MARRIAGE OF OLIVER W. JONES, JR,  
Petitioner/Formal Husband,  
and  
MILCAH H. JONES,  
Respondent/Formal Wife.  
**NOTICE OF ACTION FOR VERIFIED MOTION TO DETERMINE CREDIT**

**HILLSBOROUGH COUNTY****AND ARREARS**

**COMES NOW**, Petitioner/Formal Husband, OLIVER W. JONES, JR, by and through the undersigned counsel, and files this Notice of Action for Verified Motion to Determine Credit and Arrears (hereinafter "Motion"), and in support thereof, states as follows:  
TO: Respondent/Formal Wife, MILCAH H. JONES, whose last known address is 1914 Fruitridge Street, Brandon, Florida 33510.  
YOU ARE HEREBY NOTIFIED that an action to determine credit and arrears of child support has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on J. Robert Angstadt, Esquire, Cara L. Powell, Esquire, Victoria Fraley, Esquire, Tyla S. Jones, Esquire, Myra B. Denman, Esquire, Jasmine Noelle Kennedy, Esquire, and the law firm of Tampa Divorce, Attorneys for Petitioner/Formal Husband, OLIVER W. JONES, JR, whose address is 13057 W Linebaugh Ave., Ste 102, Tampa, Florida 33626 on or before Monday, June 22, 2026, and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602. **If you fail to do so, a default may be entered against you for the relief demanded in Former Husband's Verified Motion to Determine Credit and Arrears filed on November 26, 2025.**  
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office, located at 800 E. Twiggs Street, Tampa, Florida 33602. You may review these documents upon request.  
You must keep the Clerk of 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 5/15/2026  
Victor Crist  
Clerk of the Circuit Court  
800 E Twiggs St, Tampa, FL 33602  
By: /s/ Jennifer Taylor  
Deputy Clerk  
5/22-6/12/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
FAMILY LAW DIVISION  
Case No.: 26-DR-002147  
Division: D  
BRIANA NATASHA BROWN,  
Petitioner,  
and  
VILAY SAVAY-LUIS INTHAVONG,  
Respondent.  
**NOTICE OF ACTION FOR PETITION TO ESTABLISH PARENTAL RESPONSIBILITY, TIMESHARING AND FOR RELATED RELIEF**  
TO: VILAY SAVAY-LUIS INTHAVONG  
**YOU ARE NOTIFIED** that an action for Petition to Establish Parental Responsibility, Timesharing and for Related Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Kari L. MacDonald, Esquire, whose address is 634 E. Bloomingdale Avenue, Brandon, FL 33511, on or before 6/24/2026 and file the original with the clerk of this Court at Hillsborough County Courthouse, Family Division, 800 E. Twiggs Street, 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 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 5/19/2026  
Victor Crist, Clerk of the Circuit Court  
800 E. Twiggs Street, Tampa, FL 33602  
By: /s/ Jennifer Taylor  
Deputy Clerk  
5/22-6/12/26LG 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 25-CC-057305  
CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC., Plaintiff,  
vs.  
WALTER C. FARRINGTON, III and JESSICA L. HOLDEN,  
Defendant(s).  
**NOTICE OF SALE**  
NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on May 18, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:  
LOT 4, IN BLOCK 10, OF CYPRESS CREEK PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 282, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
will be sold at public auction by the Hillsborough County Clerk of Court, to

**HILLSBOROUGH COUNTY**

take place electronically online at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), on **July 10, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
/s/ Katherine Martinez, Esq.  
Florida Bar No. 70879  
kmartinez@bushross.com  
BUSH ROSS, P.A.  
Post Office Box 3913, Tampa, FL 33601  
Phone: 813-204-6492  
Fax: 813-223-9620  
Attorney for Plaintiff  
5/22-5/29/26LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
Case No.: 25-CC-14829  
Division: S  
PALMETTO COVE COMMUNITY ASSOCIATION, INC.,  
a Florida not-for-profit corporation,  
Plaintiff,  
v.  
SHERANTA ANITA SUMMERSET A/K/A SHERANTA A. SUMMERSET A/K/A SUMMERSET SHERANTA-ANITA, AS TRUSTEE OF THE SHERANTA ANITA SUMMERSET TRUST; et al.  
Defendants.  
**NOTICE OF SALE**  
Notice is hereby given that pursuant to the Uniform Final Judgment of Foreclosure rendered on May 18, 2026, in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Case No. 25-CC-14829, Division "S", Victor D. Crist, Clerk of the Court will sell the property situated in Hillsborough County, described as:  
Lot 2, Block 2 of Palmetto Cove Townhomes, according to the Plat thereof recorded in Plat Book 111, Pages 7 through 9, of the Public Records of Hillsborough County, Florida.  
Property Address: 4619 Limerick Drive, Tampa Florida 33610.  
at public sale, to the highest and best bidder for cash on **July 10, 2026, at 10:00 A.M.** online at the following website: <http://www.hillsborough.realforeclose.com>.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45.031(1)(A), FLORIDA STATUTES.  
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 East 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/ Barbara Prasse-Anderson  
(FBN: 610933)  
Jessica L. Muller (FBN: 1015974)  
PRASSE-ANDERSON LAW  
15310 Amberly Drive, Suite 250  
Tampa, Florida 33647  
Telephone: 813-258-4422  
Direct Dial: 813-642-7463  
Facsimile: 813-258-4424  
E-service: pleadings@tamplitigator.com  
5/22-5/29/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-1506  
Division B  
IN RE: ESTATE OF KATHLEEN M. DECKER  
Deceased.  
**NOTICE TO CREDITORS**  
The administration of the estate of KATHLEEN M. DECKER, deceased, whose date of death was March 22, 2025, is pending in the Circuit Court for HILLSBOROUGH COUNTY, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The personal representative has no duty to discover whether any property

(Continued on next page)

**HILLSBOROUGH COUNTY**

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 29, 2026.

Personal Representative:

/s/ Michael Decker  
Michael Decker  
3421 Eastmonte Drive  
Valrico, Florida 33596

Attorney for Personal Representative:

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

5/22-5/29/26LG 2T

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

CASE NO.: 2025-CC-052998

RHC MASTER ASSOCIATION, INC.,

Plaintiff,

vs.

POCHO HOLINGS, LLC,

Defendant.

**NOTICE OF ACTION**

TO: POCHO HOLINGS, LLC

732 E. Michigan Dr., Ste 500  
Hobb, NM 88240  
726 E. Michigan Drive, Ste 101  
Hobbs, NM 88240  
755 NW 72nd Plaza 20, Ste 183  
Miami, FL 33126

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

Lot 56, Block 17, of RIVER HILLS COUNTRY CLUB PARCEL 11A, a subdivision according to the plat or map thereof as recorded in Plat Book 72, Page 30, 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 6/22/2026, 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 May 15, 2026

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

By: s/ 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

5/22-5/29/26LG 2T

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

Case No.: 26-DR-004832  
Division: EP

JOSEPH ANTHONY SANTOS,

Petitioner,

and

JILIAN MARIE SANTOS,

Respondent.

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

TO: JILIAN MARIE SANTOS  
11 Garden Street Apt 128  
New Rochelle NY 10801

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 JOSEPH ANTHONY SANTOS, whose address is 11707 Joyce Crescent Ln, Thonotosassa FL 33592 on or before 6/24/2026, 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: 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 docu-**

**HILLSBOROUGH COUNTY**

ments and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated 5/19/26

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

By: s/ Laronda Jones  
Deputy Clerk

5/22-6/12/26LG 4T

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

Case Number: 26-DR-006355  
Division: JP

IN RE:

OLGA C NAVARRO HERNANDEZ

Petitioner,

And

ALEJANDRO ZEPEDA VALLEJO

Respondent.

**AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**

TO: ALEJANDRO ZEPEDA VALLEJO  
No Known 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 OLGA C NAVARRO HERNANDEZ, whose address is 1307 Sheridan Bay Drive, Ruskin FL 33570, on or before June 23, 2026 and file the original with the clerk of this Court at 800 E. Twiggs Street, Room 101, Tampa, Florida 33602 or P.O. Box 3360, Tampa, Florida 33601-3360, 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 May 18, 2026

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

Prepared by Yazmin Acosta Soto  
Deputy Clerk

5/22-6/12/26LG 4T

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

PROBATE, GUARDIANSHIP  
AND TRUST DIVISION

Case No. 26-CP-001665  
Division A

IN RE: THE ESTATE OF

RAYMOND LAGOR

Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of RAYMOND LAGOR, deceased, Case Number 26-CP-001665, 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 unmatrued, 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 unmatrued, 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 29, 2026.

Personal Representative:

FRANCIS D. LAGOR, SR.  
7108 Seabury Court  
Tampa, Florida 33615

Attorney for Personal Representative:

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

5/22-5/29/26LG 2T

**NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY**

To: ANTOWAN Q. LINDSAY

Case No.: CD202507512/D 3523741

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

**HILLSBOROUGH COUNTY**

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.

5/22-6/12/26LG 4T

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

File No.: 26-CP-000811

IN RE: ESTATE OF

MICHAEL JAMES MCCARTHY,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Michael James McCarthy, deceased, whose date of death was February 9, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 29, 2026.

Personal Representative:

/s/ Ann Elizabeth Keen  
Ann Elizabeth Keen  
3916 Carmen Street  
Tampa, Florida 33609

Attorney for Personal Representative:

/s/ D. Christopher Alfonso, Esquire  
D. Christopher Alfonso, Esquire  
Florida Bar Number: 0731455  
3002 West Kennedy Boulevard  
Tampa, Florida 33606  
Telephone: (813) 523-9009  
E-Mail: chris@wealthplanninglaw.com

5/22-5/29/26LG 2T

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

File No. 26-CP-001557

IN RE: ESTATE OF

JOAQUIN RIVERA RAMOS

Deceased

**NOTICE TO CREDITORS**

The administration of the estate of JOAQUIN RIVERA RAMOS, deceased, whose date of death was January 9, 2026; File Number 26-CP-001557, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 29, 2026.

Personal Representative:

NIKKITA MARIE WELLS  
215 Limona Road  
Brandon, FL 33510

Personal Representative's Attorneys:

Derek B. Alvarez, Esq. - FBN: 114278  
DBA@GendersAlvarez.com  
Anthony F. Diecidue, Esq. - FBN:  
146528  
AFD@GendersAlvarez.com

Whitney C. Miranda, Esq. - FBN: 65928  
WCM@GendersAlvarez.com  
GENDERS\*ALVAREZ\*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

**HILLSBOROUGH COUNTY**

5/22-5/29/26LG 2T

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

File No. 26-CP-001682

Division A

IN RE: ESTATE OF

PHILIP MICHAEL SHASTEEN,  
aka PHILIP M. SHASTEEN,  
aka PHILIP SHASTEEN,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of PHILIP MICHAEL SHASTEEN, aka PHILIP M. SHASTEEN, aka PHILIP SHASTEEN, deceased, whose date of death was February 28, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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 date of first publication of this notice is May 29, 2026.

Personal Representative:

/s/ Monica Lisa Shasteen  
MONICA LISA SHASTEEN  
2920 W. Harbor View Avenue  
Tampa, FL 33611

Attorney for Personal Representative:

/s/ Jeffrey M. Gad  
JEFFREY M. GAD  
Florida Bar Number: 186317  
JOHNSON POPE BOKOR RUPPEL  
& BURNS, LLP  
400 N. Ashley Drive, Suite 3100  
Tampa, FL 33602  
Telephone: (813) 225-2500  
Fax: (813) 223-7118  
E-Mail: jeffreyg@jpfirm.com  
Secondary E-Mail: jcason@jpfirm.com

5/22-5/29/26LG 2T

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

File No. 2026-CP-001613

Division B

IN RE: ESTATE OF

PEGGY MAY FAULKNER

Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of PEGGY MAY FAULKNER, deceased, whose date of death was March 31, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 29, 2026.

Personal Representative:

/s/ Richard Faulkner  
Richard Faulkner  
16726 Longleaf Drive  
Lutz, Florida 33549

Attorney for Personal Representative:

/s/ Brian Arrighi, Esq.  
Brian Arrighi, Esq.  
Attorney

**HILLSBOROUGH COUNTY**

Florida Bar Number: 0010268  
North Tampa Law Group, LLC  
26852 Tonic Drive, Suite 102  
Wesley Chapel, Florida 33544  
Telephone: (813) 518-7411  
Fax: (866) 207-2020  
E-Mail: brian@northtampalawgroup.com  
Secondary:  
service@northtampalawgroup.com

5/22-5/29/26LG 2T

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

Case No: 2026-CP-001165

IN RE: EVERETT KIRK,

Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Everett Kirk, deceased, whose date of death was June 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

**HILLSBOROUGH COUNTY****NOTICE OF SUSPENSION**

HILLSBOROUGH COUNTY

To: ESTHER RENELUS

Case No: CD202604689/D 3312196

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.

5/22-6/12/26LG 4T

**NOTICE OF ADMINISTRATIVE COMPLAINT**

HILLSBOROUGH COUNTY

To: JOSEPH D. JOHNSON

Case: CD202511324/D 3405187/3504695

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.

5/22-6/12/26LG 4T

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

CASE NO.: 26-CC-003229

DIVISION: O

COASTAL POINTE CONSTRUCTION, LLC, a Florida limited liability company, Plaintiff,

vs.

4604 EUCLID LLC, a dissolved Florida limited liability company, and SEA KING POOLS, INC., a Florida Corporation, ALL KNOWN OR UNKNOWN SUB-CONTRACTORS, SUBSUB-CONTRACTORS, AND MATERIALMEN WHO MAY CLAIM A RIGHT TO FILE A LIEN, and UNKNOWN PARTIES IN POSSESSION/TENANTS Defendants.

**NOTICE OF ACTION**

WHEREAS, an action has been brought by COASTAL POINTE CONSTRUCTION, LLC ("CPC"), to foreclose a construction lien as described in the Complaint filed in this action on January 21, 2026, against the real property located at 4604 West Euclid Avenue, Tampa, Florida 33629, and legally described as follows:

LOT 62, UNIT NO. 3 OF BEL-MAR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 8, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

NOW, THEREFORE, notice is given to unknown parties in possession/tenants of the above-named Defendants, who are not inhabitants of, nor found within this state, that they appear or plead to the Complaint filed by CPC, and who are required to serve a copy of written defenses, if any, to it on John J. Agliano, Esquire, CPC'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 CPC'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.

WITNESS my hand and the seal of said court on May 15, 2026.

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

By: s/ Jennifer Taylor  
Deputy Clerk

5/22-6/12/26 4T

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

CASE NO.: 26-CC-003228

DIVISION: V

COASTAL POINTE CONSTRUCTION, LLC, a Florida limited liability company, Plaintiff,

vs.

4426 EUCLID LLC, a dissolved Florida limited liability company, and UNKNOWN PARTIES IN POSSESSION/TENANTS Defendants.

**NOTICE OF ACTION**

WHEREAS, an action has been brought by COASTAL POINTE CONSTRUCTION, LLC ("CPC"), to foreclose a construction lien as described in the Complaint filed in this action on January 21, 2026, against

**HILLSBOROUGH COUNTY**

the real property located at 4426 West Euclid Avenue, Tampa, Florida, 33629, and legally described as follows:

LOT(S) 64 AND 65, UNIT NO. 3 OF BEL-MAR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 8, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

NOW, THEREFORE, notice is given to unknown parties in possession/tenants of the above-named Defendants, who are not inhabitants of, nor found within this state, that they appear or plead to the Complaint filed by CPC, and who are required to serve a copy of written defenses, if any, to it on John J. Agliano, Esquire, CPC'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 CPC'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.

WITNESS my hand and the seal of said court on May 15, 2026.

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

By: s/ Jennifer Taylor  
Deputy Clerk

5/22-6/12/26 4T

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

File No. 25-CP-001035

Division A

IN RE: ESTATE OF  
GEORGIA MARIE NELSON,  
Deceased.

**NOTICE OF ACTION FOR PETITION TO DETERMINE HOMESTEAD**

TO: CHARLES NELSON

Last known address: P.O. Box 1147  
Seminole, Oklahoma 74818

YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, for the probate of Georgia Marie Nelson, where you are named as a beneficiary.

You are required to serve a copy of any written response or objection, if any, to: MOONRAY LAW, PLLC  
c/o Justin T. Moonray, Esq.  
1032 E Brandon Blvd #9933  
Brandon, Florida 33511

on or before 06/25/2026, and file the original with the Clerk of this Court, at the Hillsborough County Courthouse, 800 Twiggs Street, Room 445 - Edgewood Courthouse, Tampa, Florida 33602, Courtroom #415, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition to Determine Homestead.

WITNESS my hand and seal of this Court on 5/18/2026.

Victor D. Crist  
As Clerk of the Court

By: s/ Ryan Marsh  
As Deputy Clerk

5/22-6/12/26LG 4T

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

PROBATE DIVISION

File No. 26-CP-001008

IN RE: ESTATE OF  
TIMOTHY JOHN SZCZEPANEK  
a/k/a TIMOTHY SZCZEPANEK,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Timothy John Szczepanek a/k/a Timothy Szczepanek, deceased, whose date of death was October 13, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORI-

**HILLSBOROUGH COUNTY**

DA 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 29, 2026.

Personal Representative:  
Laura Szczepanek  
166 Ivanhoe Avenue NE  
Grand Rapids, Michigan 49546

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

5/22-5/29/26LG 2T

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

PROBATE DIVISION

File No. 2025CP003735

IN RE: ESTATE OF  
RANDALL LOUIS BERTRAND,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Randall Louis Bertrand, deceased, whose date of death was September 15, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 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 29, 2026.

Personal Representative:  
/s/ Erik Bertrand  
118 Cole Drive  
Pittsburgh, Pennsylvania 15136

Attorney for Personal Representative:  
/s/ Marley Dodd, Esq.

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

5/22-5/29/26LG 2T

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

PROBATE DIVISION

CASE NO. 26-CP-1561

DIVISION O

Florida Bar #898791

IN RE: ESTATE OF  
MARK A. DAVIS,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of MARK A. DAVIS, deceased, Case Number 26-CP-1561, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

That the personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 and 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 132.2211, Florida Statutes.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS

**HILLSBOROUGH COUNTY**

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 DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is May 29, 2026.

Personal Representative:  
KATHRYN A. DAVIS  
809 Pecan Drive  
Seffner, FL 33584

Attorney for Personal Representative:  
Dawn M. Chapman, Esq.

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

5/22-5/29/26LG 2T

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

PROBATE DIVISION

CASE NO. 26-CP-1642

Florida Bar #308447

IN RE: ESTATE OF  
PATRICIA A. WYATT,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of PATRICIA A. WYATT, deceased, Case Number 26-CP-1642, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is May 29, 2026.

Personal Representative:  
RICHARD T. WYATT  
925 Daphne Drive  
Brandon, FL 33510

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

5/22-5/29/26LG 2T

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

File No. 26-CP-001139

Division A

IN RE: ESTATE OF  
DAVID MICHAEL GARRETT  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of David Michael Garrett, deceased, whose date of death was May 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

**HILLSBOROUGH 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 29, 2026.

Personal Representative:  
Leighton Jefferson Hyde  
14016 Spector Road  
Lithia, Florida 33547

Attorney for Personal Representative:  
Leighton J. Hyde  
Florida Bar No. 106018

Email Addresses:  
lhyde@hydelawoffice.com,  
leightonjhyde@gmail.com,  
The Law Office of Leighton J. Hyde,  
P.A. 14016 Spector Road  
Lithia, Florida 33547  
Telephone: (813) 870-9555

5/22-5/29/26LG 2T

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

PROBATE DIVISION

File No.: 26-CP-001465

Division: O

IN RE: ESTATE OF  
EMOGENE N. BRUMMITT,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of EMOGENE N. BRUMMITT, deceased, whose date of death was March 30, 2026 and whose social security number is xxx-xx-9591 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 co-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 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 29, 2026.

Personal Representative:  
Gerald Gilpin  
133 Sugartree Lane  
Versailles, KY 40383

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

5/22-5/29/26LG 2T

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

FAMILY LAW DIVISION

CASE NO.: 26-DR-005291

DIVISION: F

GEANNETT TURRENTINE,  
Petitioner,

vs.

MAURICE JERMAINE SCOTT  
FLOWERS, REBECCA JEAN FLOWERS  
(DECEASED),  
Respondents.

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

TO: Maurice Jermaine Scott Flowers,  
Respondent, at his last three known  
addresses:

1) 1120 Edwards E., Lot 6  
Madisonville, TN 37354-1271

2) 905 Monroe Street  
Athens, TN 37303-3327

3) 3110 W Hillsborough

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY**

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 Court Administrator's A.D.A. Coordinator (813) 272-7040, 800 E. Twiggs St., Room 600, Tampa, FL 33602, within 7 working days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

**WITNESS** my hand and the seal of said Court on 5/13/2026.

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

By: s/ Jennifer Taylor  
Deputy Clerk

5/22-6/12/26LG 4T

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

CASE NO.: 24-CC-066910

NASSAU POINTE AT HERITAGE ISLES HOMEOWNERS ASSOCIATION, INC., Plaintiff,

vs.  
BEN SALEH,  
Defendant.

**NOTICE OF SALE**

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

Lot 4, Block 4, NASSAU POINTE TOWNHOMES AT HERITAGE ISLES PHASE 2, according to plat thereof, recorded in Plat Book 92, Page 90, of the Public Records of Hillsborough County, Florida.

and more commonly known as 18108 Nassau Point Dr., Tampa, FL 33647 (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 **June 19, 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 18th day of May 2026.

/s/ Stevie M. Henderson  
Fla. Bar No.: 1059188  
stevie.henderson@arlaw.com  
faith.hackbarth@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*

5/22-5/29/26LG 2T

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

CIVIL DIVISION

CASE NO.: 25-CC-017655

HUNTER'S GREEN COMMUNITY ASSOCIATION, INC.,

Plaintiff,

vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST ELIZABETH C. BROWER, DECEASED,  
Defendant(s).

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Order on Plaintiff's Motion to Reopen Case, Disburse Forfeited Funds from the Court Registry to Plaintiff and Reschedule Foreclosure Sale entered on May 18, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

LOT 43, BLOCK 1, HUNTER'S GREEN PARCEL 18B, PHASE 2B (NORTH OAKCREST UNIT 2) ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGE 16, 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 **July 10, 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.

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY**

/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*

5/22-5/29/26LG 2T

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

CIVIL DIVISION

CASE NO.: 25-CC-037716

VILLAGES OF BLOOMINGDALE I HOMEOWNERS ASSOCIATION, INC., Plaintiff,

vs.  
MIGUEL ANTONIO TORRES and  
SHELBY JEAN GABRIELLE BURKI,  
Defendant(s).

**NOTICE OF SALE**

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

LOT 8, BLOCK 38, VILLAGES OF BLOOMINGDALE I - PHASES 2 & 3, PLAT BOOK 105, PAGE 170, 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 **July 10, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

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

5/22-5/29/26LG 2T

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

CASE NO.: 26-DR-005965

Division: C

IN THE INTEREST OF:

ANYA ENOLA LARK-SMITH,  
Child,

JAMES DAVID WALTERS,  
Petitioner,

and

KATELYN ELIZABETH HEAGNEY,  
Respondent/Mother (Deceased),

TYLER ANDTOWON LARK-SMITH,  
Respondent/Father.

**NOTICE OF ACTION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY PURSUANT TO CHAPTER 751, FLORIDA STATUTES**

TO: TYLER ANDTOWON LARK-SMITH  
Last known address: 1763 Main Street,  
Apt. 283, Dunedin, Florida 34698

YOU ARE NOTIFIED that an action for Temporary Custody by Extended Family pursuant to Chapter 751, Florida Statutes, affecting the minor child, ANYA ENOLA LARK-SMITH, has been filed against you and that you are required to serve a copy of your written defenses, if any, to Jeffrey M. Stiller, Esq., of HD Law Partners, whose address is 2002 N. Lois Ave., Suite 510, Tampa, FL 33607, on or before June 16, 2026, and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

{If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} Not applicable.

**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.**

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

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY**

are hearing or voice impaired, call 711.

Dated 5/11/2026  
Victor D. Crist, Clerk of the Circuit Court  
800 E Twiggs St, Tampa, FL 33602  
By: s/ Jennifer Taylor  
Deputy Clerk

5/15-6/5/26LG 4T

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

CASE NO.: 26-DR-002676

Division: B

In Re: The Marriage of:

ELIZABETH BANFIELD,  
Petitioner,

and

ROBERT HAROLD BANFIELD,  
Respondent.

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**

TO: ROBERT HAROLD BANFIELD  
Address Unknown

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 TEE HOA LEE, ESQUIRE, the attorney for ELIZABETH BANFIELD, whose address is 137 S. Parsons Avenue, Brandon, Florida 33511 on or before June 17, 2026, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

**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 Address and E-Mail Address, Florida Supreme Court Approved 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.**

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 Hillsborough County Courthouse, ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602 at (813) 272-7040; Hearing impaired 1-800-955-8771; Voice impaired 1-800-955-8770; email 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.

Dated 5/12/2026

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

By: /s/ Jennifer Taylor  
Deputy Clerk

5/15-6/5/26LG 4T

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

FAMILY LAW DIVISION

CASE NO.: 25-DR-010290

DIVISION: T

IN RE: THE MATTER OF:

RICHARD MAC DOYEN,  
Petitioner/Father,

and

SABRINA DAWN DRUMMOND,  
Respondent/Mother.

**NOTICE OF ACTION FOR PATERNITY AND OTHER RELIEF**

TO: SABRINA DAWN DRUMMOND

160 Avenue FS, Auburndale, FL 33823  
YOU ARE NOTIFIED that an action for Paternity and Other Relief has been filed against you related to your legal child and that you are required to serve a copy of your written defenses, if any, to it on Richard Mac Doyen, c/o James R. Schaffer, Esquire, whose address is 120 S. Willow Avenue, Tampa, Florida 33606, on or before June 12, 2026, and file the original with the Clerk of this Court at George Edgecomb Courthouse, 800 East Twiggs Street, Tampa, Florida 33602, or mail to P.O. Box 3450, Tampa, Florida 33601, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

Dated May 7, 2026

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

By: s/ Illegible  
Deputy Clerk

5/15-6/5/26LG 4T

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

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY**

Case No.: 26DR5828  
Division: BP

HAMINTON O LADERA BASTIDAS,

Petitioner,

and

VERONICA G HERNANDEZ,  
Respondent

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

TO: VERONICA G HERNANDEZ  
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 HAMINTON O LADERA BASTIDAS, whose address is 17413 Madison Green Dr, Tampa, FL 33647 on or before 6/15/2026, and file the original with the clerk of this Court at 800 E. Twiggs Street, 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 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 May 8, 2026

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

By: s/ Jessica Saladin  
Deputy Clerk

5/15-6/5/26LG 4T

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

CASE NO.: 26-006030

Division: C4

ESTEBAN C GIRALDO JAIMES,  
Petitioner,

and

CAROLINE PHAM,  
Respondent

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

TO: CAROLINE PHAM  
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 ESTEBAN C GIRALDO JAIMES, whose address is 9782 Carlsdale Drive, Riverview, FL 33578 on or before 6/15/2026, and file the original with the clerk of this Court at 800 E. Twiggs Street, 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 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 May 8, 2026

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

By: s/ Jessica Saladin  
Deputy Clerk

5/15-6/5/26LG 4T

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

JUVENILE DIVISION

CASE NO.: 18-DP-817

DIVISION: B

IN THE INTEREST OF:

E.S. DOB: 02/22/2014

Minor Child

**NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS**

TO: JESSICA JERNIGAN, 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.S. born on 2/22/2014. You are hereby commanded to appear on June 15, 2026, at 10:30 AM before the Honorable Honorable Richard H. Martin, courtroom 309, at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street Tampa, Florida 33602, for an **ADVISORY HEARING**.

**FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF**

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY**

**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.**

PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS 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 7th day of May, 2026.

Victor Crist, Clerk of Court  
Hillsborough County, Florida

By: s/ Santiago Zambrano  
As Deputy Clerk

5/15-6/5/26LG 4T

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

CASE NO.: 26-DR-6025

Division: CP

IN RE THE MARRIAGE OF:

ADRIANA A. AGUDELO,  
Petitioner,

and

HAMZA MARZOUQ KHALAF  
ALAMOUSH,  
Respondent

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

TO: HAMZA MARZOUQ KHALAF  
ALAMOUSH, 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 ADRIANA A. AGUDELO, Petitioner, whose address is 7035 Towering Spruce Drive, Riverview, FL 33578 on or before 06/15/2026, and file the original with the clerk of this Court at HILLSBOROUGH County Courthouse, 800 East Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

HILLSBOROUGH COUNTY

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 Court Administrator's A.D.A. Coordinator (813) 272-7040, 800 E. Twiggs St., Room 600, Tampa, FL 33602, within 7 working days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of said Court on May 8, 2026.

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

By: s/ Jennifer Taylor Deputy Clerk

5/15-6/5/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY

To: KESHA WASHINGTON

Case No.: CD202600134/D 3216897

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.

5/15-6/5/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY

To: TAMIKA N. WHITE

Case: CD202510465/D 3441827/3504495

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.

5/15-6/5/26LG 4T

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

Case No.: 25-DR-014542 Division: I

Disestablishment of Paternity Proceedings WALEED MOHAMMAD, Petitioner, and ANDREA LOPEZ Respondent.

NOTICE OF ACTION FOR DISESTABLISHMENT OF PATERNITY

TO: ANDREA LOPEZ 8475 NW 15th Ave., Ocala, FL 34475

YOU ARE NOTIFIED that an action for disestablishment of paternity has been filed for your legal child and that you are required to serve a copy of your written defenses, if any, on Waleed Mohammad, through his attorney, Stephanie Koether, Esquire, 1115 E. Cass Street, Tampa, Florida 33602, on or before June 5, 2026, and file the original with the clerk of this Court at 800 E. Twiggs Street, 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 Notice of Current Address, Florida Supreme Court Approved 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 33602 By: s/ Jennifer Taylor Deputy Clerk

5/8-5/29/26LG 4T

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

Case No.: 15-DR-012453

IN RE: The Matter of: ROQUE MEDRANO, Petitioner/Father, and ECHO LOVE FORNABIO, Respondent/Mother.

NOTICE OF ACTION FOR POST JUDGMENT

TO: ECHO LOVE FORNABIO 11018 Whitney Chase Drive Riverview, Florida 33578

HILLSBOROUGH COUNTY

YOU ARE NOTIFIED that an action for Post Judgment has been filed against you and that you are required to serve a copy of your written defenses, if any, to ROQUE MEDRANO, 1426 Compton Street, Brandon, Florida 33511, on or before 06/08/2026, and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The 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 05/01/2026 Victor Crist, Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: s/ Illegible Deputy Clerk

5/8-5/29/26LG 4T

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

Case No.: 26-CA-004263

LARRY HAUSMAN, as Personal Representative of the Estate of MARVIN HAUSMAN, Plaintiff,

vs. ANDREW WEBER, Defendant.

NOTICE OF ACTION

TO: ANDREW WEBER Last known residence: 4334 Bayside Village Drive Apt. 202, Tampa, FL 33615 Current residence: UNKNOWN

YOU ARE NOTIFIED that a VERIFIED COMPLAINT TO QUIET TITLE, DECLARATORY RELIEF, INJUNCTION, and EJECTMENT regarding the following property:

Condominium Unit No. 34-202, BEACHWALK CONDOMINIUM, a condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 14953, Page 1630, Public Records of Hillsborough County, Florida, as may be amended from time to time, together with an undivided interest in the common elements thereto. PIN: U-11-29-17-82W-D00000-34202.0. Property Address: 4334 Bayside Village Drive, Apt. 202, Tampa, FL 33615 ("Real Property").

has been filed against you and you are required to serve a copy of your written defenses to it, if any, on or before June 8, 2026, on PERRY G. GRUMAN, Esquire, Plaintiff's attorney, whose address is 3400 W. Kennedy Boulevard, Tampa, Florida 33609, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

DATED on April 27, 2026. Victor Crist, Clerk of Court 800 E. Twiggs St., Tampa, FL 33602 By: s/ Jennifer Taylor Deputy Clerk

Perry G. Gruman, P.A. 3400 W. Kennedy Blvd, Tampa, FL 33609

5/8-5/29/26LG 4T

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

Case No.: 26-005589 Division: D-P

MICHAEL WATSON, Petitioner, and BETH ELLA KOUTS-WATSON, Respondent.

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

TO: BETH ELLA KOUTS-WATSON Last address unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MICHAEL WATSON, whose address is 8512 Riverview Dr, Riverview, FL 33579 on or before 6/5/2026, and file the original with the clerk of this Court at 800 East Twiggs St, Room 101, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

HILLSBOROUGH COUNTY

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

Dated April 30, 2026 Victor Crist, Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: s/ Erma Yerdon Deputy Clerk

5/8-5/29/26LG 4T

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

CASE NO. 25-DP-606 DIVISION: D

IN THE INTEREST OF: K.W. DOB: 8/2/2025 MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: KEELEY BAYNE aka Keeley Walker Address Unknown DOB: 12/12/1983

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: K.W. born on 8/2/2025. You are hereby commanded to appear on June 15, 2026, at 10:45 AM before the Honorable Lisa D. Campbell via audio-visual communication technology or at the Hillsborough Courthouse, Edgecomb Courthouse, Courtroom 310, 800 East Twiggs Street, Tampa, FL 33602, for an ADVISORY HEARING.

Zoom/Telephonic information for Judge Campbell:

The hearing will be held utilizing ZOOM, and you will need to initiate contact to be available at the time of the hearing please follow the instructions below.

When connecting through Zoom APP with Video: https://zoom.us/j/6544457465 The meeting ID is 654 445 7465 - no password needed.

When connecting using a telephone: The phone number is 1-786-635-1003. The message will ask for meeting ID number: 654 445 7465 then # The message will ask for participant ID: enter the phone number that you are calling from The message will ask for password: there is no password.

\*\*Zoom will be recording all participants. If appearing via video, please dress appropriately for court.\*\*

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS 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 5th day of May, 2026.

Victor D. Crist, Clerk of Court Hillsborough County, Florida By: s/ Santiago Zambrano As Deputy Clerk

5/8-5/29/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY

To: ICS PROTECTIVE SERVICES Case: CD202511900/XB3500054/3503345

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.

5/8-5/29/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 26-CP-001478 Division B

IN RE: ESTATE OF BERNICE POORMAN, A/K/A EDNA BERNICE POORMAN Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: RICHARD BRITTEN and NANCY BRITTEN A/K/A MIKELE JO HENSLEY

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 & DECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before 06/08/2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure

HILLSBOROUGH COUNTY

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 30, 2026 Victor Crist, Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: s/ Ryan Marsh As Deputy Clerk

5/8-5/29/26LG 4T

MANATEE COUNTY

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

CASE #: 2026-CP-000953

IN RE: ESTATE OF MARGARET CAROLLI, Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARGARET CAROLLI, deceased, whose date of death was March 26, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division; File Number 2026-CP-000953; the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is May 29, 2026.

Personal Representative: John Petriella 6191 Timberlake Drive, Unit A1 Sarasota, FL 34243 Attorney for Personal Representative: Gregory A. Kaiser, Esquire FBN 47376 - greg@wtpelf.com Attorney for John Petriella, PR Wills, Trusts, Probate and Elder Law Firm 6751 Professional Parkway, Suite 104 Sarasota, FL 34240 Telephone (941) 914-9145 Fax (941) 914-9514

5/29-6/5/26LG 2T

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

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff,

vs. ROBIN G. GREEN, ET AL., Defendants. Case No: 2024CA000409AX NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 02/03/2026, and Amended Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale dated 04/22/2026 and entered in Case No. 2024CA000409AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and ROBIN G. GREEN; WILLIAM S. GREEN; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1, is/are Defendant(s), Manatee County Clerk of Courts, Angelina "Angel" Colonneso Esq., will sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 a.m. on June 24, 2026 the following described property set forth in said Final Judgment, to wit:

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING A PORTION OF LOTS 5, 6 AND 7, BLOCK 1, BLISS ADDITION TO PARRISH SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 173, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 1, ALSO BEING THE SOUTHEAST CORNER OF LOT 5, BLOCK 1, BLISS ADDITION TO PARRISH SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 173, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S89°56'44"W, ALONG THE SOUTH LINE OF SAID LOT 5, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 62, A DISTANCE OF 91.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°56'44"W, ALONG SAID LINE A DISTANCE OF 95.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N00°44'27"E, ALONG THE EAST LINE OF THE 12 FOOT WIDE PLATTED ALLEY, SAID LINE ALSO BEING THE WEST LINE OF SAID LOTS 5, 6 AND 7, A DISTANCE OF 199.81 FEET TO THE NORTHEAST CORNER OF SAID PLATTED ALLEY, SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2023.45 FEET; THENCE SOUTHWESTERLY, ALONG THE

MANATEE COUNTY

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

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

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED May 1, 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 1st day of May 2026 to: Matt Bronkema, Esq. 2727 Ulmertown Rd., Ste. 270 Clearwater, FL 33762 service@consumerlawattorneys.com mbronkema@consumerlawattorneys.com Attorney for Robin G. Green and William S. Green UNKNOWN TENANT #1 nka Victoria Green 12220 SR 62 PARRISH, FL 34219 SECRETARY OF HOUSING AND URBAN DEVELOPMENT C/O JOHN F. RUDY, III Assistant United States Attorney 400 North Tampa Street, Suite 3200 Tampa, FL 33602 USAFLM.HUD@usdoj.gov DOJMDFla@hud.gov /s/ Bradford Petrino Bradford Petrino, Esq. 11080-1035542

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CASE NO. 2023CA004732AX

MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROL SUE MONROE (DECEASED), ET AL. Defendant(s).

NOTICE OF ACTION TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROL SUE MONROE (DECEASED) Residence: Unknown Last Known Address: 5445 18th Ct W, Bradenton, FL 34207

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Manatee County, Florida: LOT 34, WESTBURY COURT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 194 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before June 22, 2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in La Gaceta. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Manatee County, Manatee County Jury Office at 941-741-4062, PO Box 25400, Bradenton, FL 34206 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.

(Continued on next page)

MANATEE COUNTY

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org or Gulfoast legal Services at (941) 746-6151 or www.gulfoastlegal.org.

Date: 5/13/2026
Angelina Colonnese
Clerk of the Circuit Court
By: s/ Kris Gaffney
Deputy Clerk of the Court
Tromberg, Miller, Morris & Partners

5/22-5/29/26LG 2T

NOTICE OF SUSPENSION
MANATEE COUNTY

To: CHARLES R. DAWSON
Case No: CD202601351/D 3321889

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.

5/15-6/5/26LG 4T

ORANGE COUNTY

NOTICE OF SALE

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

THE HAUSE OF TRUCKS LLC: 1431 CLARKS SUMMIT COURT, ORLANDO, FL 32828 P#:321-315-5838

2017 CHEV VN 1GCZGHFGX1146143 JUN 17, 2026 OWNER: NOSIRJON MAKHAMADJANOV / LIEN HOLDER: SANTANDER CONSUMER USA

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.

5/29/26LG 2T

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Flex Vacations Owners Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at 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 to the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zeppetello, 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: Rhonda G. Fought, 340 COUNTY ROAD B41E, Ribera, NM 87560-8028; VOI: 201674-01; TYPE: Annual; POINTS: 81000; TOTAL: \$2,661.39; PER DIEM: \$0.89; NOTICE DATE: May 14, 2026 OBLIGOR: Rhonda G. Fought, 340 COUNTY ROAD B41E, Ribera, NM 87560-8028; VOI: 201675-01; TYPE: Annual; POINTS: 81000; TOTAL: \$2,661.39; PER DIEM: \$0.89; NOTICE DATE: May 14, 2026 OBLIGOR: Colleen Antoinette Vandemark, 14155 W MOUNTAIN VIEW BLVD APT 1085, Surprise, AZ 85374-4833 and Laura Jean Messina, 14155 W MOUNTAIN VIEW BLVD APT 1085, Surprise, AZ 85374-4833; VOI: 205809-01; TYPE: Odd Biennial; POINTS: 51700; TOTAL: \$996.41; PER DIEM: \$0.15; NOTICE DATE: May 14, 2026 OBLIGOR: Paul Joseph St George, 4185 KAITLIN DR, Vadnais Heights, MN 55127-7903 and Cindy Burns St George, 4185 KAITLIN DR, Vadnais Heights, MN 55127-7903; VOI: 206933-01; TYPE: Even Biennial; POINTS: 44000; TOTAL: \$1,229.02; PER DIEM: \$0.24; NOTICE DATE: May 14, 2026 OBLIGOR: Cristina Bautista Sunga, 385 MANDARIN DR APT 8, Daly City, CA 94015-2750 and Elbert Lacap Sunga, 214 CUESTA DR, San Francisco, CA 94080; VOI: 207011-01; TYPE: Even Biennial; POINTS: 51700; TOTAL: \$1,321.82; PER DIEM: \$0.28; NOTICE DATE: May 14, 2026 File Numbers: 26-006771, 26-006772, 26-006810, 26-006827, 26-006830 MDK-99694

ORANGE COUNTY

Irving, TX 75061-2004 and Hesiguo Roberto Colin, 1509 JOHN SMITH DR, Irving, TX 75061-2004; VOI: 206129-01; TYPE: Even Biennial; POINTS: 67100; TOTAL: \$1,509.54; PER DIEM: \$0.37; NOTICE DATE: May 14, 2026 OBLIGOR: Luis Joel Cintron Rolon, 24788 N SHORE DR, Elkhart, IN 46514-9401 and Heidi J. Cintron, 24788 N SHORE DR, Elkhart, IN 46514-9401; VOI: 206365-01; TYPE: Odd Biennial; POINTS: 51700; TOTAL: \$1,322.42; PER DIEM: \$0.28; NOTICE DATE: May 14, 2026 File Numbers: 26-006797, 26-006802, 26-006811, 26-006815, 26-006820 MDK-99701

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Flex Vacations Owners Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at 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 to the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zeppetello, 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: Rhonda G. Fought, 340 COUNTY ROAD B41E, Ribera, NM 87560-8028; VOI: 201674-01; TYPE: Annual; POINTS: 81000; TOTAL: \$2,661.39; PER DIEM: \$0.89; NOTICE DATE: May 14, 2026 OBLIGOR: Rhonda G. Fought, 340 COUNTY ROAD B41E, Ribera, NM 87560-8028; VOI: 201675-01; TYPE: Annual; POINTS: 81000; TOTAL: \$2,661.39; PER DIEM: \$0.89; NOTICE DATE: May 14, 2026 OBLIGOR: Colleen Antoinette Vandemark, 14155 W MOUNTAIN VIEW BLVD APT 1085, Surprise, AZ 85374-4833 and Laura Jean Messina, 14155 W MOUNTAIN VIEW BLVD APT 1085, Surprise, AZ 85374-4833; VOI: 205809-01; TYPE: Odd Biennial; POINTS: 51700; TOTAL: \$996.41; PER DIEM: \$0.15; NOTICE DATE: May 14, 2026 OBLIGOR: Paul Joseph St George, 4185 KAITLIN DR, Vadnais Heights, MN 55127-7903 and Cindy Burns St George, 4185 KAITLIN DR, Vadnais Heights, MN 55127-7903; VOI: 206933-01; TYPE: Even Biennial; POINTS: 44000; TOTAL: \$1,229.02; PER DIEM: \$0.24; NOTICE DATE: May 14, 2026 OBLIGOR: Cristina Bautista Sunga, 385 MANDARIN DR APT 8, Daly City, CA 94015-2750 and Elbert Lacap Sunga, 214 CUESTA DR, San Francisco, CA 94080; VOI: 207011-01; TYPE: Even Biennial; POINTS: 51700; TOTAL: \$1,321.82; PER DIEM: \$0.28; NOTICE DATE: May 14, 2026 File Numbers: 26-006771, 26-006772, 26-006810, 26-006827, 26-006830 MDK-99694

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Flex Vacations Owners Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at 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 to the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zeppetello, 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: Rhonda G. Fought, 340 COUNTY ROAD B41E, Ribera, NM 87560-8028; VOI: 201674-01; TYPE: Annual; POINTS: 81000; TOTAL: \$2,661.39; PER DIEM: \$0.89; NOTICE DATE: May 14, 2026 OBLIGOR: Rhonda G. Fought, 340 COUNTY ROAD B41E, Ribera, NM 87560-8028; VOI: 201675-01; TYPE: Annual; POINTS: 81000; TOTAL: \$2,661.39; PER DIEM: \$0.89; NOTICE DATE: May 14, 2026 OBLIGOR: Colleen Antoinette Vandemark, 14155 W MOUNTAIN VIEW BLVD APT 1085, Surprise, AZ 85374-4833 and Laura Jean Messina, 14155 W MOUNTAIN VIEW BLVD APT 1085, Surprise, AZ 85374-4833; VOI: 205809-01; TYPE: Odd Biennial; POINTS: 51700; TOTAL: \$996.41; PER DIEM: \$0.15; NOTICE DATE: May 14, 2026 OBLIGOR: Paul Joseph St George, 4185 KAITLIN DR, Vadnais Heights, MN 55127-7903 and Cindy Burns St George, 4185 KAITLIN DR, Vadnais Heights, MN 55127-7903; VOI: 206933-01; TYPE: Even Biennial; POINTS: 44000; TOTAL: \$1,229.02; PER DIEM: \$0.24; NOTICE DATE: May 14, 2026 OBLIGOR: Cristina Bautista Sunga, 385 MANDARIN DR APT 8, Daly City, CA 94015-2750 and Elbert Lacap Sunga, 214 CUESTA DR, San Francisco, CA 94080; VOI: 207011-01; TYPE: Even Biennial; POINTS: 51700; TOTAL: \$1,321.82; PER DIEM: \$0.28; NOTICE DATE: May 14, 2026 File Numbers: 26-006771, 26-006772, 26-006810, 26-006827, 26-006830 MDK-99694

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Flex Vacations Owners Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at 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 to the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment

ORANGE COUNTY

even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zeppetello, 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: Neritan Stermasi, 1400 BROOK VIEW CIR # 807, Marlton, NJ 08053-1661 and Liri Stermasi, 50 FIVE CROWN ROYAL, Marlton, NJ 08053-2839; VOI: 207654-01; TYPE: Odd Biennial; POINTS: 51700; TOTAL: \$1,322.42; PER DIEM: \$0.28; NOTICE DATE: May 14, 2026 OBLIGOR: Keven Joseph Swanson, 23192 NAVAJO ST NW, Saint Francis, MN 55070-8644 and Joelle Adreen-Barry Swanson, 23192 NAVAJO ST NW, Saint Francis, MN 55070-8644; VOI: 208446-01; TYPE: Odd Biennial; POINTS: 37000; TOTAL: \$1,144.05; PER DIEM: \$0.20; NOTICE DATE: May 14, 2026 OBLIGOR: Blair Parrish Quesenberry, 3482 SAWYER RD, Gaylord, MI 49735-9740 and Elizabeth Jane Quesenberry, 3482 SAWYER RD, Gaylord, MI 49735-9740; VOI: 208941-01; TYPE: Odd Biennial; POINTS: 81000; TOTAL: \$1,678.33; PER DIEM: \$0.45; NOTICE DATE: May 14, 2026 OBLIGOR: Jordan Phillip Parker, 1011 W CARROLL ST, Portage, WI 53901-1909 and Lindsay Marie Parker, 726 W PLEASANT ST, Portage, WI 53901-2015; VOI: 208973-01; TYPE: Even Biennial; POINTS: 44000; TOTAL: \$1,229.02; PER DIEM: \$0.24; NOTICE DATE: May 14, 2026 OBLIGOR: Elizabeth Virostko, 75 MOUNTAIN WAY, Rutherford, NJ 07070-2113 and Peter Virostko, 75 MOUNTAIN WAY, Rutherford, NJ 07070-2113; VOI: 209838-01; TYPE: Annual; POINTS: 51700; TOTAL: \$1,950.16; PER DIEM: \$0.57; NOTICE DATE: May 14, 2026 File Numbers: 26-006839, 26-006847, 26-006854, 26-006855, 26-006862 MDK-99672

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Flex Vacations Owners Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at 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 to the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zeppetello, 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: Rhonda G. Fought, 340 COUNTY ROAD B41E, Ribera, NM 87560-8028; VOI: 201674-01; TYPE: Annual; POINTS: 81000; TOTAL: \$2,661.39; PER DIEM: \$0.89; NOTICE DATE: May 14, 2026 OBLIGOR: Rhonda G. Fought, 340 COUNTY ROAD B41E, Ribera, NM 87560-8028; VOI: 201675-01; TYPE: Annual; POINTS: 81000; TOTAL: \$2,661.39; PER DIEM: \$0.89; NOTICE DATE: May 14, 2026 OBLIGOR: Colleen Antoinette Vandemark, 14155 W MOUNTAIN VIEW BLVD APT 1085, Surprise, AZ 85374-4833 and Laura Jean Messina, 14155 W MOUNTAIN VIEW BLVD APT 1085, Surprise, AZ 85374-4833; VOI: 205809-01; TYPE: Odd Biennial; POINTS: 51700; TOTAL: \$996.41; PER DIEM: \$0.15; NOTICE DATE: May 14, 2026 OBLIGOR: Paul Joseph St George, 4185 KAITLIN DR, Vadnais Heights, MN 55127-7903 and Cindy Burns St George, 4185 KAITLIN DR, Vadnais Heights, MN 55127-7903; VOI: 206933-01; TYPE: Even Biennial; POINTS: 44000; TOTAL: \$1,229.02; PER DIEM: \$0.24; NOTICE DATE: May 14, 2026 OBLIGOR: Cristina Bautista Sunga, 385 MANDARIN DR APT 8, Daly City, CA 94015-2750 and Elbert Lacap Sunga, 214 CUESTA DR, San Francisco, CA 94080; VOI: 207011-01; TYPE: Even Biennial; POINTS: 51700; TOTAL: \$1,321.82; PER DIEM: \$0.28; NOTICE DATE: May 14, 2026 File Numbers: 26-006771, 26-006772, 26-006810, 26-006827, 26-006830 MDK-99694

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Flex Vacations Owners Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at 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 to the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zeppetello, 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: Jason M. Choquette, 14 HAMPSHIRE DR APT J, Nashua, NH 03063-1909 and Krystyna M. Williams, 14 HAMPSHIRE DR APT J, Nashua, NH 03063-1909; VOI: 207144-01; TYPE: Even Biennial; POINTS: 51700; TOTAL: \$1,322.42; PER DIEM: \$0.28; NOTICE DATE: May 14, 2026 OBLIGOR: Elree Fredrick Canty, 2727 VALLEY VIEW RD, Ames, IA 50014 and Tyson Nicole Taylor, 2727 VALLEY VIEW RD, Ames, IA 50014; VOI: 208166-01; TYPE: Odd Biennial; POINTS: 44000; TOTAL: \$1,229.02; PER DIEM: \$0.24; NOTICE DATE: May 14, 2026 OBLIGOR: Richard Roland Brant, 5563 LAUREN ARLETTE BRANT, 5563 LAUREN CT, Bartlesville, OK 74006; VOI: 208731-02; TYPE: Annual; POINTS: 37000; TOTAL: \$1,593.35; PER DIEM: \$0.41; NOTICE DATE: May 14, 2026 OBLIGOR: Booker T. Boyd, 213 VIKING DR, Cordova, TN 38018-7263 and Doris F. Boyd, 213 VIKING DR, Cordova, TN 38018-7263; VOI: 209282-01; TYPE: Even Biennial; POINTS: 44000; TOTAL: \$1,229.02; PER DIEM: \$0.24; NOTICE DATE: May 14, 2026 OBLIGOR: Jill Kristin Anderson, 4618 W SADDLEHORN RD, Phoenix, AZ 85083-2312 and Leon Richard Anderson, 4618 W SADDLEHORN RD, Phoenix, AZ 85083-2312; VOI: 209699-01; TYPE: Even Biennial; POINTS: 81000; TOTAL: \$1,678.33; PER DIEM: \$0.45; NOTICE DATE: May 14, 2026 File Numbers: 26-006831, 26-006842, 26-006853, 26-006859, 26-006861 MDK-99627

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Flex Vacations Owners Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at 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 to the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment

ORANGE COUNTY

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 to the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zeppetello, 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: Shannon Eileen Garrity, 7 FAIRWAY LN, Pembroke, MA 02359 and Anthony Ryan Divalpo, 3954 W CAMINO DEL RIO, Glendale, AZ 85310-5523; VOI: 206166-01; TYPE: Odd Biennial; POINTS: 44000; TOTAL: \$1,229.02; PER DIEM: \$0.24; NOTICE DATE: May 14, 2026 OBLIGOR: John H. Gee Jr, 421 E FOCH ST, Lafayette, LA 70501-5129 and Pamela B. Gee, 421 E FOCH ST, Lafayette, LA 70501-5129; VOI: 206360-01; TYPE: Even Biennial; POINTS: 67100; TOTAL: \$1,509.54; PER DIEM: \$0.37; NOTICE DATE: May 14, 2026 OBLIGOR: Elias Saleh, 384 Armwel Road Unit 904, Hillsborough, NJ 08844 and Hala B. Souka, 138 WILLOWBROOK DR, North Brunswick, NJ 08902-1250; VOI: 206398-01; TYPE: Even Biennial; POINTS: 51700; TOTAL: \$1,322.42; PER DIEM: \$0.28; NOTICE DATE: May 14, 2026 OBLIGOR: John R. Fang, 4840 ALDBURY LN, Suwanee, GA 30024-3301 and Heather Marie Fang, 4840 ALDBURY LN, Suwanee, GA 30024-3301; VOI: 208707-01; TYPE: Even Biennial; POINTS: 67100; TOTAL: \$1,509.54; PER DIEM: \$0.37; NOTICE DATE: May 14, 2026 OBLIGOR: Mary Leslie Eller, 1151 MACK RD, Aransas Pass, TX 78336-6621 and Mark Eugene Eller, 1151 MACK RD, Aransas Pass, TX 78336-6621; VOI: 210103-01; TYPE: Annual; POINTS: 81000; TOTAL: \$2,661.39; PER DIEM: \$0.89; NOTICE DATE: May 14, 2026 File Numbers: 26-006816, 26-006819, 26-006821, 26-006851, 26-006865 MDK-99683

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
Michael E. Carleton, as Foreclosure Trustee for Palm Financial Services, Inc. Plaintiff, vs.
Thomas Conroy, et al. Defendants. Case No.: 2026-CC-003314-O
Division:
Judge David P. Johnson

PUBLISH 4 CONSECUTIVE WEEKS NOTICE OF INTERPLEADER ACTION AGAINST DEFENDANT THOMAS CONROY
To: THOMAS CONROY 260 CARMITA AVENUE RUTHERFORD, NJ 07070 UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) THOMAS CONROY, and all parties having or claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an interpleader action involving funds available following the enforcement of a lien on the following described Timeshare Ownership Interest in Orange County, Florida: An undivided 0.1334% interest in Unit 4A 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.: 13006178.1 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 5 day of May, 2026. TIFFANY MOORE RUSSELL CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA By: /s/ Karina Taveras 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.

ORANGE COUNTY

FOR PUBLICATION – RETURN TO COPY: THE MANLEY LAW FIRM LLC 11080-1035149

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
Jasmin Hernandez, as Foreclosure Trustee for Palm Financial Services, LLC Plaintiff, vs.
Carlos M. Velez Olivencia, et al. Defendants. Case No.: 2026-CC-005943-O
Division: 71
Judge Amy J. Carter

PUBLISH 4 CONSECUTIVE WEEKS NOTICE OF INTERPLEADER ACTION AGAINST DEFENDANT CARLOS M. VELEZ OLIVENCIA
To: CARLOS M. VELEZ OLIVENCIA 8166 COMMON TEAL COURT WINTER GARDEN, FL 34787 UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) CARLOS M. VELEZ OLIVENCIA, and all parties having or claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an interpleader action involving funds available following the enforcement of a lien on the following described Timeshare Ownership Interest in Orange County, Florida: An undivided 0.0533% interest in Unit 4A 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.: 13005611.0 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 23 day of April, 2026. TIFFANY MOORE RUSSELL CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA By: /s/ Michelle Zayas 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,

**ORANGE COUNTY**

5/29-6/5/26LG 2T

**IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR ORANGE COUNTY**CIVIL DIVISION  
Case No.: 2024-CA-005383-O  
Division: 34REGIONS BANK D/B/A REGIONS MORTGAGE,  
Plaintiff,

-vs-

BYRON BERNARD A/K/A BYRON L. BERNARD, THE UNKNOWN SPOUSE OF BYRON BERNARD A/K/A BYRON L. BERNARD, CAROL BERNARD A/K/A CAROL JOAN BERNARD, and THE UNKNOWN SPOUSE OF CAROL BERNARD A/K/A CAROL JOAN BERNARD, if living, and all unknown parties claiming by, through, under or against the above named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants; LAKE BUENA VISTA RESORT VILLAGE I A HOTEL CONDOMINIUM ASSOCIATION, INC. A/K/A LAKE BUENA VISTA VILLAGE I CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; LAKE BUENA VISTA RESORT VILLAGE MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 Defendants.

**NOTICE OF SALE**

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Orange County, Florida, Tiffany Moore Russell, the Clerk of the Circuit Court will sell the property situate in Orange County, Florida, described as:

UNIT 1404, LAKE BUENA VISTA RESORT VILLAGE I, A HOTEL CONDOMINIUM ("CONDOMINIUM") ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF ("DECLARATION"), RECORDED IN OFFICIAL RECORDS BOOK 8403, PAGES 3240 THROUGH 3346, AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8542, PAGE 3695, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, AND ANY AND ALL AMENDMENTS THERETO.

Property address: 8112 Poinciana Blvd Unit 1404, Orlando, Florida 32821

at public sale, to the highest and best bidder, for cash, by electronic sale beginning at **11:00 am on June 18, 2026** at [www.myorangeclerk.realforeclose.com](http://www.myorangeclerk.realforeclose.com).

Any person claiming an interest in the surplus funds from this 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 Section 45.031(1)(a), Florida Statutes.

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

NOTE: This communication, from a debt collector, is an attempt to collect a debt and any information obtained will be used for that purpose.

DATED this 20th day of May, 2026.

By: /s/ Rod B. Neuman

ROD B. NEUMAN, Esquire  
For the Court

Gibbons Neuman

5/29-6/5/26LG 2T

**IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA**PROBATE DIVISION  
File No. 2026-CP-001504-OIN RE: ESTATE OF  
PATRICIA LEA SPANG  
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of PATRICIA LEA SPANG, deceased, whose date of death was March 2, 2026, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N. Orange Ave., 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.

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

**ORANGE COUNTY**

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

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

The date of first publication of this notice is May 29, 2026.

Personal Representative:  
AMY M. ROMAINE  
835 Executive Ln., Ste. 110  
Rockledge, FL 32955

5/22-5/29/26 2T

Attorney for Personal Representative:  
AMY M. ROMAINE, Esq.  
Florida Bar Number: 0640026  
ROMAINE & NUGENT  
835 Executive Ln., Ste. 110  
Rockledge, FL 32955  
Telephone: (321) 574-1095  
Fax: (321) 574-1032  
amy@romainenugent.com  
office@romainenugent.com

5/29-6/5/26LG 2T

**IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA**PROBATE DIVISION  
File No. 2026-CP-001303-OIN RE: ESTATE OF  
MARY V. SWIFT  
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of MARY V. SWIFT, deceased, whose date of death was September 27, 2025, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Suite 350, 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.

All other creditors of the decedent and other persons having claims or demands 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 29, 2026.

Personal Representative:  
LORI MACKESSY  
15135 Senedo Road  
Edinburg, Virginia 22824

5/22-5/29/26LG 2T

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

5/22-5/29/26LG 2T

**IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA**PROBATE DIVISION  
File No. 2026-CP-000715-O  
Division 02IN RE: ESTATE OF  
DENNIS ANSON  
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of Dennis Anson, deceased, whose date of death was November 10, 2025, 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 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 29, 2026.

Personal Representative:  
Peggy Ingram  
458 Kehoe Blvd.**ORANGE COUNTY**

Orlando, Florida 32825

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

5/22-5/29/26 2T

**NOTICE OF SUSPENSION ORANGE COUNTY**To: WENDY A. MEDINA  
CERVANTES

Case No.: CD202604274/G 3201747

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.

5/22-6/12/26LG 4T

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

CASE NO. 2025-CA-004620-O

FIRST FLORIDA CREDIT UNION,  
Plaintiff,

vs.

MIGUEL CRESPO, NEISHA CRESPO, GOODLEAP, LLC, AQUA FINANCE, INC., ARCH MORTGAGE ASSURANCE COMPANY, AND UNKNOWN PARTY IN POSSESSION,  
Defendant(s).

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given that the Orange County Clerk of Court will on **June 3, 2026, at 11:00 a.m. EST**, online at [www.myorangeclerk.realforeclose.com](http://www.myorangeclerk.realforeclose.com) offer for sale one by one, to the highest bidder for cash, the property located in Orange County, Florida, as follows:

LOT 80, REGAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52 PAGES 146 AND 147, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

pursuant to the Final Judgment of Foreclosure entered on May 11, 2026, in the above-styled cause, pending in said Court.

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 the Clerk reports the funds as unclaimed.

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

Dated May 14, 2026

s/ Stephen Orsillo  
Stephen Orsillo (FL Bar # 89377) of  
Sorenson Van Leuven, PLLC  
Post Office Box 3637  
Tallahassee, Florida 32315-3637  
Telephone (850) 388-0500  
Facsimile (850) 391-6800  
E-Service E-Mail Address:  
creservice@svllaw.com  
Attorneys for Plaintiff

5/22-5/29/26LG 2T

**NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY**

To: MEDARDO MORALES

Case No.: CD202603500/G 3502066

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.

5/22-6/12/26LG 4T

**NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY**

To: RAHDAY M. WILLIAMS

Case: CD202602496/D 3530075/3600591

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.

5/22-6/12/26LG 4T

**IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA**CIVIL DIVISION  
CASE NO. 482025CA006492A001OX**ORANGE COUNTY**FIFTH THIRD BANK, NATIONAL ASSOCIATION  
Plaintiff,

vs.

DWAYNE LOY, et al,  
Defendants**NOTICE OF SALE PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to an Order dated May 13, 2026, and entered in Case No. 482025CA006492A-001OX of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein FIFTH THIRD BANK, NATIONAL ASSOCIATION is the Plaintiff and DWAYNE LOY, LORI E LOY, JASON MARTELL ESQ FOR COUNTRY LANDING HOMEOWNERS, the Defendants. Tiffany Moore Russell, Clerk of the Circuit Court in and for Orange County, Florida will sell to the highest and best bidder for cash at [www.orange.realforeclose.com](http://www.orange.realforeclose.com), the Clerk's website for on-line auctions at **11:00 a.m. on June 16, 2026**, the following described property as set forth in said Order of Final Judgment, to wit:

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

LOT 111, COUNTRY LANDING, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 23, PAGES 103, 104 AND 105, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN ORANGE COUNTY, FLORIDA.

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

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

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

DATED at Orange County, Florida, this 14th day of May, 2026.

By: /s/ Brittany L. Harvey  
Brittany L. Harvey, Esq.  
Florida Bar No. 124795

RUBIN LUBLIN, LLC  
Attorney for Plaintiff  
2313 W. Violet St.  
Tampa, Florida 33603  
Telephone: (813) 656-8801  
Fax: (813) 656-8802  
[flemailservice@rlselaw.com](mailto:flemailservice@rlselaw.com)

JS0120/25-F000789 5/22-5/29/26LG 2T

**IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA**PROBATE DIVISION  
File No. 2026-CP-001002-OIN RE: ESTATE OF  
SALVATORE ANTHONY MARCO SR.  
a/k/a SALVATORE MARCO,  
Deceased.**NOTICE TO CREDITORS**

The administration of the Estate of Salvatore Anthony Marco Sr. a/k/a Salvatore Marco, deceased, whose date of death was December 17, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Suite 335, 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 May 29, 2026.

**ORANGE COUNTY**Personal Representative:  
Wanda Candelaria  
2712 Breezy Meadow Road  
Apopka, Florida 32712

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:  
rhianaa@atcauselaw.com

5/22-5/29/26LG 2T

**OSCEOLA COUNTY**

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

CIVIL DIVISION  
CASE NO.: 2025 CA 003595 MF  
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRPL TRUST 2019-1  
PLAINTIFF,

VS.  
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GERALD GIULIANO, ET AL.,  
DEFENDANT(S).  
NOTICE OF ACTION  
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Gerald Giuliano

Last Known Address: 1515 Henry St, Kissimmee, FL 34741  
Current Residence: UNKNOWN  
TO: Unknown Spouse of Gerald Giuliano  
Last Known Address: 1515 Henry St, Kissimmee, FL 34741  
Current Residence: UNKNOWN

TO: Unknown Spouse of Paul Giuliano  
Last Known Address: 1515 Henry St, Kissimmee, FL 34741  
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 24 AND THE EAST 1/2 OF LOT 23, F.L. LESLEY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 33, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to 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 30th June 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 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.

WITNESS my hand and the seal of this Court this 13rd day of May, 2026.

KELVIN SOTO  
As Clerk of Court  
By: Susan Vies  
As Deputy Clerk  
Publish: La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675  
11080-1035730

**NOTICE OF SUSPENSION OSCEOLA COUNTY**

To: MARK A. VAZQUEZ, JR.

Case No.: CD202602283/D 3534491

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.

5/22-6/12/26LG 4T

**IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA**PROBATE DIVISION  
File No. 2025-CP-000153IN RE: ESTATE OF  
HERMAS BERNADIN MONEREAU  
a/k/a HERMAS B. MONEREAU  
a/k/a HERNAS MONEREAU,  
Deceased.**NOTICE OF ACTION (formal notice by publication)**

TO: EVELYN MITCHELL, spouse of the Decedent and intestate beneficiary of the Decedent's Estate, ADDRESS UNKNOWN

CAROLE SMART, daughter of the Decedent and intestate beneficiary of the Decedent's Estate, ADDRESS UNKNOWN

YOU ARE NOTIFIED that a Petition to Determine Insolvency of Estate and for Discharge has been filed in this Court. You are required to serve a copy of your

(Continued on next page)

**OSCEOLA COUNTY**

written defenses, if any, on Petitioner's attorney, whose name and address is:  
Ashly Mae Guernaccini, Esq.  
314 South Missouri Avenue, Suite 201  
Clearwater, Florida 33756  
on or before June 14, 2026, and to file the original of the written defenses with the clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 8th day of May, 2026  
Kelvin Soto, Esq., Clerk of the Circuit Court & Osceola County Comptroller  
2 Courthouse Sq, Kissimmee, FL 34741  
By: /s/ Beverly Mahadeo  
As Deputy Clerk  
At Cause Law Office  
5/15-6/5/26LG 4T

**PASCO COUNTY**

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

Probate File Number:  
2025 CP 001827 CPAXWS

IN RE: ESTATE OF  
TERI MARIE ROGERS  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Teri Marie Rogers, deceased whose date of death was July 5, 2025, Probate Case Number 2025 CP 001827 CPAXWS is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3894. 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, including unmatrued, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court.

SUCH IS REQUIRED WITHIN THREE 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 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 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 29, 2026.

Personal Representative:  
Sally Tate  
4645 Baden Lane  
Jacksonville, Florida 32210  
Attorney for Personal Representative:  
Dravin Dixon  
Florida Bar #0952620  
PO Box 696  
Brooksville, Florida 34605  
Telephone: 352-442-6770  
Email: dravindixon@outlook.com  
5/29-6/5/26LG 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:

**KAIA DENTAL STUDIO**

Owner: Salt & Light Dental Co. PLLC  
7901 4th St N, Ste 300  
St. Petersburg, FL 33702  
5/29/26LG 1T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.  
CASE NO. 2025CA001267CAAXES  
PENNYMAC LOAN SERVICES, LLC, PLAINTIFF,  
VS.  
SHAWN DAY A/K/A SHAWN TRUITT DAY, ET AL.  
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE  
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 22, 2026 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on June 15, 2026, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:  
ALL THAT CERTAIN LAND SITUATE IN PASCO COUNTY, FLORIDA, VIZ: LOT 17, BLOCK 5, PINE GLEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE(S) 55 THROUGH 61, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.  
La Gaceta Publishing, Inc  
Tromberg, Miller, Morris & Partners, PLLC  
Attorney for Plaintiff  
600 West Hillsboro Boulevard  
Suite 600  
Deerfield Beach, FL 33441  
Telephone #: 561-338-4101  
Fax #: 561-338-4077  
Email: eservice@tmppllc.com  
By: Wendy B. Tabb  
Wendy B. Tabb

**PASCO COUNTY**

FBN 175242  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
11080-1035986

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 2025CA001408CAAXES  
NATIONSTAR MORTGAGE LLC  
PLAINTIFF,  
VS.  
UNKNOWN HEIRS, BENEFICIARIES, DEVEISES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HUGH C. GOLLETTZ A/K/A HUBERT GOLLETTZ 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 May, 2026, and entered in Case No. 2025CA001408CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Nationstar Mortgage LLC is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVEISES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HUGH C. GOLLETTZ A/K/A HUBERT GOLLETTZ; GREGORY F. BOYER AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HUGH C. GOLLETTZ A/K/A HUBERT GOLLETTZ; and HIGHLAND MEADOWS 3 HOMEOWNERS ASSOCIATION, INC. are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 A.M. on the 30th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:  
THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF PASCO AND THE STATE OF FLORIDA IN DEED BOOK 3529 AT PAGE 1468 AND DESCRIBED AS FOLLOWS. TRACT 49, HIGHLAND MEADOWS UNIT III, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 103, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH A MOBILE HOME SITUATED THEREON, DESCRIBED AS A 1994, VEHICLE IDENTIFICATION NUMBERS PH096982BFL AND PH096982AFL, WHICH IS AFFIXED TO THE AFOREDESCRIBED REAL PROPERTY AND INCORPORATED THEREIN.  
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. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (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 22nd day of May, 2026.  
By: /s/Vanessa Nieto  
Vanessa Nieto  
Bar No. 0107084  
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  
11080-1035950

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. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (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 22nd day of May, 2026.  
By: /s/Vanessa Nieto  
Vanessa Nieto  
Bar No. 0107084  
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  
11080-1035950

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff,  
vs.  
DAYRELIS GARCIA; et al., Defendants. Case No: 2025 CA 002278  
NOTICE OF FORECLOSURE SALE  
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated , and entered in Case No. 2025 CA 002278 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and DAYRELIS GARCIA; UNKNOWN SPOUSE OF DAYRELIS GARCIA; FERNANDO AGUSTIN

SEGOBIA; UNKNOWN SPOUSE OF FERNANDO AGUSTIN SEGOBIA, 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 at 11:00 a.m. on July 7, 2026, the following described property set forth in said Final Judgment, to wit:  
LOT 398, CREST RIDGE GARDENS, UNIT 3, RECORDED IN PLAT BOOK 8, PAGE 4, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Commonly known as: 4841 Zodiac Ave, Holiday, FL 34690  
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 May 18th, 2026  
/s/ Philip Stecco  
Philip Stecco, Esq.  
Florida Bar No. 108384  
Lender Legal PLLC  
1800 Pembroke Drive, Suite 250  
Orlando, FL 32810  
Tel: (407) 730-4644  
Attorney for Plaintiff  
Service Emails:  
pstecco@lenderlegal.com  
EService@LenderLegal.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. Within two (2) working days of your receipt of this notice, 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.  
11080-1035582

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.  
CASE NO. 2025CA002554CAAXWS  
PHH MORTGAGE CORPORATION, PLAINTIFF,  
VS.

**PASCO COUNTY**

SEGOBIA; UNKNOWN SPOUSE OF FERNANDO AGUSTIN SEGOBIA, 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 at 11:00 a.m. on July 7, 2026, the following described property set forth in said Final Judgment, to wit:  
LOT 398, CREST RIDGE GARDENS, UNIT 3, RECORDED IN PLAT BOOK 8, PAGE 4, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Commonly known as: 4841 Zodiac Ave, Holiday, FL 34690  
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 May 18th, 2026  
/s/ Philip Stecco  
Philip Stecco, Esq.  
Florida Bar No. 108384  
Lender Legal PLLC  
1800 Pembroke Drive, Suite 250  
Orlando, FL 32810  
Tel: (407) 730-4644  
Attorney for Plaintiff  
Service Emails:  
pstecco@lenderlegal.com  
EService@LenderLegal.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. Within two (2) working days of your receipt of this notice, 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.  
11080-1035582

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 2025CA-002305-CAAX-WS  
FREEDOM MORTGAGE CORPORATION  
PLAINTIFF,  
VS.  
BRENDA HARTLESS, 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 6th day of May, 2026, and entered in Case No. 2025CA-002305-CAAX-WS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and BRENDA HARTLESS; WILLIAM WAYNE HARTLESS and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY JESSICA TRAVIS; are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at 11:00 A.M. on the 7th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:  
Lot 235, BEACON SQUARE UNIT THREE, according to the map or plat thereof as recorded in Plat Book 8, Page(s) 57, of the Public Records of Pasco County, Florida.  
Property address: 3601 Pinehurst Dr, Holiday, FL 34691  
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. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (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 14th day of May, 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  
11080-1035446

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. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (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 14th day of May, 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  
11080-1035446

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.  
CASE NO. 2025CA002554CAAXWS  
PHH MORTGAGE CORPORATION, PLAINTIFF,  
VS.

IN RE: ESTATE OF  
LYNN L. SMITH,  
Deceased.  
**NOTICE TO CREDITORS**  
The administration of the estate of Lynn

**PASCO COUNTY**

THE ESTATE OF NITA S. MARTELL A/K/A NITA MARTELL A/K/A NITA S. HAGERMAN A/K/A N. S. MARTELL/ HAGERMAN A/K/A N. S. MARTELL A/K/A NITA HAGERMAN (DECEASED), ET AL.  
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE  
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 13, 2026 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on June 23, 2026, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:  
LOT 876 ALOHA GARDENS, UNIT NINE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 34 THROUGH 36, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.  
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:  
Timothy J. Landers, Esq.  
127154

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

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
11080-1035538

**IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA**  
PROBATE DIVISION  
File No. 26-CP-000773  
  
IN RE: ESTATE OF  
MICHAEL DAVID ASHBY  
Deceased.  
  
**NOTICE TO CREDITORS**  
The administration of the estate of Michael David Ashby, deceased, whose date of death was March 7, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523-3894. The 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 ON THEM.

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

The personal representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is May 29, 2026.  
Personal Representative:  
/s/ Amy Whitney  
9133 Prine Road  
Baldwinsville, New York 13027  
Attorney for Personal Representative:  
/s/ L. Tyler Yonge, Attorney  
Florida Bar Number: 98179  
DRUMMOND WEHLE YONGE LLP  
6987 East Fowler Avenue  
Tampa, Florida 33617  
Telephone: (813) 983-8000  
Fax: (813) 983-8001  
E-Mail: tyler@dwyfirm.com  
Secondary E-Mail: amy@dwyfirm.com  
5/22-5/29/26LG 2T

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. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (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 14th day of May, 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  
11080-1035446

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. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (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 14th day of May, 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  
11080-1035446

**IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA**  
PROBATE DIVISION  
File No. 26-CP-000700  
  
IN RE: ESTATE OF  
LYNN L. SMITH,  
Deceased.  
  
**NOTICE TO CREDITORS**  
The administration of the estate of Lynn

SMITH, deceased, whose date of death was January 10, 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 other persons having claims or demands 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 29, 2026.  
Personal Representative:  
/s/ Linda S. Faingold  
5334 Van Dyke Road  
Lutz, Florida 33558  
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  
5/22-5/29/26LG 2T

**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**  
CASE NO.: 2026-CA-000815 CAAXWS  
CARRINGTON MORTGAGE SERVICES, LLC,  
Plaintiff,  
vs.  
UNKNOWN HEIRS, BENEFICIARIES, DEVEISES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH, UNDER, OR AGAINST THE ESTATE OF MICHAEL J MARCUCCI SR; et al.,  
Defendants.

**PASCO COUNTY**

L. Smith, deceased, whose date of death was January 10, 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 other persons having claims or demands 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 29, 2026.  
Personal Representative:  
/s/ Linda S. Faingold  
5334 Van Dyke Road  
Lutz, Florida 33558  
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  
5/22-5/29/26LG 2T

**IN THE CIRCU**

**PASCO COUNTY**

THE ESTATE OF MICHAEL J MARCUCCI SR  
13645 Crest Lake Dr., Hudson, FL 34669

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 described as follows, to-wit:

Lot 337, of Lakeside Phase 1A, 2A & 5, according to the plat thereof, as recorded in Plat Book 61, Page 27, of the Public Records of Pasco 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, May 29nd, 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 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 either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on the 14th day of May, 2026.

s/ Nikki Alvarez-Sowles, Esq.  
Clerk of the Circuit Court Pasco County  
Deputy Clerk: Haley Joyner  
Storey Law Group

5/22-6/12/26LG 4T

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

CASE NO.: 2026 CA 000502

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

vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED; et al., Defendants.

**NOTICE OF ACTION**

To the following Defendant(s):

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, ERNEST LINKEY, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED

36945 Shore Drive, Dade City, FL 33525  
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, WILLIAM HAMILTON, JR., DECEASED, AS AN HEIR TO HELEN LINKEY HAMILTON, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED

36945 Shore Drive, Dade City, FL 33525  
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, HELEN LINKEY HAMILTON, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED

36945 Shore Drive, Dade City, FL 33525  
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, EDWARD HUME PHILLIPS, DECEASED, AS AN HEIR TO EVA PHILLIPS, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED

36945 Shore Drive, Dade City, FL 33525  
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED

36945 Shore Drive, Dade City, FL 33525  
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, ROBERT MAGUIRE, DECEASED, AS AN HEIR TO ALICE M. MAGUIRE, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED

36945 Shore Drive, Dade City, FL 33525

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEE,

**PASCO COUNTY**

LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, ROBERT MAGUIRE, DECEASED, AS AN HEIR TO ALICE M. MAGUIRE, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED

36945 Shore Drive, Dade City, FL 33525  
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, JAMES MAGUIRE, DECEASED, AS AN HEIR TO ALICE M. MAGUIRE, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED

36945 Shore Drive, Dade City, FL 33525  
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, ALICE M. MAGUIRE, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED

36945 Shore Drive, Dade City, FL 33525  
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, DEWEY K. ANDERSON, JR., DECEASED, AS AN HEIR TO DEWEY K. ANDERSON, SR., DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED

36945 Shore Drive, Dade City, FL 33525  
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, DEWEY K. ANDERSON, SR., DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED

36945 Shore Drive, Dade City, FL 33525  
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, ERCEL CAMP, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED

36945 Shore Drive, Dade City, FL 33525  
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, LLOYD O. ANDERSON, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED

36945 Shore Drive, Dade City, FL 33525  
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED

36945 Shore Drive, Dade City, FL 33525  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

Lot 9, Pasadena Shores, as per plat thereof recorded in Plat Book 4, Page 78, Public Records of Pasco 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, Esq., Storey Law Group, 221 NE Ivanhoe Blvd., Suite 300, Orlando, FL 32804, within 30 days after the first publication, on or before 6/22/26, 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 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, 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 and seal of said Court on the 14th day of May, 2026.

Nikki Alvarez-Sowles  
Clerk of the Circuit Court Pasco County  
By: s/ Illegible  
Deputy Clerk  
Storey Law Group

5/22-6/12/26LG 4T

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

PROBATE DIVISION  
File No. 2026-CP-000402  
Division Probate

IN RE: ESTATE OF JONATHAN B. ROGERS

**PASCO COUNTY**

Deceased

**NOTICE TO CREDITORS**

The administration of the estate of Jonathan B. Rogers, deceased, whose date of death was August 13, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse 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 29, 2026.

Personal Representative:

Lance M. Rogers  
12301 Eagle Lake Ave.  
New Port Richey, Florida 34654

Attorney for Personal Representative:

Sofia Herrera, Esquire  
Attorney  
Florida Bar Number: 1069771  
AWS LAW FIRM  
2202 N. Westshore Blvd., Ste. 200  
Tampa, Florida 33607  
Telephone: (813) 922-5293  
E-Mail: sofia@awsllaw.org  
Secondary E-Mail: service@awsllaw.org  
5/22-5/29/26LG 2T

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

PROBATE DIVISION  
Case No. 512026CP000793CPAXES

IN RE: ESTATE OF WILLARD BALDWIN, Deceased.

**NOTICE TO CREDITORS**

The administration of the ESTATE OF WILLARD BALDWIN deceased, whose date of death was August 30th, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 29, 2026.

Attorney for Petitioner:

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

Petitioner:

/s/ Sally Tower  
1127 Beaten Path Road  
China Grove, North Carolina 28023  
5/22-5/29/26LG 2T

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

PROBATE DIVISION  
FILE NO. 26-CP-000707

IN RE: ESTATE OF BARBARA JEAN MEAGHER Deceased.

**NOTICE TO CREDITORS**

This administration of the estate of BARBARA JEAN MEAGHER, deceased, whose date of death was February 9, 2026, File Number 26-CP-000707, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Room 106D, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

**PASCO COUNTY**

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, 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 SECTION 733.702 OF THE FLORIDA STATUTES WILL BE FOREVER BARRED.

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

The first date of publication of this notice is May 29, 2026.

Personal Representative:

JAMES D. MEAGHER  
1780 Winterfield Dr. Apt 3  
Aurora, IL 60504

Attorney for Personal Representative:

DIANE PATRICK, ESQ.  
FL Bar No. 1016711  
Patrick Law PLLC  
1105 W Swann Ave.  
Tampa, FL 33606  
(813) 419-2953  
diane@dpatrikclaw.com

5/22-5/29/26LG 2T

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

PROBATE DIVISION  
File No. 2026-CP-000431

IN RE: ESTATE OF CHARLES EDWARD THORNTON Deceased

**NOTICE TO CREDITORS**

The administration of the estate of Charles Edward Thornton, deceased, whose date of death was January 1, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 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, 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 29, 2026.

Personal Representative:

Juneasia Joy Thornton  
16550 Crossandra Lane  
Spring Hill, Florida 34610

Attorneys for Personal Representative:

AARON W. SAOUD, ESQUIRE  
Florida Bar Number: 96124  
SOFIA C. HERRERA, ESQUIRE  
Florida Bar Number: 1069771  
AWS LAW FIRM  
2202 N. Westshore Blvd., Suite 200  
Tampa, Florida 33607  
Telephone: (813) 922-5293  
E-Mail: attorney@awsllaw.org  
Secondary E-Mail: service@awsllaw.org  
5/22-5/29/26LG 2T

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

Case No. 2026CP000795CPAXWS  
Division Probate

IN RE: ESTATE OF MARIA P. COVIAN Deceased

**NOTICE TO CREDITORS**

The administration of the Estate of Maria P. Covian, deceased, whose date of death was September 23, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

**PASCO COUNTY**

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 29, 2026.

Petitioner:

Natalie Vargas  
7007 Stone Road  
Port Richey, FL 34668

Attorney for Petitioner:

Sofia C. Herrera, Esq.  
FL Bar Number: 1069771  
AWS Law Firm  
2202 N. Westshore Blvd., Suite 200  
Tampa, FL 33607  
Telephone: (813) 922-5293  
E-mail: sofia@awsllaw.org  
Secondary E-mail: attorney@awsllaw.org  
5/22-5/29/26LG 2T

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

PROBATE DIVISION  
File No. 2026CP000609CPAXES

IN RE: ESTATE OF JOSEPH A. DUVO Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of JOSEPH A. DUVO, deceased, whose date of death was February 12, 2026; File Number 2026CP000609CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 29, 2026.

Personal Representative:

JOELL DUVO YONKER  
16409 Avila Boulevard  
Tampa, FL 33613

Personal Representative's Attorneys:

/s/ 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  
5/22-5/29/26LG 2T

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

PROBATE DIVISION  
File No.: 2026-CP-761-WS  
Division: Probate

IN RE: ESTATE OF STEPHEN ROBERT KEYES Deceased

**NOTICE TO CREDITORS**

The administration of the estate of STEPHEN ROBERT KEYES, deceased, whose date of death was February 28, 2026, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, Suite 105, New Port Richey, FL 34654-5598. 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

(Continued on next page)

PASCO COUNTY

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

All other creditors of the decedent and other persons having claims or demands 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 as 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 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 May 29, 2026.

Personal Representative: KELLEY LYNN KEYES 14437 Potterton Circle Hudson, FL 34667

Attorney for Personal Representative: Paul James Monsanto, Esq. Florida Bar Number: 1025961 26852 Tanic Drive, Suite 102 Wesley Chapel, FL 33544 Telephone: (813) 997-5290 E-Mail: paul@pjmattorneys.com

5/22-5/29/26LG 2T

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

Case No.: 2026DR2527WS Division: E

TAMAR CHUMBURIDZE, Petitioner, and JESUS J RAMOS, Respondent.

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

TO: JESUS J RAMOS Last known address: 4419 Ranchwood Ln, Tampa, FL 33624

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 TAMAR CHUMBURIDZE, whose address is 2507 Almond Dr, Holiday, FL 34691, on or before 6/22/26, and file the original with the clerk of this Court at 7530 Little Rd, New Port Richey, FL 34654 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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 5/15/26 Nikki Alvarez-Sowles Clerk of the Circuit Court By: /s/ Illegible Deputy Clerk

5/22-6/12/26LG 4T

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

FAMILY DIVISION Case No.: 26-DR-001766

MOHAMED ELALAMI, Petitioner/Husband, v. HAYET YOUB, Respondent/Wife.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (WITH MINOR CHILDREN)

TO: HAYET YOUB Last Known Address: 31389 Amberview Boulevard, Wesley Chapel, FL 33545

YOU ARE NOTIFIED that an action for Dissolution of Marriage with Minor Children has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on Byron Longworth, Esq., of Longworth Law, PLLC, attorney for Petitioner/Husband, whose address is 400 North Tampa Street, 15th Floor, Suite 136, Tampa, Florida 33602, on or before June 13, 2026 and file the original with the Clerk of this Court at 38053 Live Oak Avenue, Dade City, Florida 33523, Longworth Law, PLLC, 400 North Tampa Street, 15th Floor, Suite 136, Tampa, FL 33602. P: (813) 988-9898, F: (813) 970-0597, E: service@lawintampa.com 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 involves a Petition for Dissolution of Marriage with Children, in

PASCO COUNTY

which the Petitioner/Husband seeks, among other things: (a) dissolution of the Parties' marriage; (b) establishment of a timesharing plan and parenting plan for the Parties' minor children; (c) a determination that the real property located at 31389 Amberview Boulevard, Wesley Chapel, Florida 33545, more particularly described in the recorded deed thereto, is non-marital property of the Husband; (d) identification and equitable division of any marital assets and liabilities; and (e) such other relief as may be just and proper.

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 a 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.

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 5/15-6/5/26LG 4T

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

Case No.: 2026DR2249WS

ERICA STEPHENS, Petitioner, and NATASHA JAMES DEANGELO MARINO SR, Respondent.

NOTICE OF ACTION FOR FAMILY CASE WITH MINOR CHILD(REN)

TO: NATASHA JAMES DEANGELO MARINO SR Last known address: N/A

YOU ARE NOTIFIED that an action for Family Case with Minor Child(ren) has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ERICA STEPHENS, whose address is 12802 Buckeye Dr, Hudson, FL 34669, on or before 6/15/26, and file the original with the clerk of this Court at 7530 Little Rd, New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: 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 May 8, 2026 Nikki Alvarez-Sowles Clerk of the Circuit Court By: /s/ Illegible Deputy Clerk

5/15-6/5/26LG 4T

PINELLAS COUNTY

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

Case No.: 25007852FD Division: 14

ENICELDA GUTIERREZ-PEREZ, Petitioner, and MARIO VAZQUEZ-CRUZ, Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: MARIO VAZQUEZ-CRUZ Last known address: 1234 Druid Rd, Clearwater, FL 33756

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 ENICELDA GUTIERREZ-PEREZ, whose address is 12344 Seminole Blvd Lot 11, Largo, FL 33778, on or before 30 days from first publication, and file the original with the clerk of this Court at 315 Court St Room 170, Clearwater, FL 33755, 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,

PINELLAS COUNTY

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 May 22, 2026 Ken Burke, Clerk of the Circuit Court 315 Court St, Clearwater, FL 33756 By: /s/ Stevie Ayars Deputy Clerk 5/29-6/19/26LG 4T

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

CASE NO.: 26-000046-CO

FOX CHASE WEST PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, vs. VINCENT SINISI, AN UNMARRIED MAN, Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 26-000046-CO, that resulted from the Final Hearing on or about May 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 26-000046-CO on about May 21, 2026 ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Ken Burke, the Clerk of the Court will sell the property situated in PINELLAS County, Florida described as:

Unit 101 of FOX CHASE WEST CONDOMINIUM NO. 5, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 5979, Page(s) 1555, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.

and commonly known as: 3277 Fox Chase Cir N Unit 101, Palm Harbor, FL 34683; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the PINELLAS County public auction website at www.pinellas.realforeclose.com, on June 25, 2026 at 10:00AM. 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.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Pinellas County, 315 Court Street, Room 400, Clearwater, FL 33756, Telephone: (727) 464-3341, via Florida Relay Service.

Dated May 27, 2026 /s/ Jessica T. Dubsy, Esq. Nathan A. Frazier, Esq., for the firm Jessica T. Dubsy, Esq., for the firm Attorney for Plaintiff 45907.05 5/29-6/5/26LG 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:

TalkEditPro Owner: Alexandre Labs LLC 1444 S Belcher Rd Ste C-1035 Clearwater, FL 33764 5/29/26LG 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:

OTTER PROPERTY BUYERS Owner: Staats Properties Group LLC 7901 4th St N Ste 300 St. Petersburg, FL 33702 5/29/26LG 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:

KAIA DENTAL STUDIO Owner: Salt & Light Dental Co. PLLC 7901 4th St N, Ste 300 St. Petersburg, FL 33702 5/29/26LG 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:

BRENT'S PET STORE Owner: Brent Halenkamp PO Box 1023 Pinellas Park, FL 33780 5/29/26LG 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:

STINGRAY STABLES Owner: Marc J Asher

PINELLAS COUNTY

36750 US Hwy 19N Unit 2999 Palm Harbor, FL 34684 5/29/26LG 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:

SOLIDXPPTS USA Owner: Alex P. Habrich 7901 4th St N Ste 300 St. Petersburg, FL 33702 5/29/26LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File No. 26-000931-ES

IN RE: ESTATE OF ELIZABETH ANN SACHER Deceased

NOTICE TO CREDITORS

The administration of the estate of ELIZABETH ANN SACHER, deceased, whose date of death was September 3, 2025; File Number 26-000931-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 29, 2026.

Personal Representative: DOUGLAS B. STALLEY 16637 Fishhawk Boulevard, Suite 106 Lithia, FL 33547

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 5/29-6/5/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File No. 25-006353-ES

IN RE: THE ESTATE OF HAROLD R. WEBB, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Harold R. Webb, deceased, File Number 25-006353-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, 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, including unmaturred, 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 decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

IN NO EVENT SHALL ANY CLAIM BE FILED LATER THAN TWO YEARS AFTER THE DECEDENT'S DATE OF DEATH.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is May 29, 2026.

Date of death of the decedent is January 25, 2025.

Personal Representative: /s/ Russell F. Biegel Russell F. Biegel 4941 SW 196th Ave. Dunellon, FL 34431

Attorney for Personal Representative: /s/ William A. Borja William A. Borja 304 S. Belcher Rd., Ste. B Clearwater, FL 33765 (727) 442-1842 waborja@aol.com FBN 117622 5/29-6/5/26LG 2T

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

PROBATE DIVISION

PINELLAS COUNTY

CASE #26-004399-ES

IN RE: THE ESTATE OF CHERYL ANNE MONTCLAIR, aka CHERYL A. MONTCLAIR, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Cheryl Anne Montclair, aka Cheryl A. Montclair, deceased, whose date of death was October 10, 2025 is pending in the Circuit Court of Pinellas County, Florida, the address of which is 315 Court St, 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 claim with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this Notice is May 29, 2026.

Personal Representative: Laurel G. Branham 980 77th Ave NE Largo FL 33770

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 5/29-6/5/26LG 2T

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

Case No.: 26-004132-ES

IN RE: ESTATE OF ALBERTA SIMON SLATTERY, a/k/a ALBERTA LOUISE SIMON, Deceased.

NOTICE TO CREDITORS

The administration of the estate of ALBERTA SIMON SLATTERY, a/k/a ALBERTA LOUISE SIMON, deceased, whose date of death was March 10, 2026, 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is May 29, 2026.

Personal Representative: Robert S. Slattery 126 Henderson Bend Road Knoxville, Tennessee 37931

Attorneys for Personal Representative: BAUMANNKANGAS ESTATE LAW 201 E. Kennedy Boulevard, Suite 830 Post Office Box 399 Tampa, Florida 33601-0399 5/29-6/5/26LG 2T

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

CIVIL DIVISION Case No. 25-009466-CO

WOODLAND VILLAS CONDOMINIUM I, INC., a Florida not-for-profit corporation, Plaintiff, vs.

(Continued on next page)

PINELLAS COUNTY

ELIJAH TIME, LLC 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. 25-009466-CO...

That certain Condominium Parcel composed of Unit Number 1303 and the undivided percentage of interest or share in the common elements...

Property Address: 2465 Northside Drive, # 1303, Clearwater, FL 33761

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.

Any persons with a disability requiring accommodations should call 727-464-4062; TDD 1-800-955-8771 via Florida Relay Service...

5/29-6/5/26LG 2T

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

DLP Lending Fund, LLC, a Delaware limited liability company Plaintiff, vs. CTV Paradise, LLC, et al. Defendants. Case No.: 24-002716-CI

NOTICE OF SALE

Notice is hereby given that on July 2, 2026 at 10:00AM, the below named Clerk of Court will offer by electronic sale at www.pinellas.realforeclose.com...

Lot 3, Block 12, Bayou Bonita Park Subdivision, according to the map or plat thereof as recorded in Plat Book 7, Page 1, Public Records of Pinellas County, Florida.

Commonly known as: 4718 Paradise Way South, St. Petersburg, FL 33705

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 January 5, 2026, in Civil Case No. 24-002716-CI, pending in the Circuit Court in Pinellas County, Florida.

KEN BURKE CLERK OF THE CIRCUIT COURT PINELLAS COUNTY, FLORIDA

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-M2, Plaintiff,

vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST TIMOTHY M. LOWERY A/K/A TIMOTHY MATTHEW LOWERY; et al., Defendants.

NOTICE OF ACTION

TO: KATHLEEN JOHNSON, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARIE J. LOWERY

the following real and personal property described as follows, to wit: LOT 21 AND THE NORTH 1/2 OF LOT 20, BLOCK B, CREST LAKE PARK SUBDIVISION...

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Alexandra Kalman, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810...

WITNESS my hand and seal of the said Court on the 30 day of April, 2026. Ken Burke CLERK OF THE CIRCUIT COURT

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

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. DUSTIN DAVID JACOBY; UNKNOWN SPOUSE OF DUSTIN DAVID JACOBY; UNKNOWN TENANT #1; AND UNKNOWN TENANT #2. AS UNKNOWN TENANTS IN POSSESSION, Defendants.

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.

NOTICE OF ACTION

TO: DUSTIN DAVID JACOBY 1751 Newark Street South St. Petersburg, FL 33711

UNKNOWN SPOUSE OF DUSTIN DAVID JACOBY 1751 Newark Street South St. Petersburg, FL 33711

UNKNOWN TENANT #1 1751 Newark Street South St. Petersburg, FL 33711

UNKNOWN TENANT #2 1751 Newark Street South St. Petersburg, FL 33711

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 31, ST PETERSBURG INVESTMENT COMPANYS ADDITION TO OAK PARK, according to the map or plat thereof as recorded in Plat Book 4, Page 28, Public Records of Pinellas 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...

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

WITNESS my hand and seal of said Court on the 20th day of May, 2026.

Ken Burke, CPA Clerk of The Circuit Court By: /s/ Thomas Smith Deputy Clerk Storey Law Group

5/22-5/29/26LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT PINELLAS COUNTY

To: ZACHARY D. DEROSA Case No.: CD202602360/D 3303487

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...

5/22-6/12/26LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 26-003404-ES IN RE: ESTATE OF JOSEPH HERMAN CAMPENELLA, JR., Deceased.

NOTICE TO CREDITORS

The administration of the estate of

PINELLAS COUNTY

JOSEPH HERMAN CAMPENELLA, JR., deceased, whose date of death was October 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division...

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

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 29, 2026.

Personal Representative: SYLVIA NOEL WHITE 1108 S. Highland Avenue Clearwater, FL 33756

5/22-6/12/26LG 4T

Attorney for Personal Representative: S. Noel White Florida Bar Number: 0823041 Sylvia Noel White P.A. 1108 S. Highland Avenue Clearwater, FL 33756

Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail: noel@clearwaterprobateattorney.com

5/22-5/29/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 26-004364-ES

IN RE: ESTATE OF ALKA DIXIT, Deceased.

NOTICE TO CREDITORS

The administration of the estate of ALKA DIXIT, deceased, whose date of death was March 25, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division...

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

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

Personal Representative: MELISSA F. WILLIAMS 111 Second Ave. NE, Ste. 909 St. Petersburg, Florida 33701

5/22-5/29/26LG 2T

Attorney for Personal Representative: MELISSA F. WILLIAMS Florida Bar Number: 0100084 111 Second Ave. NE, Ste. 909 St. Petersburg, Florida 33701

Telephone: (727) 280-6837 Facsimile: (855) 771-8091 e-Service: melissa@finleywilliamsllaw.com

5/22-5/29/26LG 2T

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

Case No.: 26-2858-FD

HSU THET KHINE, Petitioner and

PINELLAS COUNTY

AUNG BO BO, Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: AUNG BO BO Last known address: Yangon, Myanmar (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 HSU THET KHINE, whose address is 21229 US Highway 19 N Apt 157C, Clearwater, Florida 33765...

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 5/14/2026

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

By: /s/ Thomas Smith Deputy Clerk

5/22-6/12/26LG 4T

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

Case No: 26-004082-ES

IN RE: ESTATE OF CAROL KUMFER, Decedent.

NOTICE TO CREDITORS

The administration of the estate of CAROL KUMFER, deceased, whose date of death was June 1, 2025, and the last four digits of whose social security number are 2162, is pending in the Circuit Court for Pinellas County, Florida, Probate Division...

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

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

Personal Representative: MELISSA F. WILLIAMS 111 Second Ave. NE, Ste. 909 St. Petersburg, Florida 33701

5/22-5/29/26LG 2T

Attorney for Personal Representative: MELISSA F. WILLIAMS Florida Bar Number: 0100084 111 Second Ave. NE, Ste. 909 St. Petersburg, Florida 33701

Telephone: (727) 280-6837 Facsimile: (855) 771-8091 e-Service: melissa@finleywilliamsllaw.com

5/22-5/29/26LG 2T

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

Case No.: 26-002707-CO

FIVE TOWNS OF ST PETERSBURG NO. 300, INC., a Florida not-for-profit corporation, Plaintiff, vs. KATHLEEN FAHEY, AS TRUSTEE OF THE KATHLEEN FAHEY REVOCABLE LIVING TRUST, Defendant.

NOTICE OF ACTION

TO: KATHLEEN FAHEY 5530 80th St. N., Unit A201 St. Petersburg, FL 33709

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

YOU ARE NOTIFIED that an action to

PINELLAS COUNTY

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:

Parcel No. 36/30/15/27945/001/2010 AMHERST BUILDING UNIT A201, as shown on Condominium Plat of Five Towns of St. Petersburg, No. 300, a Condominium, according to the Condominium Plat Book 10, Pages 97-99...

Also known as: 5530 80th St. N., Unit A201, St. Petersburg, FL 33709.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Allison J. Brandt, Esquire of Brandt Law, P.A., Plaintiff's attorney, whose address is P.O. Box 136, Lithia, Florida 33547 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...

WITNESS my hand and seal of this Court on this 19th day of May, 2026.

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

By: /s/ Thomas Smith Deputy Clerk

5/22-6/12/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT PINELLAS COUNTY

To: ANDRE S. MATTHEWS

Case: CD202600246/D 3419756/3504991

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.

5/22-6/12/26LG 4T

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

Case No. 26-2925-CI

LUCIA GALLENO VILLAFAN A/K/A LUCIA GALLENO as Personal Representative of the Estate of Fernando Guido Galleno a/k/a Guido Galleno; Plaintiff,

vs. GIOVANNA-REGGINA GALLENO MALAGA; Et al. Defendants.

NOTICE OF ACTION

TO: Defendants, GIOVANNA-REGGINA GALLENO MALAGA; and any and all persons claiming any right, title or interest in and to the real property described herein adverse to Plaintiff's title.

YOU ARE NOTIFIED that an action of partition on the following property in Pinellas County, Florida:

Unit/Lot No. 606 of MOBEL AMERICANA RO ASSOCIATION INC., a Florida not-for-profit corporation according to Exhibit "B" (Plot Plan) of the Master Form Occupancy Agreement recorded on April 4, 1994, in O.R. Book 8617, Page 66, of the Pinellas County Florida, legally described in Exhibit "A" attached thereto and incorporated herein by reference.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Kristine M. Reighard, Esquire, plaintiff's attorney, whose address is Reighard Law & Title, PLLC, 2451 N McMullen Booth Rd #245, Suite 245, Clearwater, FL 33759, on or before 30 days from first publication, and file the original with the Clerk of this court either before service on plaintiff's attorney or immediately thereafter...

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 at 727-464-4880 at 400 South Fort Harrison Avenue, Suite 500, Clearwater, FL 33756, 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 on 5/14/2026

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

By: /s/ Thomas Smith Deputy Clerk

Reighard Law

5/22-6/12/26LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 26-004249-ES Division 003

IN RE: ESTATE OF MARCIA ELLEN DAVIS, Deceased.

(Continued on next page)

**PINELLAS COUNTY****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 Marcia Ellen Davis, deceased, File Number 26-004249-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756; that the decedent's date of death was December 29, 2025; that the total value of the estate is \$3,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
JAMES R. DAVIS	612 Belle Isle Avenue St. Pete Beach, FL 33706

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 May 29, 2026.

Petitioner:

/s/ Alina Mitroi  
BANK OF AMERICA, N.A.  
ALINA MITROI, Assistant Vice  
President  
One Town Center Rd., Suite 701  
Boca Raton, FL 33486

Attorney for Petitioner:

/s/ Nicholas J. Grimaudo  
NICHOLAS J. GRIMAUDO  
Florida Bar No. 0071893  
JOHNSON, POPE, BOKOR, RUPPEL &  
BURNS, LLP  
311 Park Place Blvd., Suite 300  
Clearwater, FL 33759  
Telephone: (727) 461-1818  
E-mail address: nicholasg@jpfirm.com  
Secondary E-mail: kimh@jpfirm.com  
5/22-5/29/26LG 2T

IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-001739-ES

IN RE: ESTATE OF  
ARTHUR DALE WHITTEN  
a/k/a ARTHUR D. WHITTEN  
a/k/a ARTHUR WHITTEN,  
Deceased.

**NOTICE TO CREDITORS**

The Administration of the Estate of Arthur Dale Whitten a/k/a Arthur D. Whitten a/k/a Arthur Whitten, Deceased, whose date of death was January 4, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is May 29, 2026.

Personal Representative:

Tina Dunaway  
6630 Timbercove Lane  
New Port Richey, Florida 34653

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  
5/22-5/29/26LG 2T

IN THE CIRCUIT COURT FOR

**PINELLAS COUNTY**

PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-003157-ES

IN RE: ESTATE OF  
FRANK MARCHE,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of FRANK MARCHE, deceased, whose date of death was October 19, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM 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 29, 2026.

Personal Representative:

COLLEEN MARCHE  
267 St. Regis Drive  
Shelbyville, Kentucky 40065

Attorney for Personal Representative:

Jack F. White III  
Florida Bar Number: 0985864  
Sylvia Noel White P.A.  
1108 S. Highland Avenue  
Clearwater, Florida 33756  
Telephone: (727) 735-0645  
Fax: (727) 735-9375  
E-Mail:  
jack@clearwaterprobateattorney.com  
5/22-5/29/26LG 2T

IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-004233-ES

IN RE: ESTATE OF  
KAREN AINA DALEY,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of KAREN AINA DALEY, deceased, whose date of death was September 1, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 29, 2026.

Personal Representative:

SCOTT MCGEECHAN  
2400 Winding Creek Blvd.  
Clearwater, Florida 33761

Attorney for Personal Representative:

Jack F. White III  
Florida Bar Number: 0985864  
Sylvia Noel White P.A.  
1108 S. Highland Avenue  
Clearwater, Florida 33756  
Telephone: (727) 735-0645  
Fax: (727) 735-9375  
E-Mail:  
jack@clearwaterprobateattorney.com  
5/22-5/29/26LG 2T

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

**PINELLAS COUNTY**

Case No.: 26-000478-CI

REBECCA SIPE,  
Plaintiff,  
v.

THE ESTATE OF WILLIAM ASHBY HITT, THE ESTATE OF SHIRLEY H. HITT, PAMELA LYNN GRIFFIN; RANCE ASHBY HITT; CYNTHIA LEE FEGER; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST WILLIAM ASHBY HITT, DECEASED; AND ALL PARTIES HAVING OR CLAIMING ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, Defendants.

**NOTICE OF ACTION**

TO: THE ESTATE OF WILLIAM ASHBY HITT, THE ESTATE OF SHIRLEY H. HITT, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST WILLIAM ASHBY HITT, DECEASED, AND SHIRLEY H. HITT, DECEASED; AND ALL PARTIES HAVING OR CLAIMING ANY RIGHT, TITLE, OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT. Last Known Address: Unknown

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, and that you are required to serve a copy of your written defenses, if any, to it on Whitney L. Srnh, Esq., Vaughn Law, PLLC, 350 Corey Avenue, St. Pete Beach, Florida 33706, on or before thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 315 Court Street, Clearwater, Florida 33756, either before service on attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

This Notice of Action is issued pursuant to Chapter 49, Florida Statutes, in accordance with the Court's Order on Motion for Service of Process by Publication.

WITNESS my hand and seal of the Court on this 12th day of May, 2026.

Ken Burke  
Clerk of the Circuit Court and Comptroller  
315 Court St, Clearwater, FL 33756  
By: s/ Thomas Smith  
Deputy Clerk  
Vaughn Law, PLLC  
5/15-6/5/26 4T

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

Case No.: 26-2940-FD  
Division: 22

CARLIE LEFEBVRE,

Petitioner,

and

DONTAVIUS WARREN,  
Respondent.

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

TO: DONTAVIUS WARREN  
Last known address: N/A

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CARLIE LEFEBVRE, whose address is 10462 116th Ave N, Largo, FL 33773, on or before 30 days from first publication, and file the original with the clerk of this Court at 315 Court St, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated May 11, 2026

Ken Burke, Clerk Circuit Court  
315 Court St, Clearwater, FL 33756-5165

By: /s/ Stevie Ayars  
Deputy Clerk  
5/15-6/5/26LG 4T

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

Case No.: 26-2774-FD

KRISTI JANE TURNER,

Petitioner,

and

JAROSLAV STREBL,  
Respondent.

NOTICE OF ACTION FOR  
DISSOLUTION OF MARRIAGE

TO: JAROSLAV STREBL  
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 KRISTI JANE TURNER, whose address is 1732 Lake Cypress Dr, Safety Harbor 34695, on or before 30 days from first publication, and file the original with the clerk of this Court at 315

**PINELLAS COUNTY**

Court St, Clearwater, FL 33756-5165 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 5/4/2026

Ken Burke, Clerk Circuit Court  
315 Court St, Clearwater, FL 33756-5165

By: /s/ Colleen McNair  
Deputy Clerk  
5/8-5/29/26LG 4T

NOTICE OF  
ADMINISTRATIVE COMPLAINT  
PINELLAS COUNTY

To: ADAM L. NEIKIRK

Case No.: CD202603499/G 3404674

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.

5/8-5/29/26LG 4T

IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA

File No. 26-001683-ES  
Section 4

IN RE: ESTATE OF  
JUDITH ANN RASMUSSEN,  
Deceased.

NOTICE OF ACTION FOR  
SUMMARY ADMINISTRATION

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 in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida, for the probate of Judith Ann Rasmussen, where you are named as a beneficiary.

You are required to serve a copy of any written response or objection, if any, to: MOONRAY LAW, PLLC  
c/o Justin T. Moonray, Esq.  
1032 E Brandon Blvd #9933  
Brandon, Florida 33511

on or before June 5th, 2026, and file the original with the Clerk of this Court, at the Pinellas County Courthouse, 545 First Avenue North, Room 300, St. Petersburg, FL 33701, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition for Summary Administration.

WITNESS my hand and seal of this Court on May 1st, 2026.

Ken Burke  
Clerk of the Circuit Court & Comptroller  
By: s/ Illegible  
As Deputy Clerk  
5/8-5/29/26LG 4T

**POLK COUNTY****NOTICE OF SALE**

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

PRINS BROS. ENTERPRISES LLC: 129 APPALOOSA HILL ROAD, POLK CITY, FL 33868 P#: 863-581-2540

2017 VOLV TR 4V4NC9EG3HN986151 JUNE 17, 2026 OWNER: ATG TRUCK LOAD INC / LIEN HOLDER: BMO HARRIS BANK NA

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.

5/29/26LG 1T

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

CASE NO.: 25-CC-009242

LEXINGTON GREEN PROPERTY OWNERS' ASSOCIATION, INC.,  
Plaintiff,  
vs.

CHRISTOPHER CASELLA,

**POLK COUNTY**

Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on May 19, 2026, by the County Court of Polk County, Florida, for the following property described as:

LOT 25 OF LEXINGTON GREEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGE 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

will be sold at public auction by the Polk County Clerk of Court, to take place electronically online at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), on **June 23, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031(10) of the Florida Statutes.

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

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

/s/ Katherine Martinez, Esq.  
Florida Bar No. 70879  
kmartinez@bushross.com  
BUSH ROSS, P.A.  
Post Office Box 3913, Tampa, FL 33601  
Phone: 813-204-6492  
Fax: 813-223-9620  
Attorney for Plaintiff  
5/29-6/5/26LG 2T

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

CASE NO.: 25-CC-006665

ASHLEY PROPERTY OWNERS' ASSOCIATION, INC.,  
Plaintiff,  
vs.

UZIEL JARAMILLO,  
Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on May 19, 2026, by the County Court of Polk County, Florida, for the following property described as:

LOT 2 OF ASHLEY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 11 AND 12, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

will be sold at public auction by the Polk County Clerk of Court, to take place electronically online at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), on **June 23, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031(10) of the Florida Statutes.

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

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

/s/ Katherine Martinez, Esq.  
Florida Bar No. 70879  
kmartinez@bushross.com  
BUSH ROSS, P.A.  
Post Office Box 3913, Tampa, FL 33601  
Phone: 813-204-6492  
Fax: 813-223-9620  
Attorney for Plaintiff  
5/29-6/5/26LG 2T

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

CASE NO.: 25-CC-007247

HAMMOCK RESERVE PHASE 1 HOMEOWNERS ASSOCIATION, INC.,  
Plaintiff,  
vs.

LISAMARIE DIAZ,  
Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on May 17, 2026, by the County Court of Polk County, Florida, for the following property described as:

LOT 41, HAMMOCK RESERVE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE(S) 26 THROUGH 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

will be sold at public auction by the Polk County Clerk of Court, to take place electronically online at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), on **June 19, 20**

POLK COUNTY

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

5/29-6/5/26LG 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:

LUNAURA CO.

Owner: Savanna Romine
439 Loma Del Sol Drive
Davenport, FL 33896

5/29/26LG 1T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

Case No.: 2025-CC-010966A000BA

Haines Ridge Homeowners Association, Inc., Plaintiff, vs. Carmen Adelaida Arroyo, Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated May 19, 2026, and entered in Case Number: 2025-CC-010966A000BA, of the County Court in and for Polk County, Florida. To be published in the La Gaceta Newspaper, wherein Haines Ridge Homeowners Association, Inc. is the Plaintiff, and Carmen Adelaida Arroyo is the Defendant, the clerk will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 o'clock A.M. on June 23, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description: LOT 258, HAINES RIDGE PHASE 2 AS RECORDED IN PLAT BOOK 162, PAGES 42 THROUGH 46, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 228 Morhouse Ln., Haines City, FL 33844

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

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, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, 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 May 26, 2026
DHN ATTORNEYS, P.A.
448 South Alafaya Trail, Unit 8 Orlando, FL 32828
Telephone: (407) 269-5346
Facsimile: (407) 650-2765
Attorney for Association
By: /s/ Joshua Mowery
Joshua Mowery, Esquire
Florida Bar No. 1058705
joshua@dhnattorneys.com

5/29-6/5/26LG 2T

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

CIVIL DIVISION
CASE NO.: 2024CA-003433-0000-00
FREEDOM MORTGAGE CORPORATION PLAINTIFF,

VS. GARVIN EDUARDO TINEO, ET AL.,

DEFENDANT(S).

NOTICE OF ACTION

TO: Unknown Tenant in Possession of the Subject Property

Last Known Address: 1682 Swan Swim Dr, Davenport, FL 33837

Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 217, BELLA VITA PHASE 1B-2 AND 2, according to the Plat thereof, as recorded in Plat Book 188, Pages 8 through 17, inclusive, in 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 6/17/26, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

WITNESS my hand and the seal of this Court this 11th day of May, 2026.

STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT

As Clerk of Court

By: /s/ Sebastian Irlanda

As Deputy Clerk

Publish: La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675
11080-1035837

Notice of Public Auction

Notice of Public Auction for monies due on Storage Units. An auction will be held on the 10th of June, 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

POLK COUNTY

E0505 Eric Salone \$255.80
G0721 Shalonda Brown \$784.85
F0607 Milisha Barnett \$715.70
F0631 Dawn Wright \$419.90
B0229 Lavelta Bellamy \$419.90
I0923 Laura Ramsey \$404.90

1621 N. Florida Ave., Lakeland, FL 33805

2020A Johnntell Ramon Tutton \$299.90
1002B April Cotto \$417.80
3816 Dawn Lewis \$417.80

2525 US Hwy 98 N., Lakeland, FL 33810

0106 Byron Williams \$399.90
1120 Freddie Bell \$269.90
0192 Evan Bowman \$399.90
0108 Jenny Wiggins \$415.80
1009 Delevia Harrell \$458.44
3154 Adam Brissette \$796.70
0142 Proctor Gamble \$437.80
3244 Shaquita Green \$409.90
2129 Akaijha Wells \$409.90
3185 Saudi Rodriguez \$431.80
1135 Ron Robinson \$484.85
2321 Jacob Odonnell \$304.85

1111 E. Brandon Blvd., Brandon, FL 33511

4317 Zara Miller \$484.85
1176 John Harrell \$399.90
0153 Rominka Josiah \$350.80
2108 Jacqueline Barnes \$359.90
4342 Zara Miller \$199.85
3258-60 Lester Jenkins \$681.55
1163 Ray Lollar \$249.90
3230 Anna Sneed \$477.80
2136 Jermaine Williams \$404.55
1209 Ray Lollar \$399.90
0202 Eric Hollis \$499.90
1142 Eric Hollis \$509.90
3334 Jose Roman \$177.80
0229 Joseph Watkins \$523.80
3187 Tony Nobles \$349.90
0222 Sharon Testasecca \$523.80
3075 Charisse Gadson \$634.85
2121 Taylor Nicholson \$99.85
3155 Faith Wiggins \$219.90
0147 Marzett Harris \$1335.65
4156 Marzett Harris \$1014.75
2281 Tiffany Williams \$359.90

5806 N. 56th St., Tampa, FL 33610

4333 Tracey Brechner \$528.44
211 Dennise Williams \$309.90
240 Dennise Williams \$439.85
4427 Sara Scott \$751.70
249 Jamar Wild \$337.80
4026 Emmanuel Weah \$467.80
123 Dennise Williams \$239.90
4304 Samuel Culbreath \$751.70
11915 US Hwy. 301 N., Thonotosassa, FL 33592
936 Recarra Gadson \$1318.31

5/22-5/29/26LG 2T

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

Case No.: 26 DR 4080

ELIZABETH LAURA SMITH,

Petitioner,

and

RYAN HAZIM MOE,

Respondent.

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

TO: RYAN HAZIM MOE
Last known address: 136 Williamson Dr, Davenport, FL 33897

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ELIZABETH LAURA SMITH whose address is 136 Williamson Dr, Davenport, FL 33897 on or before 6/23/26, and file the original with the clerk of this Court at 255 N. Broadway Ave., Bartow, FL 33830 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated 5/18/26

Stacy M. Butterfield

Clerk of the Circuit Court

By: /s/ Karen Cox

Deputy Clerk

5/22-6/12/26LG 4T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-001271

EAGLE LANDING AT WINTER HAVEN HOMEOWNERS' ASSOCIATION, INC.,

Plaintiff,

vs.

SHARI RILEY,

Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on May 12, 2026, by the County Court of Polk County, Florida, for the following property described as:

LOT 46 AS SHOWN ON THE FLAT ENTITLED "EAGLE LANDING PHASE I" RECORDED IN PLAT BOOK 177, PAGES 44 THROUGH 47, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

will be sold at public auction by the

POLK COUNTY

Polk County Clerk of Court, to take place electronically online at www.polk.realforeclose.com on August 11, 2026 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031(10) of the Florida Statutes.

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

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

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

5/22-5/29/26LG 2T

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

CASE NO.: 53-2024-CA-003850

CARRINGTON MORTGAGE SERVICES, LLC,

Plaintiff,

vs.

JESSICA M. MIKLAS; HEATHER HILL HOMEOWNERS ASSOCIATION, INC. AND UNKNOWN TENANT #1 NKA JEAN RIVERA, Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on October 6, 2025, in the above-captioned action, the following property situated in Polk County, Florida, described as:

LOT 149, HEATHER HILL PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE 21, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, Stacy M. Butterfield, on the 11th day of August, 2026 on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

Dated this 19th day of May, 2026.

/s/ Christian Gondreau FBN 620939 for 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

5/22-5/29/26LG 2T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

Case No.: 2025-CC-006001

Liberty Ridge Homeowners Association of Winter Haven, Inc.,

Plaintiff,

vs.

Jenda Lamona Myrick; et al.

Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated May 12, 2026, and entered in Case Number 2025-CC-006001, of the County Court in and for Polk County, Florida. To be published in the La Gaceta Newspaper, wherein Liberty Ridge Homeowners Association of Winter Haven, Inc. is the Plaintiff, and Jenda Lamona Myrick and All Unknown Tenants/Owners are the Defendants, the clerk will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 o'clock A.M. on August 11, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description:

LOT 5, OF LIBERTY RIDGE PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 11, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 124 Pershing St., Bartow, FL 33830

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 Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida

POLK COUNTY

33830, (863) 534-4686, 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.

DHN ATTORNEYS, P.A.
448 South Alafaya Trail, Unit 8 Orlando, FL 32828
Telephone: (407) 269-5346
Facsimile: (407) 650-2765
Attorney for Association
By: /s/ Joshua Mowery
Joshua Mowery, Esquire
Florida Bar No. 1058705
joshua@dhnattorneys.com

5/22-5/29/26LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT POLK COUNTY To: BANGOR SECURITY TRAINING GROUP

Case No.: CD202512081/DS3500037

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.

5/22-6/12/26LG 4T

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

CASE NO.: 2025CC-003730-A000-BA

SOLIVITA COMMUNITY ASSOCIATION, INC.,

Plaintiff,

vs.

JANEE DONALDSON, SOLE TRUSTEE OF THE HOWARD FAMILY REVOCABLE TRUST DATED MAY 3, 2010; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; and UNKNOWN PARTIES IN POSSESSION, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

Notice is given pursuant to the Summary Final Judgment of Foreclosure dated May 4, 2026 in Case No. 2025CC-003730-A000-BA, of the County Court in and for Polk County, Florida, wherein SOLIVITA COMMUNITY ASSOCIATION INC. is the Plaintiff and JANEE DONALDSON, SOLE TRUSTEE OF THE HOWARD FAMILY REVOCABLE TRUST DATED MAY 3, 2010; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; and UNKNOWN PARTIES IN POSSESSION, are the Defendants, the Clerk of the Court shall sell the property at public sale on June 5, 2026, online at 10:00 a.m., according to Administrative Order 201-01, at www.polk.realforeclose.com, in accordance with Section 45.031, Fla. Stat. The following described property set forth in the Order of Summary Final Judgment of Foreclosure:

Lot 88 of SOLIVITA PHASE 7C, according to the plat thereof as recorded in Plat Book 136, Page(s) 3, 4 and 5, of the Public Records of Polk County, Florida;

A/K/A Property Address: 103 Crystal Cv. Poinciana, Florida 34759.

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 Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, 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 May 13, 2026

/s/ Jana M. Dalmida
JANA M. DALMIDA, ESQUIRE
Florida Bar No.: 0043641
RUSSELL E. KLEMM, ESQUIRE
Florida Bar No.: 0292826
CLAYTON & MCCULLOH, P.A.
1065 Maitland Center Commons Blvd. Maitland, Florida 32751
(407) 875-2655 Telephone
eservice@clayton-mcculloh.com
jaldamida@clayton-mcculloh.com
mgonzalez@clayton-mcculloh.com
Attorneys for Plaintiff

5/22-5/29/26LG 2T

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

CASE NO.: 2025CC-011194-A000-BA

HOLLY HILL ESTATES HOMEOWNERS ASSOCIATION, INC.,

Plaintiff,

vs.

JIAN RODRIGUEZ QUINTANA, UNKNOWN SPOUSE OF JIAN RODRIGUEZ QUINTANA, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND UNKNOWN PARTIES IN POSSESSION, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

Notice is given pursuant to the Final Judgment of Foreclosure dated April 1, 2026, in Case No. 2025CC-011194-A000-BA, of the County Court in and for Polk County, Florida, wherein HOLLY HILL ESTATES HOMEOWNERS ASSOCIATION, INC. is the Plaintiff and JIAN RODRIGUEZ QUINTANA, UNKNOWN SPOUSE OF JIAN RODRIGUEZ QUINTANA, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND

POLK COUNTY

UNKNOWN PARTIES IN POSSESSION, are the Defendants, the Clerk of the Court shall sell the property at public sale on June 30, 2026 at 10:00 a.m., according to Administrative Order 201-01, at www.polk.realforeclose.com, in accordance with Section 45.031, Fla. Stat. The following described property set forth in the Order of Judgment:

Lot 11, HOLLY HILL ESTATES, according to the map or plat thereof, as recorded in Plat Book 123, Pages 27 through 29, of the Public Records of Polk County, Florida.

A/K/A Property Address: 724 Lobelia Dr. Davenport, FL 33837.

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 Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, 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 4/10/2026

/s/ Jana M. Dalmida
JANA M. DALMIDA, ESQUIRE
Florida Bar No.: 0043641
RUSSELL E. KLEMM, ESQUIRE
Florida Bar No.: 0292826
CLAYTON & MCCULLOH, P.A.
1065 Maitland Center Commons Blvd. Maitland, Florida 32751
(407) 875-2655 Telephone
eservice@clayton-mcculloh.com
jaldamida@clayton-mcculloh.com
mgonzalez@clayton-mcculloh.com
Attorneys for Plaintiff

5/22-5/29/26LG 2T

IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA

Case No. 2026CP001429A000BA

Division Probate

IN RE: ESTATE OF DANIEL ERIC TRUITT Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Daniel Eric Truitt, deceased, whose date of death was March 11, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-39122. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN

**POLK COUNTY**

newed Motion to Reset Foreclosure Sale entered May 11, 2026, in the above-styled cause, by the Civil Court of Polk County, Florida, the property described as:

That portion of the NE 1/4 of the NE 1/4 of Section 32, Township 28 South, Range 26 East, Polk County, Florida, described as follows:

Begin at the intersection of the East right of way line of Third Street Southwest (U.S. Highway 17) and the South right of way line of Avenue K Southwest, all as located on 6/13/73; and run thence South 89 degrees 46 minutes East along the South right of way line of Avenue K Southwest a distance of 1076.0 feet; thence run South 340 feet to the Point of Beginning; thence continue South 135.0 feet; thence run South 89 degrees 46 minutes East 167.07 feet to the West right of way line of First Street South; run thence Nonh 0 degrees 09 minutes East along the West right of way line of First Street South a distance of 135.0 feet; run thence North 89 degrees 46 minutes West a distance of 167.42 feet to the Point of Beginning.

and  
That part of the NE 1/4 of the NE 1/4 of Section 32, Township 28 South, Range 26 East, Polk County, Florida, described as follows:

Begin at the intersection of the East right of way line of Third Street Southwest (U.S. Highway 17) and the South right of way line of Avenue K Southwest, and run South 89 degrees 46 minutes East along said South right of way line 1076 feet; thence South 340 feet to the Point of Beginning, which point lies on the East boundary of the parcel of land described in Deed dated September 30,1991, filed October 3, 1991, recorded in Official Records Book 3020, Page 1160, Public Records of Polk County, Florida; from the Point of Beginning run North 89 degrees 46 minutes West 110 feet to the West boundary of said parcel; thence South along the West boundary of said parcel 135 feet, more or less to the Southwest corner thereof; thence South 89 degrees 46 minutes East along the South boundary of said parcel 110 feet, more or less, to tile Southeast corner thereof; thence North along the East boundary of said parcel 135 feet, more or less, to the Point of Beginning. Parcel Identification Number: 26-28-32-000000-011160  
Property Address: 1121 SW 1st Street, Winter Haven, FL 33880.

shall be sold at public sale at the following location: In an online sale conducted by the Clerk of Circuit Court for Polk County, which sale may be accessed through the Clerk's website at [www.polk.realforeclose.com](http://www.polk.realforeclose.com) in accordance with Chapter 45 Florida Statutes at **10:00 a.m. on June 25, 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 BEFORE THE COURT REPORTS THE SURPLUS AS CLAIMED.

NOTE: THIS COMMUNICATION FROM A DEBT COLLECTOR IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4684, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

Dated 5/18/2026

/s/ Luis Martinez-Monfort  
LUIS MARTINEZ-MONFORT, ESQ.  
Florida Bar No. 0132713  
Martinez-Monfort P.A.  
4427 W. Kennedy Blvd., Suite 250  
Tampa, Florida 33609  
(813) 940-8383  
Primary Email: [luis@martinezmonfort.com](mailto:luis@martinezmonfort.com)  
Secondary: [krista@martinezmonfort.com](mailto:krista@martinezmonfort.com)  
*Attorney for Plaintiff*

5/22-5/29/26LG 2T

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

CASE NO.: 2025CA003774

PEDRO R. LOPEZ,  
Plaintiff,  
vs.

EUGENIO A. LOPEZ,  
Defendant.

**AMENDED NOTICE OF ACTION  
CONSTRUCTIVE SERVICE PROPERTY**

TO: EUGENIO A. LOPEZ

YOU ARE HEREBY NOTIFIED that an action to partition real property and for declaratory judgment on property in Polk County, Florida at 11 Magnolia Street W., Davenport, Florida 33837 and is more particularly described as: Lots 4, 5, 6, and parts of Lot 7 and 8, Block 21, Map of Davenport, as recorded in Plat Book 3B, at Pages 58 and 59 of the Public Records of Polk County, Florida. Parcel I.D.: 27-27-03-717500-021040, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on

Cameron H.P. White, Esq.  
PATHWAY LAW, P.A.  
9100 Conroy-Windermere Rd., Suite 200  
Windermere, Florida 34786  
Telephone: (407) 792-6011  
Email: [cameronpathwaylawpa.com](mailto:cameronpathwaylawpa.com)  
Attorney for Pedro R. Lopez

attorney for Pedro R. Lopez, whose address is 9100 Conroy-Windermere Road, Suite 200, Windermere, Florida 34786, and file the original with the Clerk of the above styled Court on or before 6/15/26; otherwise a default will be entered against you for the relief prayed for in the complaint or petition. This notice shall be published once a week for four consecutive weeks in the La Gaceta newspaper.

**POLK COUNTY**

WITNESS my hand and the seal of said court at Polk County, Florida this 6th day of May, 2026.

STACY M. BUTTERFIELD  
Clerk, Circuit Court Polk County,  
Florida  
255 N Broadway Ave, Bartow, FL  
33830

By: /s/ Illegible  
Deputy Clerk  
PATHWAY LAW, P.A.

5/15-6/5/26LG 4T

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

Case No. 2025CA004401A000BA

JEAN CARLOS RODRIGUEZ FUENTES,  
Plaintiff,  
vs.

ANDREW J. BLUNDELL,  
Defendant.

**NOTICE OF ACTION**

TO: ANDREW J. BLUNDELL  
UNKNOWN ADDRESS

YOU ARE NOTIFIED that an action for breach of contract and for declaratory relief has been filed with reference to the following property in Polk County, Florida:

Lot 50, Block B, OAKRIDGE ESTATES PHASE 6, UNIT 6 according to the plat thereof, recorded in Plat Book 78, Page 5, of the Public Records of Polk County, Florida.

TOGETHER WITH that certain 1985 OLYMPIC FIBERGLASS IND. Mobile Home, I.D. No. D22121, Title No. 0043236604

Commonly known as: 363 Dawes Road, Frostproof, Florida 33843

Parcel Identification Number: 033227-932512-020500

Tax ID: 27-32-03-932512-020500

A lawsuit has been filed against you, and you are required to serve a copy of your written defenses, if any, on or before June 12th, 2026 on Florida Rural Legal Services, Inc., Counsel for Plaintiff, whose address is 1321 East Memorial Boulevard, Lakeland, FL 33801, 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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator (863) 534-4690, within two (2) working days of your receipt of this Notice. If you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Services (800) 955-8770.

WITNESS my hand and seal of this Court on this 5th day of May, 2026.

Stacy M. Butterfield  
Clerk of the Circuit Court

By: /s/ C.S.  
As Deputy Clerk

5/8-5/29/26LG 4T

**SARASOTA COUNTY**

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

File No. 2026 CP 002234 NC

IN RE: ESTATE OF  
NANCY RUTH DILLON,  
A/K/A NANCY DILLON  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of NANCY RUTH DILLON, A/K/A NANCY DILLON, deceased, whose date of death was July 15, 2025; File Number 2026 CP 002234 NC, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 29, 2026.

Personal Representative:  
DAVID DILLON  
3268 Chastain Street  
North Port, FL 34287

Personal Representative's Attorneys:  
/s/ Whitney C. Miranda, Esq. . FBN 65928  
[WCM@GendersAlvarez.com](mailto:WCM@GendersAlvarez.com)

Derek B. Alvarez, Esq. - FBN 114278  
[DBA@GendersAlvarez.com](mailto:DBA@GendersAlvarez.com)  
Anthony F. Diecidue, Esq. - FBN 146528  
[AFD@GendersAlvarez.com](mailto:AFD@GendersAlvarez.com)  
GENDERS♦ALVAREZ♦DIECIDUE, P.A.  
2307 West Cleveland Street  
Tampa, FL 33609  
(813) 254-4744 Fax: (813) 254-5222

**SARASOTA COUNTY**

Eservice for all attorneys listed above:  
[GADeservice@GendersAlvarez.com](mailto:GADeservice@GendersAlvarez.com)

5/29-6/5/26LG 2T

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

CASE NO.: 2026 CA 001129 NC

ROCKET MORTGAGE LLC  
Plaintiff,  
vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RONALD SPENCER, JR. A/K/A RONALD JACK SPENCER, JR., ET AL., Defendant(s).

**NOTICE OF ACTION**

TO: Unknown Spouse of Ronald Spencer, Jr. A/K/A Ronald Jack Spencer, Jr.  
Last Known Address: 420 N Lockwood Ridge Rd, Sarasota, FL 34237  
Current Residence: UNKNOWN

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Ronald Spencer, Jr. A/K/A Ronald Jack Spencer, Jr.  
Last Known Address: 420 N Lockwood Ridge Rd, Sarasota, FL 34237  
Current Residence: UNKNOWN

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

Lot 12, Block C, REPLAT OF MELODY HEIGHTS UNIT NO.1, a subdivision, according to the plat thereof, as recorded in Plat Book 6, Page 98, of the Public Records of Sarasota 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 June 29, 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 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.

WITNESS my hand and the seal of this Court this 21st day of May, 2026.

Karen E. Rushing, Clerk of Court  
By: s/ Glen Kopinsky  
As Deputy Clerk  
Miller, George & Suggs, PLLC

5/29-6/5/26LG 2T

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

CASE NO. 2026 CA 002355 NC

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST, Plaintiff,  
vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF BERNICE S. SHIRLEY (DECEASED), ET AL. Defendant(s).

**NOTICE OF ACTION**

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF BERNICE S. SHIRLEY (DECEASED), RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS: 185 N Jefferson Ave, Sarasota, FL 34237

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

LOT 14 OF A SUBDIVISION OF THE EAST 1/2 OF LOT 45, LORDS FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 47 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND  
THE SOUTH 8 FEET OF THE EAST 150 FEET OF LOT 40, LORDS ADDITION TO THE TOWN OF SARASOTA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 194, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND PLAT BOOK "A", PAGE 31, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before July 6, 2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

If you are a person with a disability who needs any accommodation in order to

**SARASOTA COUNTY**

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

Date: May 26, 2026

Karen E. Rushing  
Clerk of the Circuit Court  
By: s/ Glen Kopinsky  
Deputy Clerk of the Court

Tromberg, Miller, Morris & Partners  
5/29-6/5/26LG 2T

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

File No. 2026 CP 001691 SC

IN RE: ESTATE OF  
KARYN BETH ATKINS  
(AKA KARYN B. LADUE)  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of KARYN BETH ATKINS (AKA KARYN B. LADUE), deceased, whose date of death was November 20, 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 29, 2026.

Personal Representative:  
ROBERT BENJAMIN ATKINS  
8780 E. Mckellips Road #40  
Scottsdale, AZ 85257

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

5/29-6/5/26LG 2T

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

File No. 2026 CP 001691 SC

IN RE: ESTATE OF  
KARYN BETH ATKINS  
(AKA KARYN B. LADUE)  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of KARYN BETH ATKINS (AKA KARYN B. LADUE), deceased, whose date of death was November 20, 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 29, 2026.

Personal Representative:  
ROBERT BENJAMIN ATKINS  
8780 E. Mckellips Road #40  
Scottsdale, AZ 85257

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

5/29-6/5/26LG 2T

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

CASE #: 2026-CP-002003-NC

IN RE: ESTATE OF  
WILLIAM S. DOJUTREK,  
Deceased.

**SARASOTA COUNTY**

**NOTICE TO CREDITORS**

The administration of the estate of WILLIAM S. DOJUTREK, deceased, whose date of death was January 22, 2026; is pending in the Circuit Court for SARASOTA County, Florida, Probate Division; File Number 2026-CP-002003-NC; the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is May 29, 2026.

Personal Representative:  
Randy W. Dojutrek  
1712 W. Lincoln Street  
Mt. Prospect, IL 60056

Attorney for Personal Representative:  
Gregory A. Kaiser, Esquire  
FBN 47376 - greg@wtpefl.com  
Attorney for Randy W. Dojutrek, PR  
Wills, Trusts, Probate and Elder Law Firm  
6751 Professional Parkway, Suite 104  
Sarasota, FL 34240  
Telephone (941) 914-9145  
Fax (941) 914-9514

5/29-6/5/26LG 2T

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

CASE NO. 2026 CA 001492 NC

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR ONITY LOAN ACQUISITION TRUST 2025-HB2, Plaintiff,  
vs.

PATRICIA RIPPLE A/K/A PATRICIA ANN RIPPLE A/K/A PATRICIA A. RIPPLE, ET AL. Defendant(s).

**NOTICE OF ACTION**

TO: PATRICIA RIPPLE A/K/A PATRICIA ANN RIPPLE A/K/A PATRICIA A. RIPPLE  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS: 3537 Old Bradenton Road, Sarasota, FL 34234

TO: UNKNOWN SPOUSE OF PATRICIA RIPPLE A/K/A PATRICIA ANN RIPPLE A/K/A PATRICIA A. RIPPLE  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS: 3537 Old Bradenton Road, Sarasota, FL 34234

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

THE NORTH 65 FEET OF THE SOUTH 130 FEET OF LOT 82, INDIAN BEACH, LESS THAT PORTION TAKEN FOR STATE RIGHT-OF-WAY, RECORDED IN PLAT BOOK A, PAGE 33, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before June 22, 2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

**SARASOTA COUNTY**

PATRICIA ANN JOHNSON, deceased, whose date of death was December 2, 2024; is pending in the Circuit Court for Sarasota County, Florida, Probate Division; File Number 2026-CP-001995; the mailing address of which is 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 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 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 May 29, 2025.

Personal Representative:  
/s/ David E. Johnson  
DAVID E. JOHNSON  
4220 74th Avenue East  
Sarasota, Florida 34243

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

5/22-5/29/25LG 2T

**IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA**  
PROBATE DIVISION

CASE NO.: 2026 CP 001880 NC

IN RE: ESTATE OF  
DAVID ALLEN SWINEHART,  
Deceased.

**NOTICE TO CREDITORS**

The formal administration of the Estate of David Allen Swinehart, deceased, whose date of death was January 14, 2026; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, File No. 2026 CP 001880 NC; the address of which is the Judge Lynn N. Silvertooth Judicial Center, 2002 Ring-

**SARASOTA COUNTY**

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

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

First publication of this notice to creditors on the 22nd day of May, 2026.

Personal Representative:  
Janice E. Castle  
6219 Donnington Court  
Sarasota, Florida 34238

Attorney for Personal Representative:  
Jonathan R. Rubin, Esq.  
Florida Bar No.: 794716  
8586 Potter Park Drive  
Sarasota, Florida 34238  
(305) 598-7331

5/22-5/29/26LG 2T

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

File No. 2026 CP 002447 SC

IN RE: ESTATE OF  
PETER GERALD PEREZ  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of PETER GERALD PEREZ, deceased, whose date of death was March 26, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. 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

**SARASOTA COUNTY**

OF DEATH IS BARRED.

The date of first publication of this notice is May 29, 2026.

Attorney and Personal Representative:  
Bishop L. Toups  
Florida Bar Number: 120525  
249 Nokomis Avenue S.  
Venice, Florida 34285  
Telephone: (941) 882-0731  
E-Mail: btoups@taxestateplanning.com

5/22-5/29/26LG 2T

Copyright Notice: All rights reserved re common-law copyright of trade-names/trade-marks KIMBERLY JOHANNE SOUREN®, KIMBERLY JOHANNE SMITH®, LUCAS ARNOLD SOUREN®, and ANIKA ELISE SOUREN® as well as any and all derivatives and variations in the spelling of any said trade-names/trade-marks, not excluding "Kimberly Johanne Souren," "Kimberly Johanne Smith," "Lucas Arnold Souren," and "Anika Elise Souren," respectively-Common Law Copyright©1973, 1985, and 1990, respectively, by Kimberly Johanne Souren®. Said common-law trade-names/trade-marks, i.e. KIMBERLY JOHANNE SOUREN®, KIMBERLY JOHANNE SMITH®, LUCAS ARNOLD SOUREN®, and ANIKA ELISE SOUREN®, may neither be used, nor reproduced, neither in whole nor in part, nor in any manner whatsoever, without the prior, express, written consent and acknowledgement of Kimberly Johanne Souren® subscribed with the red-ink signature of Kimberly Johanne Souren®, hereinafter "Secured Party." With the intent of being contractually bound, any juristic person, as well as the agent of said juristic person, consents and agrees with this Copyright Notice that neither said juristic person, nor the agent of said juristic person, shall display, nor otherwise use in any manner, any of the common-law trade-names/trade-marks KIMBERLY JOHANNE SOUREN®, KIMBERLY JOHANNE SMITH®, LUCAS ARNOLD SOUREN®, and ANIKA ELISE SOUREN®, nor the common-law copyright described herein, nor any derivative of, nor any variation in the spelling of, KIMBERLY JOHANNE SOUREN®, KIMBERLY JOHANNE SMITH®, LUCAS ARNOLD SOUREN®, and ANIKA ELISE SOUREN®, without the prior, express, written consent and acknowledgement of Secured Party, as subscribed with Secured Party's signature in red ink. Secured Party neither grants, nor implies, nor otherwise gives consent for any unauthorized use of any of KIMBERLY JOHANNE SOUREN®, KIMBERLY JOHANNE SMITH®, LUCAS ARNOLD SOUREN®, and ANIKA ELISE SOUREN®, and all such unauthorized use is strictly prohibited. Secured Party is not now, nor has Secured Party ever been, an accommodation party, nor a surety, for any of the purported debtors, i.e. "KIMBERLY JOHANNE SOUREN," "KIMBERLY JOHANNE SMITH," "LUCAS ARNOLD SOUREN," and "ANIKA ELISE SOUREN," nor for any derivative of, nor for any variation in the spelling of, any said names, nor for any other juristic person, and is so-indemnified and held harmless by KIMBERLY JOHANNE SOUREN®, Debtor in Hold-harmless and Indemnity Agreement No. KJS-031814-HHIA dated the Eighteenth Day of the Third Month in the Year of Our Lord Two Thousand Fourteen against any and all claims, legal actions, orders, warrants, judgements, demands, liabilities, losses, depositions, summonses, lawsuits, costs, fines, liens, levies, penalties, damages, interests, and expenses whatsoever, both absolute and contingent, as are due and as might become

**SARASOTA COUNTY**

due, now existing and as might hereafter arise, and as might be suffered by, imposed on, and incurred by Debtor KIMBERLY JOHANNE SOUREN® for any and every reason, purpose, and cause whatsoever. Self-executing Contract/Security Agreement in Event of Unauthorized Use: By this Copyright Notice, both the juristic person and the agent of said juristic person, hereinafter jointly and severally "User," consent and agree that any use of any of KIMBERLY JOHANNE SOUREN®, KIMBERLY JOHANNE SMITH®, LUCAS ARNOLD SOUREN®, and ANIKA ELISE SOUREN®, other than authorized use as set forth above constitutes unauthorized use, counterfeiting, of Secured Party's common-law copyrighted property, contractually binds User, renders this Copyright Notice a Security Agreement wherein User is debtor and Kimberly Johanne Souren® is Secured Party, and signifies that User: (1) grants Secured Party a security interest in all of User's assets, land, and personal property, and all of User's rights in assets, land, and personal property, in the sum certain amount of \$500,00.00 per each occurrence of use of any of the common-law-copyrighted trade-names/trade-marks KIMBERLY JOHANNE SOUREN®, KIMBERLY JOHANNE SMITH®, LUCAS ARNOLD SOUREN®, and ANIKA ELISE SOUREN®, as well as for each and every occurrence of use of any and all derivatives of, and variations in the spelling of, respectively, KIMBERLY JOHANNE SOUREN®, KIMBERLY JOHANNE SMITH®, LUCAS ARNOLD SOUREN®, and ANIKA ELISE SOUREN®, not excluding "Kimberly Johanne Souren," "Kimberly Johanne Smith," "Lucas Arnold Souren," and "Anika Elise Souren," respectively, plus costs, plus triple damages; (2) authenticates this Security Agreement wherein User is debtor and Kimberly Johanne Souren® is Secured Party, and wherein User pledges all of User's property, commercial tort claims, letters of credit, letter-of-credit rights, chattel paper, instruments, deposit accounts, accounts, documents, and general intangibles, and all User's rights in all such foregoing property, now owned and hereafter acquired, now existing and hereafter arising, and wherever located, as collateral for securing User's contractual obligation in favor of Secured Party for User's unauthorized use of Secured Party's common-law copyright property; (3) consents and agrees with Secured Party's filing of a UCC Financial Statement in the UCC filing office, as well as in any county recorder's office, wherein User is debtor and Kimberly Johanne Souren® is Secured Party; (4) consents and agrees that said UCC Financial Statement described above in paragraph "(3)" is a continuing financial statement, and further consents and agrees with Secured Party's filing of any continuation statement necessary for maintaining Secured Party's perfected security interest in all of User's property and rights in property, pledged as collateral in this Security Agreement and described above in paragraph "(2)," until User's contractual obligation theretofore incurred has been fully satisfied; (5) consents and agrees with Secured Party's filing of any UCC Financial Statement, as described above in paragraphs "(3)" and "(4)," as well as the filing of any Security Agreement, as described above in paragraph "(2)," in the UCC filing office, as well as in any county recorder's office; (6) consents and agrees that any and all such filings described in paragraphs "(4)" and "(5)" above are not, and may not be considered, bogus, and that User will not claim that any such filing is bogus; (7) waives all defenses; and (8) appoints Secured Party as Authorized Representative for

**SARASOTA COUNTY**

User, effective upon User's default, is irrevocable and coupled with a security interest. User further consents and agrees with all of the following additional terms of Self-executing Contract/Security Agreement in Event of Unauthorized Use: Payment Terms: In accordance with fees for unauthorized use of any of KIMBERLY JOHANNE SOUREN®, KIMBERLY JOHANNE SMITH®, LUCAS ARNOLD SOUREN®, and ANIKA ELISE SOUREN® as set forth above, User hereby consents and agrees that User shall pay Secured Party all unauthorized-use fees in full within ten (10) days of the date User is sent Secured Party's invoice, hereinafter "invoice," itemizing said fees. Default Terms: In event of non-payment in full of all unauthorized-use fees by User within ten (10) days of date Invoice is sent, User shall be deemed in default and: (a) all of User's property and rights in property pledged as collateral by User, as described above in paragraph "(2)," Immediately becomes, i.e. is, property of Secured Party; (b) Secured Party is appointed User's Authorized Representative as set forth above in paragraph "(8)"; and (c) User consents and agrees that Secured Party may take possession of, as well as otherwise dispose of in any manner that Secured Party, in Secured Party's sole discretion, deems appropriate, including, but not limited by, sale at auction, at any time following User's default, and without further notice, any and all of User's former property and rights in property, as described above in paragraph "(2)," formerly pledged as collateral by User, now property of Secured Party, in respect of this "Self-executing Contract/Security Agreement in Event of Unauthorized Use," that Secured Party, again in Secured Party's sole discretion, deems appropriate. Terms for Curing Default: Upon event of default, as set forth above under "Default Terms," irrespective of any and all of User's former property and rights in property, described above in paragraph "(2)," in the possession of, as well as disposed of by, Secured Party, as authorized above under "Default Terms," User may cure User's default only re the remainder of User's said former property and rights in property, formerly pledged as collateral that is neither in the possession of, nor otherwise disposed of by, Secured Party within twenty (20) days of date of User's default only by payment in full, Terms of Strict Foreclosure: User's non-payment in full of all unauthorized-use fees itemized in Invoice within said twenty- (20) day period for curing default as set forth above under "Terms for Curing Default" authorizes Secured Party's immediate non-judicial strict foreclosure on any and all remaining property and rights in property formerly pledged as collateral by User, now property of Secured Party, which is not in the possession of, nor otherwise disposed of by, Secured Party upon expiration of said twenty- (20) day default-curing period. Ownership subject to copyright of common-law trade-name/trade-mark and Security Agreement and UCC Financial Statement filed with the UCC filing office. Record Owner: Kimberly Johanne Souren®, Autograph Common Law Copyright © 1973. Unauthorized use of any of "Kimberly Johanne Souren," "Kimberly Johanne Smith," "Lucas Arnold Souren," and "Anika Elise Souren" incurs same unauthorized-use fees as those associated with KIMBERLY JOHANNE SOUREN®, KIMBERLY JOHANNE SMITH®, LUCAS ARNOLD SOUREN®, and ANIKA ELISE SOUREN®, respectively, as set forth above in paragraph "(1)" under "Self-executing Contract/Security Agreement in Event of Unauthorized Use."

5/15-6/5/26LG 4T

**HILLSBOROUGH TRANSIT AUTHORITY (HART)**

The Hillsborough Transit Authority (HART) will be accepting proposals for the following:

**Upcoming opportunities:**

- Portable Post Lifts

The solicitation documents are available to download from Bonfire at <https://gohart.bonfirehub.com>

All inquiries pertaining to the solicitations may be directed to: (813) 384-6433 or e-mail at [aroney-reevesa@gohart.org](mailto:aroney-reevesa@gohart.org).

5/29/26LG 1T

**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, June 9, 2026, to determine whether or not:

**Vacate Petition V25-0021, a portion of a platted public drainage easement lying within Lot 4, in the plat of Waterset Wolf Creek Phase F, as recorded in Plat Book 147, Page 243, of the Public Records of Hillsborough County, at the intersection of Turnbuckle Drive and Giddeon Way in Apollo Beach (folio 054244-0068).**

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

5/22-5/29/26LG 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, June 9, 2026, to determine whether or not:

**Vacating Petition V25-0023, vacate (i) a portion of unimproved platted public right-of-way, and (ii) portions of improved platted public right-of-way known as Burts Road, lying within the plat of South Tampa, as recorded in Plat Book 6, Page 3, located in Sections 10 & 11, Township 30 South, Range 19 East, abutting folios 048998-0000, 049035-0000, and 048992-5000.**

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

5/22-5/29/26LG 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., June 9, 2026, to determine whether or not:

**Vacate Petition V26-0002, vacate a portion of improved platted public right-of-way known as Jensen Road in Riverview, within the plat of South Tampa, as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, Located in Sections 10 & 11 Township 30S Range 19E.**

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

5/22-5/29/26LG 2T

IN RE: ESTATE OF  
LUCY FREEDY  
a/k/a LUCY RAWLINGS FREEDY,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Lucy Freedy, a/k/a Lucy Rawlings Freedy, deceased, whose date of death was March 27, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 29, 2026.

Personal Representative:

Robert Marvin Freedy  
2341 Campell Road  
Clearwater, FL 33765

Attorney for Personal Representative:

Nicholas J. Grimaudo  
Florida Bar No. 0071893  
JOHNSON, POPE, BOKOR, RUPPEL &  
BURNS, LLP  
311 Park Place Blvd., Suite 300  
Clearwater, FL 33759  
Telephone: (727) 461-1818  
E-mail address: nicholasg@jpfirm.com  
Secondary e-mail: kimh@jpfirm.com

5/29-6/5/26LG 2T

IN RE: ESTATE OF  
DORIS KATHLEEN PREMO  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Doris Kathleen Premo, deceased, whose date of death was January 6, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 29, 2026.

Personal Representative:

/s/ Diane Premo  
24 Payne Lane  
Dallas, Pennsylvania 18612

Attorney for Personal Representative:

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

5/29-6/5/26LG 2T

**CHEVAL WEST COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER THE  
ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors for Cheval West Community Development District will hold a Public Hearing and a regular meeting on July 16, 2026, at 10:30 a.m. at the Cheval West Golf & Country Club, 4312 Cheval Boulevard, Lutz, Florida 33558.

The first purpose of the Public Hearing is to receive public comment and testimony on the Fiscal Year 2026/2027 Proposed Budget(s). The additional purpose of the Public Hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2026/2027 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The Public Hearing is being conducted pursuant to Chapter 190, Florida Statutes, and additional applicable law. At the conclusion of the Public Hearing, the Board will, by Resolution, adopt a budget and levy assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll which describes each property to be assessed and the amount to be assessed, and/or the agendas for the Public Hearing and meeting may be obtained at the Office of the District Manager, via email at [edailey@halifax-solutions.com](mailto:edailey@halifax-solutions.com).

In accordance with Chapter 189, Florida Statutes, the Proposed Budget will be posted on the District's website <https://www.chevalwest.com/> at least two days before the Budget Public Hearing date.

The Public Hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The Public Hearing and/or meeting may be continued without additional notice to a date, time, and location to be specified on the record at the Public Hearing or meeting.

Any person requiring special accommodations at this Public Hearing or meeting because of a disability or physical impairment should contact the District Manager's office at least forty-eight (48) hours prior to the Public Hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or toll free at 1-800 955-8770 for aid in contacting the District Manager at least three (3) days prior to the date of the Public Hearing and meeting.

Each person who decides to appeal any decision made by the Board of Supervisors with respect to any matter considered at the Public Hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Eric Dailey  
District Manager

5/29-6/5/26LG 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, June 9, 2026, to determine whether or not:

**Vacating Petition V23-0012, vacate platted public right-of-way lying within the First Addition to Keystone Park Colony plat, as recorded in Plat Book 5, Page 62, of the Public Records of Hillsborough County, Florida, located in Section 2, Township 27 S, Range 17 E, abutting folios 000288-5000, 000080-0050, 000296-0000, and 00080-0000.**

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

5/22-5/29/26LG 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, June 9, 2026, to determine whether or not:

**Vacating Petition V26-0007, a portion of improved deeded right-of-way known as Tanner Road, abutting folios 065078-0000, 065057-0000, 065208-0202, 065136-0000, 065130-0100, 065130-0000, 065130-5001, and 065130-5000 in East Lake Orient Park.**

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

5/22-5/29/26LG 2T

**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER  
THE ADOPTION OF THE FISCAL YEAR 2027  
BUDGETS; AND NOTICE OF REGULAR BOARD  
OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Avelar Creek Community Development District ("District") will hold a public hearing on **July 27, 2026, at 6:00 p.m. at the Avelar Creek Clubhouse, 10125 Holland Road, Riverview, Florida 33578**, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027").

A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, Halifax Solutions, LLC., located at 4532 West Kennedy Blvd. #328, Tampa, Florida 33609; by phone at (813) 575-1955 or by email at [edailey@halifax-solutions.com](mailto:edailey@halifax-solutions.com) ("District Manager's Office"), during normal business hours, or by visiting the District's website at [www.avelarcreekcdd.org](http://www.avelarcreekcdd.org).

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Avelar Creek Community Development District  
Eric Dailey, District Manager

5/29-6/5/26LG 2T

(Continued on next page)

**FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER  
THE ADOPTION OF THE FISCAL YEAR 2027  
BUDGET AND NOTICE OF REGULAR BOARD  
OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Fishhawk Ranch Community Development District ("District") will hold a public hearing on **July 22, 2026 at 6:30 p.m. at the Palmetto Club, 17004 Dorman Road, Lithia, Florida 33547**, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027").

A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, Halifax Solutions, LLC., located at 4532 West Kennedy Blvd. #328, Tampa, Florida 33609; by phone at (813) 575-1955 or by email at [edailey@halifax-solutions.com](mailto:edailey@halifax-solutions.com) ("District Manager's Office"), during normal business hours, or by visiting the District's website at [www.fishhawkbranchcdd.org](http://www.fishhawkbranchcdd.org).

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Fishhawk Ranch Community Development District  
Eric Dailey, District Manager

5/29-6/5/26LG 2T

**NOTICE OF INTENT**

Designation of Position  
Pursuit to Section 121.055  
Florida Statutes

The Clerk of the Circuit Court for Hillsborough County, Florida intends to designate one (1) Chief Strategy & Operational Development for inclusion in the Senior Management Class of the Florida Retirement System. For information or questions regarding this notice, contact The Clerk of the Circuit Court Benefits Department at (813)276-2029 Ex 4183.

Victor Crist  
Clerk of the Circuit Court  
Hillsborough County, Florida

5/29/2026

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER THE  
ADOPTION OF THE FISCAL YEAR 2027 PROPOSED  
BUDGET(S); AND NOTICE OF REGULAR BOARD OF  
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Spring Lake Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: July 28, 2026  
TIME: 6:30 PM  
LOCATION: Clubhouse at Lucaya Lake  
11305 Lake Lucaya Drive  
Riverview, Florida 33579

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained from the District Manager, c/o Halifax Solutions, LLC, via email at [edailey@halifax-solutions.com](mailto:edailey@halifax-solutions.com) or by calling (813) 575-1955 ("District Manager's Office"), during normal business hours, or by visiting the District's website at [www.springlakecdd.org](http://www.springlakecdd.org).

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Eric Dailey  
District Manager

5/29-6/5/26LG 2T

**IN THE CIRCUIT COURT FOR THE  
SIXTH JUDICIAL CIRCUIT IN AND FOR  
PINELLAS COUNTY, FLORIDA**  
PROBATE DIVISION  
File No. 26-002411-ES

IN RE: ESTATE OF  
DAVID GORDON WARIN-JACKSON,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of David Gordon Warin-Jackson, deceased, whose date of death was June 18, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representatives and the Personal Representatives' attorneys are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 29, 2026.

Personal Representatives:  
Stephen Warin-Jackson  
6900 Ulmerton Road, Site 211  
Largo, FL 33771  
Yvonne Whitmore  
8185 Southwest 203 Court  
Dunnellon, FL 34431

Attorneys for Personal Representatives:  
/s/ 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](mailto:marley@zoekleinlawpa.com)  
[brice@zoekleinlawpa.com](mailto:brice@zoekleinlawpa.com)  
[eservice4@zoekleinlawpa.com](mailto:eservice4@zoekleinlawpa.com)  
Telephone: (813) 501-5071  
Fax: (813) 925-4310

5/29-6/5/26LG 2T

**NOTICE OF BOARD MEETING**

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the Spring Lake Community Development District will hold a meeting to address any and all business which may properly come before them on Tuesday, June 23, 2026, at 6:30 p.m., at the Lucaya Lake Clubhouse located at 11305 Lake Lucaya Drive, Riverview, FL 33579.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained on the District's website at [www.springlakecdd.org](http://www.springlakecdd.org) or from the District Manager, Halifax Solutions, LLC., via email at [edailey@halifax-solutions.com](mailto:edailey@halifax-solutions.com) or by calling (813) 575-1955.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 575-1955 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Eric Dailey  
District Manager

5/29/26LG 1T