CITRUS COUNTY

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

Case No. 2025-CA-000855

Honorable Judge:
SPAIGHT, EDWARD CORNELIUS

PLANET HOME LENDING, LLC
Plaintiff,

vs.

MARTIN KAPLAN; UNKNOWN SPOUSE OF MARTIN KAPLAN; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA; GOODLEAP LLC; UNKNOWN TENANT OCCUPANT #1;UNKNOWN TENANT OCCUPANT #2;
Defendants.

AMENDED NOTICE OF SALE UNDER F.S. CHAPTER 45

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 11, 2026, in the above-styled cause, that Traci Perry, the Clerk of the Circuit Court of Citrus County, Florida, will at **10:00 a.m. on August 20, 2026**, at public sale at bid4assets.com/CitrusFLForeclosures, sell to the highest bidder, for cash, the following-described real property:

LOT 63, CRYSTAL OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 138 THROUGH 140, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

PARCEL ID # 18E-18S-31-0010-063.0

COMMONLY KNOWN AS: 5130 W. Maple Leaf Court, Lecanto, FL 34461

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

If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, 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 June 12, 2026

/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service: mattw@wasingerlawoffice.com

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000511 A

IN RE: ESTATE OF
LEONA ANN MAJORS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of LEONA ANN MAJORS, deceased, whose date of death was February 20, 2026; File Number 2026 CP 000511 A , is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Ave., Inverness, FL 34450. The names and addresses of the 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 July 3, 2026.

Personal Representative:
DEBORAH LYNN FRASIER F/K/A
DEBORAH LYNN MUSGRAVE
149 S. Brentwood Drive
Colorado Springs, CO 80910

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

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT FOR THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2025 CP 001063 A

IN RE: THE ESTATE OF
NANCY SUE SCHILLING,
Deceased.

NOTICE TO CREDITORS

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

CITRUS COUNTY

You are hereby notified that an Amended Order of Summary Administration has been entered in the estate of NANCY SUE SCHILLING, deceased, File Number: 2025 CP 001063 A by the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Avenue, Inverness, Florida 34450, that the decedent's date of death was January 5, 2025; that the total value of the estate is $48,073.61 and that the names and addresses of those to whom it has been assigned by such order are:

Carie L. Ware 15517 Murcott Harvest Loop, Winter Garden, FL 34787

Casey L. Knowles 2974 Mikris Drive East, Jacksonville, FL 32225

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 Amended Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Petitioner:
Carie L. Ware
15517 Murcott Harvest Loop
Winter Garden, FL 34787

Attorney for Petitioner:
Melissa Escoffery, Esquire
Florida Bar No.: 1010956
KM LEGAL PLLC
235 N. Westmonte Drive
Altamonte Springs, FL 32714
Telephone: 561-453-1628
Email: kmlegalpllc@outlook.com

7/3-7/10/26LG 2T

IN THE COUNTY COURT IN AND FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026 CC 000542 A

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

CHARLES KNOBLAUCH and TAMYRA FERNANDES,
Defendants.

NOTICE OF ACTION

TO: CHARLES KNOBLAUCH and TAMYRA FERNANDES
25 Waxmyrtle Court
Homosassa, FL 34446

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

Lot 24, Block B-97, SUGARMILL WOODS CYPRESS VILLAGE, according to the plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

WITNESS my hand and the seal of this Court on this 23rd day of June, 2026.

Traci Perry
Clerk of the Circuit Court & Comptroller

By /s/ Amy Holmes
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
B|R File: 013241.00089

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA
CASE NO.: 2026 CA 000357 A

CARLO FINANCIAL SOFTWARE TECHNOLOGY LLC,
Plaintiff,

v.

WILBUR RODRIGUEZ, ESTATE OF WILBUR RODRIGUEZ, UNKNOWN HEIRS OF WILBUR RODRIGUEZ and UNKNOWN SPOUSE OF WILBUR RODRIGUEZ,
Defendant

NOTICE OF ACTION

TO: WILBUR RODRIGUEZ
C/O NEW VISTA PROPERTIES, INC.
15500 New Barn Road, Ste 100
Miami Lakes, Florida 33014

ESTATE OF WILBUR RODRIGUEZ
C/O NEW VISTA PROPERTIES, INC.
15500 New Barn Road, Ste 100
Miami Lakes, Florida 33014

CITRUS COUNTY

UNKNOWN HEIRS OF
WILBUR RODRIGUEZ
C/O NEW VISTA PROPERTIES, INC.
15500 New Barn Road, Ste 100
Miami Lakes, Florida 33014

UNKNOWN SPOUSE OF
WILBUR RODRIGUEZ
C/O NEW VISTA PROPERTIES, INC.
15500 New Barn Road, Ste 100
Miami Lakes, Florida 33014

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CITRUS COUNTY, FLORIDA, TO WIT:

CITRUS SPRINGS UNIT 23 PB 7 PG 115 LOT 10 BLK 1732.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 110 N. Apopka Ave, #101, Inverness, Florida 34450 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs 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) 341-6700, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

DATED this 10th day of June 2026

Angela Vick
Clerk of the Circuit Court

By: /s/
As Deputy Clerk

Christopher Wickersham, Jr.

6/19-7/10/26LG 4T

HERNANDO COUNTY

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 26-CP-000628

IN RE: ESTATE OF
KATHLEEN MARY JONES,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Kathleen Mary Jones, deceased, whose date of death was October 14, 2024, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The first date of publication is July 10, 2026.

Personal Representative:
Danielle Jones
600 Darby Lane – Apt. 42
Brooksville, Florida 34601

Attorney for Personal Representative:
Brice Zoecklein, Esq.
Email: brice@zoeckleinlawpa.com
Florida Bar No. 0085615
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511
(813) 501-5071

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26000405CAAXMX
LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF,
VS.
ANNABEL ELAINE COUTO AND STEPHEN MICHAEL COUTO, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Annabel Elaine Couto
Last Known Address: 13517 Citrus Way, Brooksville, FL 34601

HERNANDO COUNTY

Current Residence: UNKNOWN
TO: Annabel Elaine Couto
Last Known Address: 19343 Lonesome Pine Dr, Land O Lakes, FL 34638
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 21 South, Range 18 East, 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 Tromberg, Miller, Morris & Partners, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before August 5, 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
6/19/26 - Made inactive as this is a duplicate entity. Updated & using ADA Coordinator, Hernando County
WITNESS my hand and the seal of this Court this 24 day of June, 2026.
DOUG CHORVAT, JR.
As Clerk of Court
By: /s/ Elizabeth Markidis
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675
11080-1037752

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
REF NO. 26000822CPAXMX

IN RE: ESTATE OF:
BARBARA ANN DETORO,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Barbara Ann Detoro, deceased, whose date of death was June 1, 2026, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Room 262, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF 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 July 3, 2026.

Personal Representative:
/s/ Michael Anthony
3970 Round Table Court
Land O Lakes, FL 34638

Attorney for Personal Representative:
/s/ Fernando Ramos
Attorney
Florida Bar Number: 1002559
North South Law Group
16703 Early Riser Avenue
Land O Lakes, FL 34638
Telephone: (813) 448-2102
E-Mail: framos@northsouthlaw.com

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 35-2026-CP-0532

IN RE: ESTATE OF
CHAZ ELLIOTT WHIGHAM
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CHAZ ELLIOTT WHIGHAM, deceased, whose date of death was April 3, 2026, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main St., Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Unifohn 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 July 3, 2026.

Personal Representative:
/s/ Holly Whigham
HOLLY WHIGHAM
3177 Sunnyhill Drive
Brooksville, Florida 34602

Attorney for Personal Representative:
/s/ Lori Vella
LORI VELLA, ESQ.
Florida Bar Number: 356440
Law Office of Lori Vella, PLLC
14502 N. Dale Mabry Hwy., Suite 200
Tampa, Florida 33618
Telephone: (888) 778-0063
E-Mail: attorneylori@lorivella.com

7/3-7/10/26LG 2T

IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 26000608CPAXMX

IN RE: ESTATE OF
KAREN F. SCHRADER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of KAREN F SCHRADER, deceased, whose date of death was February 2, 2026, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 PERIOD 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 July 3, 2026.

Personal Representative:
Wayne E. Schrader
692 10th Ave South
St. Petersburg, FL 33701

Attorney for Personal Representative:
Douglas G. Jackson, Esq.
Florida Bar Number: 98591
The Law Firm of Douglas G. Jackson, P.A.
P.O. Box 13596
St. Petersburg, FL 33733
Telephone: 800-704-6045
Fax: 727-614-8445
djackson@getyourlegalaction.com
sbechtel@getyourlegalaction.com

7/3-7/10/26LG 2T

IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 26000720CC

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

vs.

MATTHEW STEVEN SCUMACI and MALORY LYNN BALOUN, husband and wife and UNKNOWN TENANT,
Defendants.

NOTICE OF ACTION

STATE OF FLORIDA
TO: MATTHEW STEVEN SCUMACI and MALORY LYNN BALOUN, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN.

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

Lot 3, Deerfield Estates, Phases 3 And 4 Being A Replat Of Phase 2, Unit - 1 And A Replat Of A Portion Of Quail Meadows, Phase 1, according to the map or plat thereof, as recorded in Plat Book 36, Page(s) 7 and 8, of the Public Records of Hernando County, Florida.

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

(Continued on next page)

HERNANDO COUNTY

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

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (352) 754-4402. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call1-800-955-8770 for the assistance of Florida Relay Services.

DATED on this 26th day of June, 2026

Doug Chorvat Jr.
Clerk of the Circuit Court

By: s/ Illegible
Deputy Clerk

7/3-7/10/26LG 2T

HILLSBOROUGH COUNTY

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/29/2026 at 10:00 AM the following vehicles(s) may be sold at public sale at 12729 N FLORIDA AVE. TAMPA FLORIDA, 33612 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.

2C3CCAEG3JH211324 2018 CHRYSLER 300 11740.65

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

Lienor Name: CORCHO BODYSHOP LLC

Lienor Address: 12729 N FLORIDA AVE, TAMPA, FL 33612

Lienor Telephone #: 656-247-1832

MV License #: MV 115631

Location of Vehicles: 12729 N FLORIDA AVE., TAMPA, FL 33612

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

7/10/26LG 1T

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/23/2026 at 10:00 AM the following vehicles(s) may be sold at public sale at 12729 N FLORIDA AVE. TAMPA FLORIDA, 33612 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.

2T3P1RFV3NW299232 2022 TOYT RAV4 20772.00

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

Lienor Name: CORCHO BODYSHOP LLC

Lienor Address: 12729 N FLORIDA AVE, TAMPA, FL 33612

Lienor Telephone #: 656-247-1832

MV License #: MV 115631

Location of Vehicles: 12729 N FLORIDA AVE., TAMPA, FL 33612

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

7/10/26LG 1T

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/23/2026 at 10:00 AM the following vehicles(s) may be sold at public sale at 12729 N FLORIDA AVE. TAMPA FLORIDA, 33612 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.

2C3CDXBG7HH596014 2017 DODG CHARGER 18563.40

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

Lienor Name: CORCHO BODYSHOP LLC

Lienor Address: 12729 N FLORIDA AVE, TAMPA, FL 33612

Lienor Telephone #: 656-247-1832

MV License #: MV 115631

Location of Vehicles: 12729 N FLORIDA AVE., TAMPA, FL 33612

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

HILLSBOROUGH COUNTY

surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.

7/10/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001723

IN RE: ESTATE OF
THOMAS GENE DICKERSON
Deceased

NOTICE TO CREDITORS

The administration of the estate of THOMAS GENE DICKERSON, deceased, whose date of death was February 21, 2026; File Number 26-CP-001723, 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 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 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 July 10, 2026.

Personal Representative:
THOMAS VANCE DICKERSON
3918 West Dale Avenue
Tampa, Florida 33609

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, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

7/10-7/17/26LG 2T

NOTICE OF SUSPENSION AND ADMINISTRATIVE COMPLAINT
HILLSBOROUGH COUNTY

To: CAMERON A. GRIFFIN

Case No.: CD202601230/D 3447766

A Notice of Suspension to suspend and 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.

7/10-7/31/26LG 4T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

BEDROCK OPERATIONAL ADVISORY

Owner: Kidz Nutrition LLC
12531 Shirebrook Ct
Tampa, FL 33626

7/10/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

CALIBER RESERVE

Owner: Incline Brands LLC
5350 Bridge Street Apt 5317
Tampa, FL 33611

7/10/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

RIPSTER

Owner: Owen Behrens
4310 W Spruce St.
Tampa, FL 33607

7/10/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

URBAN DOG AND CAT PERSONALIZED CREATIONS

HILLSBOROUGH COUNTY

Owner: Terrell Carmichael
13810 Cherry Creek Dr
Tampa, FL 33618

7/10/26LG 1T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-015267

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

vs.

SONIA KUILAN-WILSON,
Defendant.

NOTICE OF ACTION

TO: SONIA KUILAN-WILSON
9518 Newdale Way, Unit 201
Riverview, FL 33578

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

Unit No. 72203 of Villages of Bloomingdale Condominium No. 11, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 16922, Page 664, as amended in O.R. Book 16922, Page 758 and O.R. Book 16922, Page 762, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 22, Page 12, Public Records of Hillsborough County, Florida.

HILLSBOROUGH COUNTY

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 8/6/2026 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 33602, 813.272.7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; If you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court on this 1st day of July, 2026.

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

By: /s/ Jennifer Taylor
Deputy Clerk

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 **8/5/2026** 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-26-0000128
NAME OF VIOLATOR: HIPOLITO FELIX MENDOZA
LOCATION OF VIOLATION: 904 W ORIENT ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c 19-238
LEGAL DESCRIPTION: RIVERSIDE NORTH LOT 2 BLOCK 6
FOLIO: 166765.0000

CASE NO: COD-26-0001307
NAME OF VIOLATOR: JOHN RICHARD JALOVIAR
LOCATION OF VIOLATION: 8705 EL PORTAL DR, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)a 19-231(15)c
LEGAL DESCRIPTION: EL PORTAL LOT 24 BLOCK 11
FOLIO: 98601.0000

CASE NO: COD-26-0001312
NAME OF VIOLATOR: LATRONA K DAVIS AND REGINALD
LOCATION OF VIOLATION: 6703 N 33RD ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)c
LEGAL DESCRIPTION: RIVER GROVE ESTATES ADDITION LOT 8 BLOCK 5
FOLIO: 151298.0000

CASE NO: COD-26-0001373
NAME OF VIOLATOR: ROBERT C UPTON
LOCATION OF VIOLATION: 8123 N ROME AVE, TAMPA, FL
CODE SECTIONS: 19-48 19-233(a) 19-234
LEGAL DESCRIPTION: WILMA OAK GROVE SUBDIVISION LOTS 35 AND 36 AND W 1/2 OF ALLEY E THEREOF
FOLIO: 101749.0000

CASE NO: COD-26-0001374
NAME OF VIOLATOR: ROBERT C UPTON
LOCATION OF VIOLATION: 8123 N ROME AVE, TAMPA, FL
CODE SECTIONS: 19-56 19-231(15)a 19-231(15)c 19-233(a)
LEGAL DESCRIPTION: WILMA OAK GROVE SUBDIVISION LOTS 35 AND 36 AND W 1/2 OF ALLEY E THEREOF
FOLIO: 101749.0000

CASE NO: COD-26-0001379
NAME OF VIOLATOR: MATILDA LA BARBERA
LOCATION OF VIOLATION: 1508 W LAMBRIGHT ST, TAMPA, FL
CODE SECTIONS: 19-48 19-49 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: RIVIERA SUBDIVISION LOT 59 LESS S 80 FT OF E 300 FT AND LESS N 20 FT OF E 160 FT, LOT 60 LESS S 40 FT OF E 160 FT AND LESS N 60 FT OF E 140 FT AND LESS E 60 FT OF W 120 FT OF N 30 FT AND W 275 FT OF LOT 61 LESS E 60 FT OF W 120 FT
FOLIO: 104020.0000

CASE NO: COD-26-0001385
NAME OF VIOLATOR: MATTHEW P AND NATALIE L KELLY
LOCATION OF VIOLATION: 2220 N RIDGEWOOD AVE, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(15)b
LEGAL DESCRIPTION: RIDGEWOOD PARK LOTS 4 AND 5 BLOCK N
FOLIO: 183537.0000

CASE NO: COD-26-0001531
NAME OF VIOLATOR: CARLOS RAFAEL TORRES LEYVA
LOCATION OF VIOLATION: 1709 W ARCTIC ST, TAMPA, FL
CODE SECTIONS: 21-8 22-60
LEGAL DESCRIPTION: WILMA NORTH LOTS 19 AND 20 LESS N 65 FT THEREOF
FOLIO: 98386.0000

CASE NO: COD-26-0001606
NAME OF VIOLATOR: VICTORIA A KNUDSEN
LOCATION OF VIOLATION: 800 E LAMBRIGHT ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)c
LEGAL DESCRIPTION: NORTH PARK LOT 8
FOLIO: 163067.0000

CASE NO: COD-26-0001608
NAME OF VIOLATOR: JEUNE INVESTMENTS LLC
LOCATION OF VIOLATION: 8217 N MARKS ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(13) 19-231(15)c 19-231(17)
LEGAL DESCRIPTION: HENDRY AND KNIGHTS ADDITION TO SULPHUR SPRINGS LOT 202 AND W 1/2 CLOSED ALLEY ABUTTING THEREON
FOLIO: 149718.0600

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

CASE NO: COD-26-0001296
NAME OF VIOLATOR: MARA ZIMMERMAN
LOCATION OF VIOLATION: 4621 W PEARL AVE, TAMPA, FL
CODE SECTIONS: 27-284.2.4(c) 27-284.2.5 (c)
LEGAL DESCRIPTION: BROWNS RESUBDIVISION LOT 14
FOLIO: 132318.0000

CASE NO: COD-26-0001440
NAME OF VIOLATOR: MARSHALL HAMILTON AND
LOCATION OF VIOLATION: 1904 E PARIS ST, TAMPA, FL
CODE SECTIONS: 27-132 27-326
LEGAL DESCRIPTION: ALTAMONTE HEIGHTS LOT 14
FOLIO: 150534.0000

CASE NO: COD-26-0001457
NAME OF VIOLATOR: RASHIDA JONES
LOCATION OF VIOLATION: 909 E SAINT CLAIR ST, TAMPA, FL
CODE SECTIONS: 27-132
LEGAL DESCRIPTION: CUSHING LOT 17
FOLIO: 186788.0000

CASE NO: COD-26-0001472
NAME OF VIOLATOR: VALUE TRANSMISSION INC C/O
LOCATION OF VIOLATION: 8009 N ARMENIA AVE, TAMPA, FL
CODE SECTIONS: 19-237 27-290.8
LEGAL DESCRIPTION: BALLARD PARK REVISED W 148 FT OF LOT 1 LESS RD R/W
FOLIO: 101831.0000

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

7/10-7/31/26LG 4T

HILLSBOROUGH COUNTY

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
B|R File: 015564.00356

7/10-7/17/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-005647

SOUTH FORK III COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

WILLIAM EVANS JR AND NICKEYA EVANS, HUSBAND AND WIFE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 26-CC-005647, that resulted from the Final Hearing on or about June 30, 2026, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 26-CC-005647 on about June 30, 2026 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 126, of South Fork Tract P Phases 1A and 1B, according to the Plat thereof, as recorded in Plat Book 127, Page 184, of the Public Records of Hillsborough County, Florida

and commonly known as: 13604 White Sapphire Rd, Riverview, FL 33579; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, **on the HILLSBOROUGH County public auction website at http://www.hillsborough.realforeclose.com,** on **August 21, 2026 at 10:00 AM**. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

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

Dated this July 7, 2026

/s/ Jessica T. Dubsky, Esq.

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

Frazier & Bowles, Attorneys at Law

45309.78

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No. 292026CP002176A001HC

IN RE: ESTATE OF
TONYA MARIE SCHULZ,
Deceased.

NOTICE TO CREDITORS
(Summary Administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of TONYA MARIE SCHULZ, deceased, Case No. 292026-CP002176A001HC, by the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs Street Tampa, FL 33602; that the decedent's date of death was February 24, 2026; that the total value of the estate is $75,000 and that the names and addresses of those to whom it has been assigned by such order are:

Aaron Spainhour
1113 Oakhill Street, Seffner, FL 33584

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

Person Giving Notice:
AARON SPAINHOUR, Petitioner

Attorney for Person Giving Notice:
/s/Tanya Garcia Vega
TANYA GARCIA VEGA, Esq.
Florida Bar Number: 041469
Trust Counsel, PLLC
201 Alhambra Circle, Suite 802
Coral Gables, FL 33134
Telephone: (305) 707-7126
Primary Email: vega@trustcounsel.com
Secondary Email:
eservice@trustcounsel.com

7/10-7/17/26LG 2T

(Continued on next page)

HILLSBOROUGH COUNTY

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.: **0343300000**
Certificate No.: **2024 / 2893**
File No.: **2026-551**
Year of Issuance: **2024**

Description of Property:
APEX LAKE ESTATES LOT 47
PLAT BK / PG : 30 / 31
SEC - TWP - RGE : 31 - 27 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
POZO GROUP 2

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/20/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 6/29/2026

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

By Adrian J. Salas, Deputy Clerk

7/10-7/31/26LG 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.: **0709260000**
Certificate No.: **2023/6885**
File No.: **2026-554**
Year of Issuance: **2023**

Description of Property:
PLANTATION ESTATES UNIT NO 1 LOT 12 BLOCK 1
PLAT BK / PG : 37 / 57
SEC - TWP - RGE : 26 - 29 - 20
Subject To All Outstanding Taxes

Name(s) in which assessed:
DONNA RUTH STUDSTILL-LAMAYER

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/20/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 6/29/2026

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

By Adrian J. Salas, Deputy Clerk

7/10-7/31/26LG 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.: **1392470100**
Certificate No.: **2024 / 12960**
File No.: **2026-556**
Year of Issuance: **2024**

Description of Property:
PORT TAMPA CITY MAP LOT 12 & W 1/2 CLOSED ALLEY ABUTTING THEREON BLOCK 232
PLAT BK / PG : 1 / 56
SEC - TWP - RGE : 20 - 30 - 18
Subject To All Outstanding Taxes

Name(s) in which assessed:
MARVIN C DAVIS
MELVIN C DAVIS

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/20/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 6/29/2026

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

By Adrian J. Salas, Deputy Clerk

7/10-7/31/26LG 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.: **1588360000**
Certificate No.: **2024 / 14560**
File No.: **2026-557**
Year of Issuance: **2024**

Description of Property:
GRANT PARK LOT 10 BLOCK 5
PLAT BK / PG : 6 / 30
SEC - TWP - RGE : 10 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
RMAC CONSULTING LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/20/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 6/29/2026

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

By Adrian J. Salas, Deputy Clerk

7/10-7/31/26LG 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.: **0870981662**
Certificate No.: **2024 / 9980**
File No.: **2026-562**
Year of Issuance: **2024**

Description of Property:
RIVER HILLS COUNTRY CLUB PARCEL 14 PHASE 11 LOT 8 BLOCK 33
PLAT BK / PG: 81 / 67
SEC - TWP - RGE : 03 - 30 - 21
Subject To All Outstanding Taxes

Name(s) in which assessed:
DIOGENES PAULA
JANET PAULA

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/20/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 6/29/2026

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

By Adrian J. Salas, Deputy Clerk

7/10-7/31/26LG 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.: **0380970048**
Certificate No.: **2024 / 4019**
File No.: **2026-564**
Year of Issuance: **2024**

Description of Property:
TEMPLE PARK UNIT NO 7 LOT 30 BLOCK 13
PLAT BK / PG: 42 / 73
SEC - TWP - RGE : 23 - 28 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
ROBERT LANE TRUSTEE
ROBERT LANE TRUSTEE OF THE TESTAMENTARY TRUST
JEAN A LANE
SHIRLEY M LANE

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/20/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 6/29/2026

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

By Adrian J. Salas, Deputy Clerk

7/10-7/31/26LG 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.: **0436450000**
Certificate No.: **2024 / 4560**
File No.: **2026-567**
Year of Issuance: **2024**

Description of Property:
PALM RIVER SUBDIVISION LOT 2 LESS W 210 FT BLOCK 1
PLAT BK / PG: 5 / 70
SEC - TWP - RGE : 22 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
CYNTHIA RUIZ

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/20/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 6/29/2026

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

By Adrian J. Salas, Deputy Clerk

7/10-7/31/26LG 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.: **1488340000**
Certificate No.: **2023 / 12942**
File No.: **2026-569**
Year of Issuance: **2023**

Description of Property:
MONTGOMERY SUBDIVISION LOT 11
PLAT BK / PG: 30 / 61
SEC - TWP - RGE : 28 - 28 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
LIFE ESTATE EBONY CAMILLE HOLLIS
DANIEL FELICIANO TRUSTEE
MARIE T FELICIANO (LIFE ESTATE)
EBONY CAMILLE FRYE (LIFE ESTATE)
DANIEL T FELICIANO TRUSTEE
THE MARIE T FELICIANO IRREVOCABLE TRUST FOR THE BENEFIT OF ANTONIO LORENZO FRYE AND SIERRA CAMILLE FRYE UNDER AGREEMENT DATED OCTOBER 11, 2001

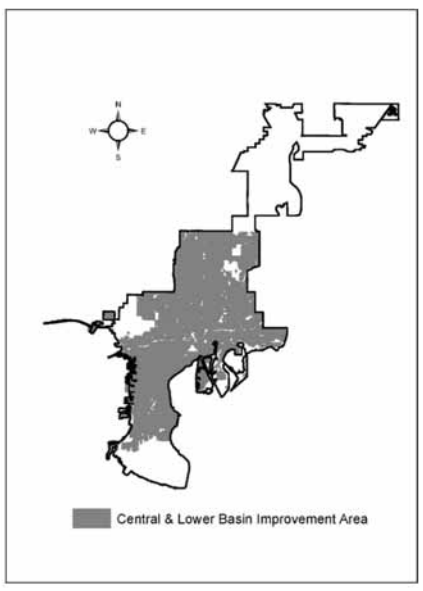
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-

(Continued on next page)

PUBLIC NOTICE
RESOLUTION NO. 2026-509

NOTICE OF AUGUST 6, 2026 CITY OF TAMPA PUBLIC HEARING TO ADOPT THE ROLL FOR THE NON-AD VALOREM STORMWATER IMPROVEMENT ASSESSMENT WITHIN THE CENTRAL AND LOWER BASIN IMPROVEMENT AREA AND PROVIDE FOR COLLECTION OF NON-AD VALOREM ASSESSMENT



Pursuant to Section 21-126 of the City of Tampa Code, notice is hereby given that the City Council of the City of Tampa, Florida, will conduct a public hearing to receive written comments and hear testimony from certain affected property owners of specific properties to be included on the annual roll and for the adoption of Annual Stormwater Resolution to Adopt the Roll for Fiscal Year 2027 for the Improvement Assessment for the Central and Lower Basin Improvement Area depicted in the map above. The hearing will be held at 10:30 a.m., or as soon thereafter as possible, August 6, 2026, at 315 E. Kennedy Blvd., City Council Chambers, Tampa 33602. You may appear at the hearing above or file written objections with the City Council within twenty (20) days of the date of this notice. The public may participate in the hearing in person or remotely. Please go to www.tampa.gov/city-council for instructions on remote and in person participation options at least Seventy-two (72) hours prior to the public hearing. Registration for remote participation must be completed by no later than 9:00 A.M. two business days prior to the public hearing. The Stormwater Improvement Non-Ad Valorem Assessment is to pay for costs related to the construction and financing of the City's Stormwater Capital Improvement Plan in the Central and Lower Basin Improvement Area. The Stormwater Capital Improvement Plan involves constructing the projects necessary to address ongoing stormwater issues, such as flooding and water quality within the Central and Lower Basin Improvement Area.

In accordance with the Americans with Disabilities Act ("ADA") and Section 286.26, Florida Statutes, persons with disabilities needing a reasonable accommodation to participate in this public hearing or meeting should contact the City of Tampa's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted via phone at 813-274-3964, email at TampaADA@tampagov.net, or by submitting an ADA - Accommodations Request form available online at www.tampagov.net/ADARequest.

All affected property owners have a right to appear at the hearing and to file written objections with the City Council. All written objections to the non-ad valorem assessment and fees must be filed with the City Council of Tampa within twenty (20) days of this notice. Please include your name, folio number, and the reason you object to the assessment on all written objections. Submit written objections via U.S. Mail addressed as follows: Stormwater Services Director, Mobility Department, Re: Objection to Stormwater Improvement Assessment; 306 E Jackson Street, 6th Floor North, Tampa, Florida 33602. Any person wishing to appeal any decision made by the City Council with respect to any matter considered at the hearing will need a record of the proceedings and may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is based.

The Stormwater Improvement Assessment will be collected by the Hillsborough County Tax Collector. If billed and collected by the Tax Collector, failure to pay the Stormwater Improvement Assessment will cause a tax certificate to be issued against the assessed property, which may result in a loss of title to your property.

If you have any questions, please contact the Stormwater Division at (813) 274-3101.

THE CITY OF TAMPA, FLORIDA

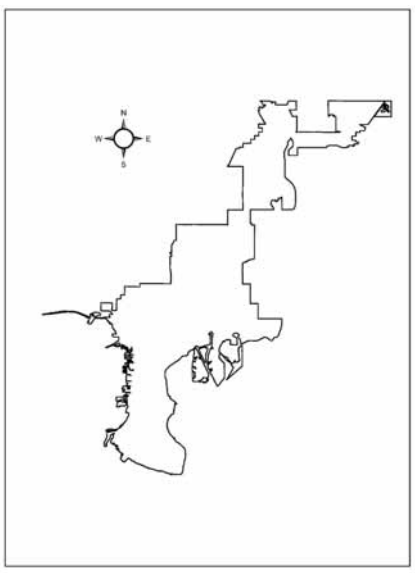
INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, MMC
CITY CLERK

7/10/26LG 1T

PUBLIC NOTICE
RESOLUTION NO. 2026-508

NOTICE OF AUGUST 6, 2026 CITY OF TAMPA PUBLIC HEARING TO ADOPT THE ROLL FOR THE STORMWATER SERVICE NON-AD VALOREM ASSESSMENT AND PROVIDE FOR COLLECTION OF NON-AD VALOREM ASSESSMENT



Pursuant to Section 21-126 of the City of Tampa Code, notice is hereby given that the City Council of the City of Tampa, Florida, will conduct a public hearing to receive written comments and hear testimony from all interested persons regarding adoption of a Resolution and approval of the Stormwater Roll for Fiscal Year 2027 in the area receiving Stormwater Management Services from the City, as shown above, and for written objections to be received and filed. The hearing will be held at 10:30 A.M., or as soon thereafter as possible, August 6, 2026, at 315 E. Kennedy Blvd., City Council Chambers, Tampa 33602. You may appear at the hearing above or file written objections with the City Council within twenty (20) days of the date of this notice. The public may participate in the hearing in person or remotely. Please go to www.tampa.gov/city-council for instructions on remote and in person participation options at least Seventy-two (72) hours prior to the public hearing. Registration for remote participation must be completed by no later than 9:00 A.M. two business days prior to the public hearing.

The Stormwater Service Non-Ad Valorem Assessment and Stormwater Fees partially fund the City's cost to provide Stormwater Management Services in the area shown above.

In accordance with the Americans with Disabilities Act ("ADA") and Section 286.26, Florida Statutes, persons with disabilities needing a reasonable accommodation to participate in this public hearing should contact the City of Tampa's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted via phone at 813-274-3964, via email at TampaADA@tampagov.net, or by submitting an ADA - Accommodations Request form available online at www.tampagov.net/ADARequest.

All affected property owners have a right to appear at the hearing and to file written objections with the City Council. All written objections to the non-ad valorem assessment and fees must be filed with the City Council of Tampa within twenty (20) days of this notice. Please include your name, folio number, and the reason you object to the assessment on all written objections. Submit written objections via U.S Mail addressed as follows: Stormwater Services Director, Mobility Department, RE: Objections to Stormwater Service Assessment; 306 E Jackson Street, Sixth floor North, Tampa, Florida 33602. Any person wishing to appeal any decision of the City Council with respect to any matter considered will need a record of the proceedings and may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is based.

The Stormwater Service Assessment will be collected by the Hillsborough County Tax Collector, failure to pay the Stormwater Service Assessment will cause a tax certificate to be issued against the assessed property, which may result in a loss of title to your property.

If you have any questions, please contact the Stormwater Division at (813) 274-3101.

THE CITY OF TAMPA, FLORIDA

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, MMC
CITY CLERK

7/10/26LG 1T

HILLSBOROUGH COUNTY

deemed according to law, the property described in such certificate will be sold to the highest bidder on (8/20/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 6/29/2026

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

By Adrian J. Salas, Deputy Clerk

7/10-7/31/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-2249
Division A

IN RE: ESTATE OF
LUCILLE MORGAN JACKSON
a/k/a LUCILLE M. JACKSON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Lucille Morgan Jackson a/k/a Lucille M. Jackson, deceased, whose date of death was January 27, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 July 10, 2026.

Personal Representative:
Catherine M. Jackson
5223 Bogdonoff Drive
Seffner, FL 33584

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

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 26-DR-006242
DIVISION: F

IN RE: THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF AN ADULT

CASSANDRA AMAL SHERIDAN
DOB: APRIL 8, 1986

NOTICE OF ACTION, NOTICE OF PETITION, AND NOTICE OF HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

TO: DEE ANN SMITH
Last Known Address: 5175 County Road 1350, Lot 6, Pomona, MO 65789
Height: Unknown, Weight: Unknown
Hair Color: Blonde Eye Color: Blue/Green

YOU ARE NOTIFIED that an action for Termination of Parental Rights Pursuant to an Adoption has been filed, and you are required to serve a copy of your written response, if any, to Mary G. McDermott, Esq., 710 Oakfield Drive, Suite 254, Brandon, Florida 33511, Petitioner's attorney, on or before August 11, 2026, and file your original response with the Clerk of this court, at the address below, before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the Petition.

Clerk of The Court
800 E. Twiggs Street
Tampa, Florida 33602

NOTICE OF PETITION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

A petition to terminate parental rights pending adoption has been filed. A copy of the petition is being served with this notice. There will be a hearing on the petition to terminate parental rights pending adoption which will take place on August 20, 2026, at 1:30 P.M., in front of the Honorable Mark D. Kizer, Circuit Judge, of the Hillsborough County Courthouse, via ZOOM, https://zoom.us/j/8525287490, Meeting ID **852 528 7490**. The ZOOM App is available for free for IOS and Android devices, and

HILLSBOROUGH COUNTY

it may also be accessed via desktop computer. No account or fee is required. Please visit the ZOOM Help Center at https://support.zoom.us to familiarize yourself with the service. If you are unable to use the ZOOM link, to appear telephonically, you may call (305) 224-1968 and enter the ZOOM Meeting ID of **852 528 7490** when prompted.

UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD.

PARA TRADUCCION DE ESTE FORMULARIO AL ESPANOL LLAME A LA OFICINA DE INTERPRETES DE LA CORTE, AL 813-272-5947 DE LUNES A VIERNES DE 3:00 P.M. Y 5:00 P.M.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Clerk of Circuit Court, Circuit Civil Division, Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, Telephone No. 813-276-8100, within 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 seal of said Court on this 6th day of July 2026.

Victor Crist, Clerk of Circuit Court

By: /s/ Yazmin Soto
Deputy Clerk

7/10-7/31/26LG 4T

IN THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 26-DR-005642
DIVISION: I

IN RE: THE MATTER OF:
ROY WILEY and SHIRLEY WILEY,
Petitioners,

and

REBECCA CRAIG and TIMOTHY CRAIG,
Respondents.

ROY AND SHIRLEY WILEY'S NOTICE OF ACTION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY MEMBER

TO: TIMOTHY CRAIG
Last known address: 1720 Ritter Road, Lakeland, Florida 33810-2131

YOU ARE NOTIFIED that an action for Temporary Custody by Extended Family Member has been filed against you to which you are required to serve a copy of your written defenses, if any, upon AAR Family Law, PLLC, counsel for Roy and Shirley Wiley ("Petitioners"), whose address is 4830 West Kennedy Boulevard, Suite 600, Tampa, Florida 33609-2284 on or before 8/7/2026, and file the ongmal with the Clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602 before serving upon Petitioners 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 July 2, 2026

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

By: s/ Mary Glover
As Deputy Clerk

AAR Family Law, PLLC

7/10-7/31/26 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-001985
Division: A

IN RE: ESTATE OF
MARTHA D. FERNANDEZ
Deceased.

NOTICE TO CREDITORS (Formal Administration)

The administration of the estate of MARTHA D. FERNANDEZ, deceased, whose date of death was January 21, 2026, File Number 26-CP-001985, is pending in the Thirteenth Judicial Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St., Tampa, FL 33602. The name and address of the petitioner and the petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

HILLSBOROUGH COUNTY

Petitioner:
Urbano Venero
125 Lexington Court
Red Bank, New Jersey 07701

Attorney for Petitioner:
Joseph Martinez, Esq.
Florida Bar Number: 483990
Joseph F. Martinez, P.A.
2202 N. Westshore Boulevard, Ste. 200
Tampa, Florida 33607
Telephone: (727) 363-1529
Fax: (813) 288-1520
E-Mail: jmartinez@mlaw.us
Secondary E-Mail: jessica@mlaw.us

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
CIVIL DIVISION
Case No.: 26-CA-005854
Division: D

INSPIRA FINANCIAL TRUST, LLC, CUSTODIAN f/b/o JEFFREY MANCINIK IRA # 1512866,
Plaintiff,

vs.

ALBERT WILLIAM CARSWELL, SR. a/k/a ALBERT W. CARSWELL, SR.; ALBERT WILLIAM CARSWELL, JR.; UNKNOWN SPOUSE OF ALBERT WILLIAM CARSWELL, SR. a/k/a ALBERT W. CARSWELL, SR.; ANY UNKNOWN HEIRS/BENEFICIARIES OF THE ESTATE OF ALBERT WILLIAM CARSWELL, SR. a/k/a ALBERT W. CARSWELL, SR.; THE CITY OF TAMPA; THE STATE OF FLORIDA; and JOHN DOE and JANE DOE,
Defendants.

NOTICE OF ACTION

TO: ALBERT WILLIAM CARSWELL, SR. a/k/a ALBERT W. CARSWELL, SR.; UNKNOWN SPOUSE OF ALBERT WILLIAM CARSWELL, SR. a/k/a ALBERT W. CARSWELL, SR.; ANY UNKNOWN HEIRS/BENEFICIARIES OF THE ESTATE OF ALBERT WILLIAM CARSWELL, SR. a/k/a ALBERT W. CARSWELL, SR.; and any and all parties claiming interests by, through, under or against ALBERT WILLIAM CARSWELL, SR. a/k/a ALBERT W. CARSWELL, SR.; UNKNOWN SPOUSE OF ALBERT WILLIAM CARSWELL, SR. a/k/a ALBERT W. CARSWELL, SR.; ANY UNKNOWN HEIRS/BENEFICIARIES OF THE ESTATE OF ALBERT WILLIAM CARSWELL, SR. a/k/a ALBERT W. CARSWELL, SR.

YOU ARE HEREBY NOTIFIED that a Verified Complaint for Foreclosure of Mortgage on an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

HILLSBOROUGH COUNTY

Lot 712, Bellmont Heights No. 2, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 94, 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 Helen M. Skala, Esquire, Langford & Myers, P.A., Attorney for Plaintiff, INSPIRA FINANCIAL TRUST, LLC, CUSTODIAN f/b/o JEFFREY MANCINIK IRA # 1512866, at 1715 West Cleveland Street, Tampa, Florida 33606, within 30 days of the first date of publication of this notice, 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 Verified Complaint for Foreclosure of Mortgages.

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 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 on 6/30/2026

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

By: Jennifer Taylor
As Deputy Clerk

Langford & Myers, P.A.

7/10-7/17/26 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-002139
Division: A

IN RE: ESTATE OF
KEVIN T. FITZPATRICK
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Kevin T. Fitzpatrick deceased, whose date of death was December 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602 (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 July 10, 2026.

Personal Representative:
Alica Fitzpatrick
5116 Stonehurst Road
Tampa, Florida 33647

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

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002128
Division A

IN RE: ESTATE OF
PATRICK ROBERT ADAM,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Patrick Robert Adam, deceased, whose date of death was May 6, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 3360, Tampa, Florida 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 July 10, 2026.

Personal Representative:
/s/ Denise Ann Adam
Denise Ann Adam
315 Amana Avenue
Brandon, Florida 33510

Attorney for Personal Representative:
/s/ Richard F. Wheeler
Richard F. Wheeler, Attorney
Florida Bar Number: 285684
Berg & Wheeler, P.A.
4306 New River Hills Parkway, Suite 2
Valrico, Florida 33596
Telephone: (813) 685-0050
E-Mail: bergwheeler@verizon.net
Secondary E-Mail:
bbuchanan.bergwheeler@verizon.net

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001732
Division A

IN RE: ESTATE OF
ERIC E. HARRISON
Deceased.

NOTICE TO CREDITORS OF ORDER OF SUMMARY ADMINISTRATION

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Eric E. Harrison, deceased, File Number 2026-CP-001732, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601; that the decedent's date of death was November 1st, 2025; that the total value of the estate is $21,895.00 and that the names and addresses of those to whom

(Continued on next page)

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, July 21, 2026, to determine whether or not:

Vacating Petition V6-0001, to vacate a platted public drainage easement lying within the Lake Pearl plat, as recorded in Plat Book 146, Page 147, of the Public Records of Hillsborough County, Florida, located in Section 15, Township 27 S, Range 18 E, within folio 013366-0146.

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 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 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.

7/3-7/10/26LG 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 July 21, 2026, to determine whether or not:

Vacating Petition V26-0006 a platted public right-of-way per the plat of Davis and Dowdell Addition to Town of Wimauma Plat Book 1, Page 136, Section 16 Township 32S range 20E, abutting folios 079525-0100, 079525-0200, 079525-0300 in Wimauma.

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 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 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.

7/3-7/10/26LG 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, July 21, 2026, to determine whether or not:

Vacate Petition V26-0011, a portion of an unimproved platted public right-of-way lying between Lots 1 and 2 Block 6, in the Plan of Mango, in Deed Book K, Page 500, of the Public Records of Hillsborough County, Located at 3920 Broad Street in Seffner Mango (Folio 065740-0000)

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 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 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.

7/3-7/10/26LG 2T

it has been assigned by such order are:
Margaret T. Harrison
901 S. Oregon Avenue, Tampa, FL 33606

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.

An interested party 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 July 10, 2026.

Person Giving Notice:
Margaret T. Harrison
901 South Oregon Avenue
Tampa, FL 33606

Attorney for Person Giving Notice:
Cynthia M. Petitjean PL
1306 Thonotosassa Road
Plant City, FL 33563
Telephone: (813) 659-2020
Florida Bar No. 947512
Email Address: cmp@cmp-law.com

7/10-7/17/26LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

EMERGENT IMITATIONS

Owner: Kevin Kaien Lin
16307 Enclave Village Dr
Tampa, FL 33647

7/10/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

HIGHER STANDARD TECHNOLOGIES

Owner: Joe T Butler
9225 Bay Plaza Boulevard Ste #417
Tampa, FL 33619

7/10/26LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FINANCE OF AMERICA COMMERCIAL, LLC,
Plaintiff,
vs.
F1 MOTOR TRANSPORT LLC; et al.,
Defendants. Case No: 2024-CA-003727
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated March 6, 2025, Order Resetting Foreclosure Sale dated February 13, 2026, and Order Resetting Foreclosure Sale dated June 30, 2026, entered in Case No. 2024-CA-003727 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein FINANCE OF AMERICA COMMERCIAL, LLC, is the Plaintiff and F1 MOTOR TRANSPORT LLC; BURIM SELMANI; UNKNOWN TENANT#1; UNKNOWN TENANT #2, are Defendant(s), Victor D. Crist, 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 September 2, 2026 the following described property set forth in said Final Judgment, to wit:
LOT 31, HIGH POINT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Commonly known as: 4102 E. Hanna Ave, Tampa, FL 33610
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 July 1, 2026
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
Florida Bar No. 109137
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
akalman@lenderlegal.com
EService@LenderLegal.com
CERTIFICATE OF SERVICE
I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 1st day of July 2026 to:
F1 MOTOR TRANSPORT LLC.
By serving: David Tushaj
19243 Early Violet Dr.
Tampa, FL 33647
BURIM SELMANI
19243 Early Violet Dr.
Tampa, FL 33647
UNKNOWN TENANT #1
4102 E. Hanna Ave.
Tampa, FL 33610
UNKNOWN TENANT #2
4102 E. Hanna Ave.
Tampa, FL 33610
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
11080-1037863

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
vs.
DAVID JOSEPH TENEYCK A/K/A DAVID J. TENEYCK, JR.; et al.,
Defendants. Case No: 25-CA-000637, Division A
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated June 23, 2026, and entered in Case No. 25-CA-000637, Division A of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and DAVID JOSEPH TENEYCK A/K/A DAVID J. TENEYCK, JR. and SONYA TENEYCK A/K/A SONYA R. TENEYCK, are Defendants, Hillsborough Clerk of Court, will sell to the highest and best bidder for cash at 10:00 A.M. in an online sale at http://www.hillsborough.realforeclose.com on July 27, 2026 the following described property set forth in said Final Judgment, to wit:
LOT BEGINNING 100 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND RUN NORTH 110 FEET, WEST 210 FEET, SOUTH 110 FEET AND EAST 210 FEET TO POINT OF BEGINNING.
Commonly known as: 2626 De Montmollin Rd., 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 July 1, 2026.
/s/ Susanna Lehman
Susanna Lehman, Esq.
Florida Bar No. 15449
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
slehman@lenderlegal.com
EService@LenderLegal.com
11080-1037840

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-003077
WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A.
PLAINTIFF,
VS.
DANE HERNAIZ, MIGUEL ANGEL PACHECO 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 16th day of June, 2026, and entered in Case No. 25-CA-003077 , of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A. is the Plaintiff and MIGUEL ANGEL PACHECO; DANE HERNAIZ; and ENFIN CORP. 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 at 10:00 A.M. on the 20th day of August, 2026, the following described property as set forth in said Final Judgment, to wit:
Beginning at a Point 43 feet East and 235 feet South of the Northwest corner of Lot 55, Temple Terrace, Section 15, Township 28 South, Range 19 East, according to the Map or Plat thereof, recorded in Plat Book 25, Page 58, inclusive; run thence South 100 feet, East 120 feet, North 100 feet, thence West 120 feet to the Point of Beginning, all lying and being in Hillsborough County, Florida
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Hillsborough County ADA Coordinator, at Hillsborough County Courthouse, 800 E Twiggs Street, Room 604, Tampa, FL 33602, Phone 813-272-7040 at least 7 days before your scheduled court appearance, or immediately on 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 30th day of June, 2026.
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
Bar No. 1058051
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
11080-1037820

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-005887
LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF,
VS.
ALICIA LAMBERT, 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 17th day of June, 2026, and entered in Case No. 25-CA-005887, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and ALICIA LAMBERT; UNKNOWN SPOUSE OF ALICIA LAMBERT; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY 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 at 10:00 A.M. on the 14th day of September 2026, the following described property as set forth in said Final Judgment, to wit:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 22 EAST, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, AND RUN THENCE WEST 486 FEET FOR A POINT OF BEGINNING; THENCE RUN NORTH 210 FEET, THENCE WEST 135 FEET, THENCE SOUTH 210 FEET, AND THENCE EAST 135 FEET TO THE POINT OF BEGINNING, SUBJECT TO ROAD RIGHT-OF-WAY, IF ANY.
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 Hillsborough County ADA Coordinator, at Hillsborough County Courthouse, 800 E Twiggs Street, Room 604, Tampa, FL 33602, Phone 813-272-7040 at least 7 days before your scheduled court appearance, or immediately on 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 30th day of June, 2026.
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
BAR NO. 1058051
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
11080-1037818

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CA-000364
NATIONSTAR MORTGAGE LLC
PLAINTIFF,
VS.
ROSE M. ENGLISH A/K/A ROSE ENGLISH, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Rose M. English
Last Known Address: 2604 Amberly Pl, Seffner, FL 33584
Current Residence: UNKNOWN
TO: Unknown Spouse of Rose M. English A/K/A Rose English
Last Known Address: 2604 Amberly Pl, Seffner, FL 33584
Current Residence: UNKNOWN
TO: Unknown Tenant in possession of the subject property
Last Known Address: 2604 Amberly Pl, Seffner, FL 33584
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 23, BLOCK 3, GROVE PARK UNIT 2, according to the Plat recorded in Plat Book 56, page 57, as recorded in the Public Records of Hillsborough County, Florida; said land situate, lying and being in Hillsborough County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Tromberg, Miller, Morris & Partners, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before 08/02/2026, 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. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org
WITNESS my hand and the seal of this Court this 23 day of June, 2026.
VICTOR D. CRIST
As Clerk of Court
By: /s/ Patricia Corbin
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675
11080-1037675

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 **7/15/2026** at **9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274 8397.

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

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

CASE NO: COD-26-0001289
NAME OF VIOLATOR: PAUL STUCKEY
LOCATION OF VIOLATION: 2214 LINDSEY ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: EAST TAMPA BLOCKS 1 TO 42 LOT 19 BLOCK 27
FOLIO: 190788.0000

CASE NO: COD-26-0001350
NAME OF VIOLATOR: SARAINM DE LA ASUNCION
LOCATION OF VIOLATION: 3706 E LAMBRIGHT ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: HANKINS' SUBURBAN HOMESITES REVISED E 80 FT OF W 230 FT OF S 140 FT OF LOT 3
FOLIO: 151937.0000

CASE NO: COD-26-0001420
NAME OF VIOLATOR: JONAH JAY AND CLAUDIA
LOCATION OF VIOLATION: 6205 RIVER TER, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: IDLEWILD ON THE HILLSBOROUGH N 151.3 FT OF LOT 1 BLOCK 7 LESS E 54 FT THEREOF
FOLIO: 162132.0000

CASE NO: COD-26-0001444
NAME OF VIOLATOR: ADEDAPO OKUSANYA ET AL
LOCATION OF VIOLATION: 1318 E DR MARTIN LUTHER KING JR BLVD, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: LOT BEG 230 FT E OF SW COR OF SE 1/4 OF SE 1/4 OF SW 1/4 & RUN N 170 FT, E 100 FT, S 170 FT & W 100 FT TO BEG LESS ST
FOLIO: 171328.0000

CASE NO: COD-26-0001477
NAME OF VIOLATOR: CHRISTINA GUZMAN AND JOSE
LOCATION OF VIOLATION: 3913 W TYSON AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: GANDY MANOR E 60 FT OF LOT 10 AND W 15 FT OF LOT 11 BLOCK 7
FOLIO: 132676.0000

CASE NO: COD-26-0001494
NAME OF VIOLATOR: 802 E COLUMBUS DR LLC
LOCATION OF VIOLATION: 802 E COLUMBUS DR, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: CENTRALIA LOT 8 LESS PART FOR RD DESC AS BEG AT SW COR OF LOT 8 AND RUN N 2.61 FT SELY 52 FT S 1.97 FT AND W 52 FT TO BEG BLOCK 6
FOLIO: 183323.0000

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

CASE NO: COD-26-0000354
NAME OF VIOLATOR: ANDREAS AND IRYNA BREXON
LOCATION OF VIOLATION: 902 W COLUMBUS DR, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: RIDGEWOOD PARK LOT 5 BLOCK I
FOLIO: 183472.0000

CASE NO: COD-26-0000378
NAME OF VIOLATOR: ROBERT JAMES EVANS
LOCATION OF VIOLATION: 2417 W GRAY ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: WEST PINES REVISED MAP LOT 17 AND THAT PART OF VACATED ALLEY DESC AS BEG AT NW COR OF LOT 17 RUN N 2 FT E 33 FT S 2 FT AND W 33 FT TO POB BLOCK 9
FOLIO: 168452.0000

CASE NO: COD-26-0000479
NAME OF VIOLATOR: TAMPA VENTURE
LOCATION OF VIOLATION: 6616 S MASCOTTE ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: WESTPORT LOT 9 AND THAT PART OF W 1/2 OF CLOSED ALLEY ABUTTING ON E BLOCK 21
FOLIO: 138199.0000

CASE NO: COD-26-0000936
NAME OF VIOLATOR: MANUEL CACERES AND JOSH
LOCATION OF VIOLATION: 113 W IDA ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: MEADOWBROOK LOT 453
FOLIO: 165837.0000

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

6/19-7/10/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002143

IN RE: ESTATE OF
LINDA KAY PRICE
Deceased

NOTICE TO CREDITORS

The administration of the estate of LINDA KAY PRICE, deceased, whose date of death was April 26, 2026; File Number 26-CP-002143, 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 July 3, 2026.

Personal Representative:
KATHARINE ANNE MCCURDY
14 Central Street
Winthrop, ME 04364

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

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-DR-007181
Division: FP

JOSE LUIS ANTONIO ORTIZ MARTINEZ,
Petitioner,
and
CATALINA MARIA VAN EPS PRADILLA,
Respondent

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

TO: CATALINA MARIA VAN EPS PRADILLA
Last known address: 2403 E Clark St, Apt 1, Tampa, Florida 33605

YOU ARE NOTIFIED that an action

(Continued on next page)

HILLSBOROUGH COUNTY

for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JOSE LUIS ANTONIO ORTIZ MARTINEZ, whose address is 2403 E Clark St, Apt 1, Tampa, Florida 33605 on or before 8/3/2026, 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 6/26/2026

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

By: s/ Jennifer Taylor
Deputy Clerk

7/3-7/24/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002094

IN RE: ESTATE OF
RAMONITA RUA,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Ramonita Rua, deceased, whose date of death was January 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
/s/ Erica Ferrera
7807 Chaperon Ct.
Tampa, Florida 33637

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

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
Case No. 26-CP-001719

IN RE: ESTATE OF
CAROLYN JELKS JONES,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CAROLYN JELKS JONES, deceased, whose date of death was October 6, 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.

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 other creditors of the decedent and other persons having claims or demands 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 July 3, 2026.

Personal Representative:
/s/ Anna Gambrelle Jones
ANNA GAMBRELLE JONES
1212 Walton St.
Houston, Texas 77009

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

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CASE NO.: 26-CA-002461

BEACON SALES ACQUISITION, INC., a foreign corporation, d/b/a QXO and BEACON ROOFING SUPPLY,
Plaintiff,

vs.

PRO-SHIELD ROOF RESTORATION, LLC, a Florida limited liability company, JAMES CURRY, a/k/a JIM CURRY, and ROSE CURRY, jointly and severally,
Defendants.

NOTICE OF ACTION – CONSTRUCTIVE SERVICE

TO: JAMES CURRY a/k/a JIM CURRY
150 153rd Ave, #205
Maderia Beach, FL 33708

YOU ARE HEREBY NOTIFIED that an action has been filed against you for Breach of Contract and Open Account and you are required to serve a copy of your written defenses, if any, to it on Brian A. Leung, Esq., whose address is Holcomb & Leung, P.A., 3203 W. Cypress St., Tampa, FL 33607 on or before July 24, 2026, and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

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

WITNESS my hand and seal at Hillsborough County, Florida this 18th day of June, 2026.

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

By: /s/ Jennifer Taylor
Deputy Clerk

Holcomb & Leung, P.A.

7/3-7/24/26LG 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-043422

BELL CREEK LANDING COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

LORI GAIL WEATHERBY, A SINGLE PERSON,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-043422, that resulted from the Final Hearing on or about June 16, 2026, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 25-CC-043422 on about June 19, 2026 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 37, of BELL CREEK LANDING, according to the Plat thereof, as recorded in Plat Book 144, Page 1, of the Public Records of Hillsborough County, Florida

and commonly known as: 11484 Brook Edge Ave, Riverview, FL 33569; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, **on the HILLSBOROUGH County public auction website at http://www.hillsborough.realforeclose.com,** on **August 7, 2026 at 10:00 AM**. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

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

Dated June 30, 2026

/s/ Jessica T. Dubsky, Esq.

Nathan A. Frazier, Esq., for the firm
FBN: 92385

Jessica T. Dubsky, Esq., for the firm
FBN: 1059028

Frazier & Bowles, Attorneys at Law
45428.02

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT FOR AND IN HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 26-CP-001914
DIVISION: A

IN RE: ESTATE OF
ROSLYN V. HIGGINS,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of ROSLYN V. HIGGINS, deceased, whose date of death was May 22, 2026, and the last four digits of whose social security number are 2756, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, 800 East Twiggs Street, Florida 33602. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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 July 3, 2026.

Personal Representatives:
/s/ RICHARD F. KRUSE
/s/ KATHERINE KRUSE NIGRO

Attorney for Personal Representatives:
/s/ Victoria M. McLaughlin
Florida Bar No.: 1008106
SPENCER FANE LLP
201 N. Franklin Street, Suite 2150
Tampa, FL 33602
Telephone: (813) 424-3500
Facsimile: (813) 405-8904
vmclaughlin@spencerfane.com
mkunkel@spencerfane.com

7/3-7/10/26LG 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 July 14, 2026, at or after 8:00 a.m. and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

5404 W. Waters Ave., Tampa, FL 33634		
Kathleen Coleman	2115	$759.80
Kathleen Coleman	2124	$759.75
Michael Davis	2185	$616.70
John Ardary	1254	$469.85
Katiana Wise	1117	$647.60
Kathleen Coleman	2126	$709.50
3182 Curlew Rd., Oldsmar, FL 34677		
John Carey	C125	$3,403.42
Amanda Roberts	C218	$979.85
Nadia Dorsey	C213	$624.85
Chekeysha Whiting	E163	$351.70
9505 N. Florida Ave., Tampa, FL 33612		
Alex Rios	B051	$469.90
Neal Sanchez	B703	$123.90
Peyton Williams	1004	$439.90
Huynh Thanh	B111	$309.90
Xenia Borjas	B327	$769.85
Maketha Lewis	B296	$699.90
Kalyjah Rooks	A006	$307.80
Victoria Ross	1068	$457.80
Tasha Parks	1016	$457.80
Stephen Toney	A112	$607.70
Huynh Thanh	B672	$484.85
Janice Abdelwahed	B615	$445.80
Sherla Paulsen	B502	$315.80
Erica Parker	B421	$479.85
Rodelyn Magloire	1062	$457.80
Charline Mack	B437	$459.85
Alaina McDonald	B262	$484.85
Michael Tessier	B184	$807.80
Doraine Vance	B663	$359.80
Rodelyn Magloire	1040	$439.90
3939 W. Gandy Blvd., Tampa, FL 33611		
John Weiland	4513	$448.70
Deanne-Monet Samuel	4519	$327.80
Samantha Cannon	4205	$358.90
Isamari Rodriguez	2039	$289.90
Cynthia Lippincott	5141	$619.90
Fla Trans Logist Mark Mellay	1716	$475.80
Cynthia Lippincott	1844	$289.90
Francine Perry	1937	$421.70
Tazine Jaffer	2031-33	$475.80
Elinor P. Smith	1354	$619.85
6111 Gunn Hwy., Tampa, FL 33625		
Willian Calvo Alvarez	1528	$611.80
Desiree Pitts	3523-25	$497.80
Willian Calvo Alvarez	1017	$1,379.75
Theresa Bowens	3330	$129.90
10415 N. Florida Ave., Tampa, FL 33612		
Michelle Hill- Clarke	130	$427.80
Gina Cancel	517	$437.80
Kristen Cullimore	181	$574.85
Lazaro Himely	194	$409.90
Valarie Smith	1233	$614.85
Briana Winthrop	206	$289.90
Naima Cotten	207	$289.90
Aida Colon	1288	$447.80
Ila Woodard	184	$598.70
Colleen Gigante	256	$289.90
Cindy Sterling	1229	$329.90
2309 Angel Oliva Senior St., Tampa, FL 33605		
Keith Esp	0173	$369.90
11401 W. Hillsborough Ave., Tampa, FL 33635		
Tamika Mitchell	1137	$349.85
Victor Llorente	1183	$259.90
14123 State Rd. 54, Odessa, FL 33556		
Kaitlyn Swindle	2345-49	$1,009.85
4406 W. Hillsborough Ave., Tampa, FL 33614		
Gregg Masters	3150	$276.70
Beatrice Pennoh	1500	$447.80
Ketoney Showers	3019	$706.70
Lanyijah Johnson	3136	$347.80
Joevanny Rubio	3179	$1,033.95
Jeison Manyoma	4311	$267.80
Sherika Fluitt	1620	$364.85
3826 W. Marcum St., Tampa, FL 33616		
Richard Gibbs	023	$417.80
Richard Gibbs	024	$924.50

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-001581

EQUITY PRIME MORTGAGE LLC,
Plaintiff,

vs.

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

NOTICE OF ACTION

TO: ANTHONY LITTLE, AS AN HEIR TO THE ESTATE OF FREDERICK LITTLE JR
2726 Independence Ave.
Niagara Falls, NY 14301

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

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

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

has been filed against you and you are required to serve a copy of your written defense, if any, to it on Michael C. Coyle, Storey Law Group, 221 NE Ivanhoe Blvd., Suite 300, Orlando, FL 32804 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, 7/31/2026, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

WITNESS my hand and seal of said Court on the 25th day of June, 2026.

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

By: s/ Jennifer Taylor
Deputy Clerk

Storey Law Group, PA

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000907

IN RE: ESTATE OF
DOROTHY MAE WALKER
Deceased

NOTICE TO CREDITORS

The administration of the estate of DOROTHY MAE WALKER, deceased, whose date of death was June 6, 2025; File Number 26-CP-000907, 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 July 3, 2026.

Personal Representative:
CECELIA RENEE WALKER
530 S. Lake Avenue, Ste. 142
Pasadena, CA 91101

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

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 292025CA005959A001HC

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE FOR CIM TRUST 2021-R5
Plaintiff,

vs.

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST BEVERLY ANN GARY-PATTERSON A/K/A BEVERLY PATTERSON N/K/A BEVERLY ANN GARY A/K/A BEVERLY A. GARY A/K/A BEVERLY GARY, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS, et al,
Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated June 16, 2026 and entered in Case No. 292025CA-005959A001HC of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE FOR CIM TRUST 2021-R5 is the Plaintiff and BEVERLY ANN GARY-PATTERSON A/K/A BEVERLY PATTERSON N/K/A BEVERLY ANN GARY A/K/A BEVERLY A. GARY A/K/A BEVERLY GARY, now deceased, AND LASCELLE PATTERSON, the Defendants. Victor D. Crist, Clerk of the Circuit Court in and for Hillsborough County, Florida will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at **10:00 a.m. on August 17, 2026**, the following described property as set forth in said Order of Final Judgment, to wit:

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

THE EAST 33 FEET OF LOT 3 AND THE WEST 19 FEET OF LOT 4, BLOCK 5 OF JJ HOLLOMAN'S ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 72, AND PLAT BOOK 8, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

DATED at Hillsborough County, Florida, this 29th day of June, 2026.

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

By: /s/ Brittany L. Harvey

Brittany L. Harvey, Esq.
Florida Bar No. 124795

JS0120/25-F001255

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001577
Division A

IN RE: ESTATE OF
SYDNEY JOSEPH NETTLES,
aka SYDNEY J. NETTLES,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of SYDNEY JOSEPH NETTLES, aka SYDNEY J. NETTLES, deceased, whose date of death was December 8, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal 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

(Continued on next page)

HILLSBOROUGH COUNTY

NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands 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 July 3, 2026.

Personal Representative:
/s/ Richard T. Petitt
RICHARD T. PETITT
4622 W. Tennyson Avenue
Tampa, Florida 33629

Attorney for Personal Representative:
/s/ Christopher R. Dingman
CHRISTOPHER R. DINGMAN
Florida Bar Number: 103280
JOHNSON POPE BOKOR RUPPEL & BURNS, LLP
400 N. Ashley Drive, Suite 3100
Tampa, Florida 33602
Telephone: (813) 225-2500
Fax: (813) 223-7118
Primary E-Mail: christopherd@jpfirm.com
Secondary E-Mail: larkins@jpfirm.com
Secondary E-Mail: jcason@jpfirm.com

7/3-7/10/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-018947

STONE CREEK POINTE CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

NATANLIE PEREZ ALLEN,
Defendant.

NOTICE OF ACTION

TO: NATANLIE PEREZ ALLEN
13285 Arbor Pointe Circle, Unit 103
Tampa, FL 33617

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

Unit 124, STONE CREEK POINTE, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Official Records Book 16456, Page(s) 1585, and all amendments thereto, of the Public Records of Hillsborough County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 7/31/2026 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 33602, 813.272.7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; If you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court on this 25th day of June, 2026.

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

By: /s/ Jennifer Taylor
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
B|R File: 012076.00092

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION B
Case No. 26-CP-000655

IN RE: ESTATE OF
ANA G. MIRANDA,
A/K/A ANA GARCIA MIRANDA,
A/K/A ANA MIRANDA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ANA G. MIRANDA, deceased, whose date of death was August 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Probate, Guardianship, and Trust, P.O. Box 3360, 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 decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

HILLSBOROUGH COUNTY

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 July 3, 2026.

Personal Representative:
/s/ Jose Luis Miranda, Jr.
109 South 16th Street
Fernandina Beach, Florida 32034

Attorney for Personal Representative:
/s/ Lawrence E. Miccolis
FBN: 0084491
Lawrence E. Miccolis, P.A.
P.O. Box 48200
Tampa, Florida 33646
Phone: 813.504.7136
E-Mail: lawrencemiccolis.law@gmail.com

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001906
Division A

IN RE: ESTATE OF
BARBARA JUNE HARRIS,
A/K/A BARBARA J. HARRIS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Barbara June Harris, a/k/a Barbara J. Harris, deceased, whose date of death was February 23, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Room 206, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Kitrina L. Bearden
11702 La Granja
San Antonio, Texas 78253

Attorney for Personal Representative:
Harvey Schonbrun, Esquire
Attorney
Florida Bar Number: 149062
P.O. Box 20587
Tampa, Florida 33622-0587
Telephone: (813) 229-0664
Fax: (813) 228-9471
E-Mail: harvey@schonbrun.com
Secondary E-Mail: amber@schonbrun.com

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002162

IN RE: ESTATE OF
HOSHEDAR P. TAMBOLI A/K/A
HOSHEDAR PHEROZE TAMBOLI,
Deceased

NOTICE TO CREDITORS

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of HOSHEDAR P. TAMBOLI, deceased, File Number 26-CP-002162, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, Florida 33601, that the decedent's date of death was May 14, 2026; that the total value of the estate is $EXEMPT, and that the names and addresses of those to whom it has been assigned by such order are:

ANAHITA H. TAMBOLI
76 Martinique Avenue, Tampa, FL 33606

ALL INTERESTED PERSONS ARE NOTI-

HILLSBOROUGH COUNTY

FIED 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 7/3/2026.

Person Giving Notice:
Anahita H. Tamboli
76 Martinique Avenue
Tampa, Florida 33606

Attorney for Person Giving Notice:
Anthony W. Palma, Esquire
Florida Bar No. 0351865
Email Addresses:
anthony.palma@nelsonmullins.com
helen.ford@nelsonmullins.com
Nelson Mullins Riley & Scarborough LLP
390 North Orange Avenue, Suite 1400
Orlando, Florida 32801
(407) 669-4209

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002141
Division A

IN RE: ESTATE OF
MAXIMILIAN A. CROIZAT ALSO KNOWN AS MAXIMILIAN ALEXANDER NICHOLAS CROIZAT, ALSO KNOWN AS MAXIMILIAN CROIZAT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Maximilian A. Croizat also known as Maximilian Alexander Nicholas Croizart, also known as Maximilian Croizat, deceased, whose date of death was June 7, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
/s/ Peter Charles Croizart
1421 High Bluff Dr.
Largo, FL 33770

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

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001931
Division B

IN RE: ESTATE OF
EDWIN SALMANIS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Edwin Salmanis, deceased, whose date of death was May 28, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 442, 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

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.

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 July 3, 2026.

Personal Representative:
/s/ Elizabeth Welch
4511 N. Himes Avenue Suite 125
Tampa, FL 33614

Attorney for Personal Representative:
/s/ Shawn H. Robinson
Attorney
Florida Bar Number: 52828
1411 Gulf Stream Circle Unit 304
Brandon, FL 33511
Telephone: (813) 421-5313
E-Mail: shawn@robinsonlegal.info

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE, GUARDIANSHIP AND TRUST DIVISION
Case No. 26-CP-002170
Division A

IN RE: THE ESTATE OF
REYNARD O. KARONN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of REYNARD O. KARONN, deceased, Case Number 26-CP-002170, 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 unmatured, contingent or unliquidated claims, on whom a copy of this notice is served, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice is July 3, 2026.

Personal Representative:
VALARIE GRIM
701 S. Howard Avenue, Suite 106-339
Tampa, Florida 33606

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

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT FOR AND IN HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 26-CP-001914
DIVISION: A

IN RE: ESTATE OF
ROSLYN V. HIGGINS,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of ROSLYN V. HIGGINS, deceased, whose date of death was May 22, 2026, and the last four digits of whose social security number are 2756, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, 800 East Twiggs Street, Florida 33602. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

HILLSBOROUGH COUNTY

is July 3, 2026.

Personal Representatives:
/s/ RICHARD F. KRUSE
/s/ KATHERINE KRUSE NIGRO

Attorney for Personal Representatives:
/s/ Victoria M. McLaughlin
Florida Bar No.: 1008106
SPENCER FANE LLP
201 N. Franklin Street, Suite 2150
Tampa, FL 33602
Telephone: (813) 424-3500
Facsimile: (813) 405-8904
vmclaughlin@spencerfane.com
mkunkel@spencerfane.com

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CP-002156; DIVISION: A

IN RE: ESTATE OF
DAVID CHARLES BLAY,
a/k/a DAVID C. BLAY,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of David Charles Blay, a/k/a David C. Blay, deceased, whose date of death was April 30, 2026 is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
DENNIS PETER BLAY
6918 NW 49th Street
Gainesville, Florida 32653

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

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-001681
Division: A

IN RE: The Estate of:
JOHN NEAL QUINONES,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of John Neal Quinones, deceased, whose date of death was January 17, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602, file number 26-CP-001681. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
/s/ Rosanna M. Quinones

(Continued on next page)

HILLSBOROUGH COUNTY

2004 Golf Manor Blvd.
Valrico, Florida 33596
Telephone: (860) 801-2212

Attorney for Personal Representative:
/s/ Kristi McCart FBN: 103094 for
Laurel Tesmer, Esq.
Florida Bar Number: 0046874
McCart & Tesmer, P.A.
10011 Water Works Lane
Riverview, Florida 33578
Telephone: (813) 498-2757
laurel@mccarttesmer.com
katie@mccarttesmer.com

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
FAMILY LAW DIVISION
CASE NO: 25-DR-5166
DIVISION: B

IN RE: The Marriage of
ASEEL ISSAM SAID ALI HAMDAN
Petitioner,
and
AIMAN ADEL MOHAMMAD HAMDAN
Respondent.

AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) (Amended to Correct Respondent's Complete First Name)

TO: AIMAN ADEL MOHAMMAD HAMDAN
9747 Tranquility Lake Circle, Apt. 202
Riverview, FL 33578

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 **SAM BADAWI, ESQ.**, Counsel for Petitioner, whose address is **14505 University Point Pl, Tampa, FL 33613**, on or before **August 3, 2026** and file the original with the clerk of 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: **There is no real property. Each spouse is to retain the personal property in their name and/or possession; each spouse is to be responsible for any debts or obligations in their name.**

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 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 6/23/2026

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

By: /s Jennifer Taylor
Deputy Clerk

7/3-7/24/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 26-CP-002125
Division Probate

IN RE: ESTATE OF
MELVIN LORRAY CHESHIRE, III
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Melvin Lorray Cheshire, III, deceased, whose date of death was October 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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 July 3, 2026.

Petitioner:
Carmen Cheshire
2013 E. 149th Ave.
Lutz, FL 33549

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@awslaw.org
Secondary E-mail: attorney@awslaw.org

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 26-CP-001505
Division Probate

IN RE: ESTATE OF
MICHELLE LAVERN HALL-SHABAZZ
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Michelle Lavern Hall-Shabazz, deceased, whose date of death was March 15, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 July 3, 2026.

Personal Representative:
Mildred Henry
12637 Horseshoe Bend Drive
Lithia, FL 33547

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

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002155
Division A

IN RE: ESTATE OF
GARY EDWARD PFAEFLE A/K/A
GARY E. PFAEFLE A/K/A
GARY PFAEFLE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Gary Edward Pfaefle a/k/a Gary E. Pfaefle a/k/a Gary Pfaefle, deceased, whose date of death was May 23, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
/s/ Ann Hipson

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

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No.: 25-CA-005523

VIRGINIA BEASLEY a/k/a VIRGINIA M. BEASLEY a/k/a VIRGINIA LEPORT BEASLEY; MELISSA EMMONS and RICKY BEASLEY,
Plaintiff,

-vs-

HERBERT RICARDO EMMONS; DARLENE MICHELLE BROWN; GERALDINE LYNETTE EMMONS; ALBERT BROWN; ALBERT DICKIE BROWN; LATOSCHA MARSHANNA BROWN; MARIA PIA BROWN; ANIYA M. BROWN; ERIC LAMAR BROWN, AARON LADRELL BROWN and COURTNEY CARMEN VIVERETTE, 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; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH UNDER OR AGAINST ALBERT BROWN, DECEASED; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH UNDER OR AGAINST LEROY EMMONS, DECEASED; HILLSBOROUGH COUNTY, a political subdivision of the State of FLORIDA; VICTOR D. CRIST, HILLSBOROUGH COUNTY CLERK OF COURTS; and STATE OF FLORIDA;
Defendants

NOTICE OF ACTION - QUIET TITLE

TO: ALBERT BROWN, if living, and all unknown parties claiming by, through, under or against the above named Defendant who is 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 Defendant, if he is deceased.

Whose Residence is Unknown

Whose Last Known Mailing Address is 2017 E Giddens Ave, Tampa, FL 33610

MARIA PIA BROWN, if living, and all unknown parties claiming by, through, under or against the above named Defendant who is 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 Defendant, if she is deceased.

Whose Residence is Unknown

Whose Last Known Mailing Address is 4119 Woodlark Dr, Tampa, FL 33624

ANIYA M. BROWN, if living, and all unknown parties claiming by, through, under or against the above named Defendant who is 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 Defendant, if she is deceased.

Whose Residence is Unknown

Whose Last Known Mailing Address is 7033 Land Dr., Wesley Chapel, FL 33545

ERIC LAMAR BROWN, if living, and all unknown parties claiming by, through, under or against the above named Defendant who is 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 Defendant, if he is deceased.

Whose Residence is Unknown

Whose Last Known Mailing Address is 4242 E. Cayuga St., Tampa, FL 33610

AARON LADRELL BROWN, if living, and all unknown parties claiming by, through, under or against the above named Defendant who is 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 Defendant, if he is deceased.

Whose Residence is Unknown

Whose Last Known Mailing Address is 4606 Snook Dr., Tampa, FL 33617

COURTNEY CARMEN VIVERETTE, if living, and all unknown parties claiming by, through, under or against the above named Defendant who is 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 Defendant, if she is deceased.

Whose Residence is Unknown

Whose Last Known Mailing Address is 933 Fox Lake Dr, Lakeland, FL 33809

THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH UNDER OR AGAINST ALBERT BROWN, DECEASED

Whose Residence is Unknown

Whose Last Known Mailing Address is Unknown

THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH UNDER OR AGAINST LEROY EMMONS, DECEASED

Whose Residence is Unknown

Whose Last Known Mailing Address is Unknown

YOU ARE HEREBY NOTIFIED that an action to Quiet Title on the following property in Hillsborough County, Florida:

Lot 82, Bel Mar Unit No 2, a subdivision according to the plat thereof recorded in Plat Book 14, Page 3, 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 ROD B. NEUMAN, Esquire, of Gibbons Neuman, Plaintiff's attorney, whose address is 3321 Henderson Boulevard, Tampa, Florida 33609, on or before 07/29/2026, a date not less than twenty-eight (28) nor more than sixty (60) days after the date of 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.

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 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 23rd day of June, 2026.

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

By s/ Patricia Corbin
Deputy Clerk

Gibbons Neuman

7/3-7/24/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 26-CA-002635

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2028-4,
Plaintiff,

vs.

ASTON ENTERPRISES, LLC; SIOBHAN C. ROBINSON; MICROF, LLC; FOX CAPITAL GROUP, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE OF ACTION

TO: SIOBHAN C. ROBINSON
Last Known Address: 1820 Hollywood Blvd., Apt #211, Hollywood, FL 33020

UNKNOWN TENANT #1
Last Known Address: 8306 Old Town Drive, Tampa, FL 33647

UNKNOWN TENANT #2
Last Known Address: 8306 Old Town Drive, Tampa, FL 33647

ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in HILLSBOROUGH County, Florida, legally described as:

LOT 3, BLOCK 1, GRAND HAMPTON PHASE 1A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGES 32 THROUGH 53, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

This property is located at the street address of 8306 Old Town Drive, Tampa, FL 33647.

YOU ARE REQUIRED to serve a copy of your written defenses on or before 7/29/2026, a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for two consecutive weeks in La Gaceta.

IN ACCORDANCE WITH THE AMERICAN'S 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. Please contact 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.

WITNESS my hand and the seal of the court on 6/23/2026

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

By: s/ Jennifer Taylor
Deputy Clerk

Attorney for Plaintiff:
Annalise Hayes DeLuca, Esq.
Elizabeth A. Wulff, Esq.
MCMICHAEL TAYLOR GRAY, LLC
Attorney for Plaintiff
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: 404.474.7149
Email: ServiceFL@mtglaw.com

7/3-7/10/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-043422

BELL CREEK LANDING COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

LORI GAIL WEATHERBY, A SINGLE PERSON,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-043422, that resulted from the Final Hearing on or about April 24, 2026, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 25-CC-043422 on about April 24, 2026 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 37, of BELL CREEK LANDING, according to the Plat thereof, as recorded in Plat Book 144, Page 1, of the Public Records of Hillsborough County, Florida

and commonly known as: 11484 Brook Edge Ave, Riverview, FL 33569; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, **on the HILLSBOROUGH County public auction website at http://www.hillsborough.realforeclose.com,** on **August 7, 2026 at 10:00 AM**. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

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

Dated June 26, 2026

/s/ Jessica T. Dubsky, Esq.

Nathan A. Frazier, Esq., for the firm
FBN: 92385
Jessica T. Dubsky, Esq., for the firm
FBN: 1059028

Frazier & Bowles, Attorneys at Law

45428.02

7/3-7/10/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2025-CC-038682

BAYSHORE POINTE MASTER ASSOCIATION, INC.,
Plaintiff,

vs.

MARK DAVID MARSHALL,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on June 24, 2026 by the County Court of Hillsborough County, Florida, the property described as:

Lot 4, Block V, Bayshore Pointe Townhomes Phase 1, according to the map or plat thereof, as recorded in Plat Book 85, Page(s) 87, of the Public Records of Hillsborough County, Florida.

ADDRESS: 2945 Pointeview Drive, Tampa, FL 33611

will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at **10:00 A.M. on August 14, 2026**.

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

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

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

(Continued on next page)

HILLSBOROUGH COUNTY

7/3-7/10/26LG 2T

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

CASE NO.: 26-CA-000554
DIVISION: D

BEACON SALES ACQUISITION, INC., a foreign corporation, d/b/a QXO,
Plaintiff,

vs.

LM ROOFING COMPANY, LLC, a Florida limited liability company, and MELANIE L. MASON MARK, jointly and severally
Defendants.

NOTICE OF ACTION – CONSTRUCTIVE SERVICE

TO: MELANIE L. MASON MARK
302 S. Jackson Street
Beverly Hills, FL 34465

YOU ARE HEREBY NOTIFIED that an action has been filed against you for Breach of Contract and Open Account and you are required to serve a copy of your written defenses, if any, to it on Brian A. Leung, Esq., whose address is Holcomb & Leung, P.A., 3203 W. Cypress St., Tampa, FL 33607 on or before July 24, 2026, and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

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

WITNESS my hand and seal at Hillsborough County, Florida this 18th day of June, 2026.

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

By: /s/ Jennifer Taylor
Deputy Clerk

Holcomb & Leung, P.A.

7/3-7/24/26LG 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY STATE OF FLORIDA

COUNTY CIVIL DIVISION
CASE NO.: 26-CC-28972
DIVISION: J

PATRICK BOWLER COURTNEY,
Plaintiff,

vs.

REBECCA BEAULIEU
(f/k/a ANN REBECCA COURTNEY),

and

All unknown persons claiming any right, title, ownership, lien, or interest in the subject motorcycle,
Defendants

and

THE FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES,
Defendant.

NOTICE OF ACTION

TO: All unknown persons claiming any right, title, ownership, lien, or interest in the subject motorcycle: HONDA CT70-128331

YOU ARE HEREBY NOTIFIED that a Complaint for Declaratory Judgment has been filed and you are required to serve a copy of your written defenses, if any, to it on Plaintiff, whose name and address is Patrick Bowler Courtney, 1401 E. 22nd Ave., Tampa, FL 33605, by or before July 30, 2026, and file the original with the Clerk of this Court either before service on Plaintiff or immediately thereafter; otherwise a Default judgment will be entered for the relief demanded in the Complaint.

Dated on June 22, 2026

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

By: s/ Omega Brown
Deputy Clerk

6/26-7/17/26LG 4T

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

Case No.: 25-DR-013973
Division: D

IN RE: THE ADOPTION OF:
E.G.S.

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND GRANDPARENT ADOPTION

TO: Amy Leigh Schleter, whose last known address is 5504 Loblolly Ct, Apt D, Tampa FL 33617

YOU ARE NOTIFIED that a Petition for Adoption by Grandparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Kathleen V. Logan, Petitioner's attorney, at Law Offices of Robert M. Geller, P.A., 807 W. Azeele St., Tampa, Florida 33606, U.S.A., on or before July 6th, 2026 and file the original with the clerk of this Court at PO Box 3360, Tampa, FL 33601-3360, United States before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the Petition.**

The minor child is identified as follows:

Date of Birth
October 1st, 2014

Place of Birth
Tampa, Hillsborough County FL

Physical Description of Respondent:
Age: 40 years old
Race: White
Hair Color: Blonde
Eye Color: Brown
Approximate Height: 5'2
Approximate Weight: 170 lb

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 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.

Dated 5/29/2026

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

By: s/ Jennifer Taylor
Deputy Clerk

6/26-7/17/26LG 4T

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

CIVIL DIVISION
Case No.: 25-CA-002296

SUNCOAST EQUITY PARTNERS LLC, a Florida limited liability company,
Plaintiff,

vs.

614 BEVERLY DR LLC, a Florida limited liability company, XAVIER HASANI THOMPSON, individually, JEREMY MCLOCHLIN, individually, CHELSI MCLOCHLIN, individually, MARY SINGLETON, an individual, MV REALTY PBC, LLC, a Florida limited liability company, UNKNOWN PARTIES IN POSSESSION,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to the "Final Judgment of Foreclosure," entered in Case No. 25-CA-002296 on January 28, 2026, in the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, wherein Suncoast Equity Partners LLC, Plaintiff, and 614 Beverly Dr LLC, Defendant, the Clerk will sell to the highest and best bidder for cash, the real property situated in Hillsborough County, Florida, described below at Public Sale, online at www.hillsborough.realforeclose.com at **10:00 A.M. on the 23rd day of July 2026**, the following described property as set forth in said Final Judgment, to wit:

Lot 12, Block 3, Brandon Hills Subdivision, according to the map or plat thereof, as recorded in Plat Book 34, Page(s) 16, of the Public Records of Hillsborough County, Florida.

Property Address: 614 Beverly Drive, Brandon, Florida 33510

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

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

Dated this June 22, 2026

/s/ Catherine Paige Andringa

FRANK A. LAFALCE, ESQUIRE
Florida Bar No. 0980609
flafalce@anthonyandpartners.com

C. PAIGE ANDRINGA
Florida Bar No. 1028374
cpandringa@anthonyandpartners.com

Anthony & Partners, LLC
100 S. Ashley Drive, Suite 1600
Tampa, Florida 33602
Telephone: 813/273-5616
Telecopier: 813/221-4113
Attorney for the Plaintiff

6/26-7/17/26LG 4T

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

Case No.: 26-006630
Division: A-P

BRENT BACON,
Petitioner,

and

LENAY BACON,
Respondent.

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

TO: LENAY BACON
Last known address: 9707 Tranquility Lake Circle, Riverview, FL 33578

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 BRENT BACON, whose address is 1532 Blue Rose Dr, Ruskin, FL 33570 on or before 28 days after the first date of publication, 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: 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 certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated May 21, 2026

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

By: s/ Mary Glover
Deputy Clerk

6/26-7/17/26LG 4T

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

CIVIL DIVISION
CASE NO: 26-CA-002811
DIVISION: G

REINEL RAMOS MUNOZ,
Plaintiff,

vs.

VICTOR CARMENATES ROMERO,
Defendant.

NOTICE OF ACTION

TO: VICTOR CARMENATES ROMERO

YOU ARE HEREBY NOTIFIED that Plaintiff, REINEL RAMOS MUNOZ, has filed an action for breach of contract and account stated, in the Circuit Court, in and for the Thirteenth Judicial Circuit, Hillsborough County, Florida, and you are required to serve a copy of your written defenses, if any, on the Plaintiff, REINEL RAMOS MUNOZ, by and through his counsel, ADRIAN R. CASTRO, ESQUIRE, 505 E. Jackson Street, Suite 210, Tampa, Florida 33602, on or before **July 31, 2026**, and file the original with the Clerk of this Court, 800 East Twiggs Street, Tampa, Florida 33602, before service on the Plaintiff or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the complaint.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the Clerk's office.

WITNESS my hand and the seal of this Court on June 17, 2026.

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

By: /s/ Jennifer Taylor
Deputy Clerk

6/26-7/17/26LG 4T

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

CASE NO. 16-DP-643
DIVISION: D

IN THE INTEREST OF:
D.M.C. DOB: 2/2/2010
MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: JESSICA COBAN DOB: 10/25/1988
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: D.M.C. born on 2/2/2010. You are hereby **commanded** to appear on **August 4, 2026, at 10:30 AM** before the Honorable Lisa D. Campbell via audio-visual communication technology or in person at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, CR 310 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 calling 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 18th day of June, 2026.

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

By: s/ Santiago Zambrano
As Deputy Clerk

6/26-7/17/26LG 4T

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

CASE NO: 26-DR-007028
DIVISION: E

IN RE: THE MATTER OF
FLAVIA G. SOARES FERREIRA,
Petitioner

and

ROBSON L. DA SILVA FERNANDES,
Respondent

NOTICE OF ACTION BY PUBLICATION

TO: ROBSON L. DA SILVA FERNANDES
Last Known Address: 4354 NW 9th Ave Apt 123, Pompano Beach, FL 33064

YOU ARE NOTIFIED that an action to establish parental responsibility, parental timesharing and for related relief related to minor child T.S.F. (Male) DOB April 16, 2017, has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Maria Obradovich, Esq., Attorney for Petitioner, whose address is 14502 N. Dale Mabry Hwy. Suite 200, Tampa, Florida, 33618, on or before 7/23/2026, 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**.

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 June 17, 2026

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

By: /s/ Mary Glover
Deputy Clerk

6/26-7/17/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 25-CP-000258

IN RE: ESTATE OF
TERRY TALTON
Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: RONALD TALTON,
FATHER OF TERRY TALTON

YOU ARE NOTIFIED that a Petition for Administration has been filed in this Court. You are required to serve a copy of your written defenses, if any on Petitioner's Attorney, whose name and address are: Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before 7/18/26 and to file the original of the written defenses with the clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or order for the relief demanded, without further notice.

Signed on this 10th day of June, 2026

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

By: /s/ Ryan Marsh
As Deputy Clerk

6/26-7/17/26LG 4T

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

Case No.: 26-CC-008570
Division: J

BARRY A. MELTZER,
Plaintiff,

vs.

EDWIN L. SHELTON, individually and as Trustee; FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, DIVISION OF MOTORIST SERVICES, and ALL OTHER UNKNOWN PARTIES,
Defendants.

NOTICE OF ACTION

TO: Defendants, EDWIN L. SHELTON, individually and as Trustee, and ALL OTHER UNKNOWN PARTIES, if alive, and if dead, their unknown spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the unknown spouse, heirs, devisees, grantees, and judgment creditors of Defendants, deceased, and all other parties claiming by, through, under, or against Defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a Defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above-named or described Defendants or parties or claiming to have any right, title, or interest in the subject property described in Plaintiff, BARRY A. MELTZER'S, Complaint for Declaratory Judgment ("Complaint") filed in this action:

YOU ARE NOTIFIED that there is an action for declaratory judgment for the following subject vehicle in Hillsborough County, Florida:

1974 Porsche (referred to herein as the "Subject Vehicle").

The Title Number of the Subject Vehicle is 17539042 and the Vehicle Identification Number is 9114102350.

The Subject Vehicle, is in Hillsborough County, Florida.

The Subject Vehicle has an estimated value of $49,000.00.

that has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott W. Fitzpatrick, Esquire, the Plaintiff's attorney, whose address is Eggert Fitzpatrick, 811 Cypress Village Blvd., Ruskin, Florida 33573, on or before 7/23/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

Dated on 6/17/2026

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

By: s/ Jennifer Taylor
Deputy Clerk

EGGERT FITZPATRICK

6/26-7/17/26 4T

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

Case No.: 26-DR-007810
Division: FP

YAILIN BARBARA PORTILLA ROJAS,
Petitioner,

and

VICTOR ANTONIO HERNANDEZ CARRAZANA,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: VICTOR ANTONIO HERNANDEZ CARRAZANA
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 YAILIN BARBARA PORTILLA ROJAS, whose address is 1429 E Comanche Ave, Tampa, FL 33604, on or before 7/23/2026, 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: 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 certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated June 17, 2026

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

By: s/ Mary Glover
Deputy Clerk

6/19-7/10/26LG 4T

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

Case No.: 26-DR-007118
Division: P

LOURDES RIVERA,
Petitioner,

and

CARLOS RIVERA,
Respondent.

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

TO: CARLOS RIVERA
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 LOURDES RIVERA, whose address is 5903 Tealwater Pl, Lithia, FL 33547 on or before 7/22/2026, 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: 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 certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated June 16, 2026

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

By: s/ Mary Glover
Deputy Clerk

6/19-7/10/26LG 4T

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

JUVENILE DIVISION
CASE NO. 23-DP-847

(Continued on next page)

HILLSBOROUGH COUNTY

DIVISION C

IN THE INTEREST OF:
T.M. DOB: 10/10/2017
P.G. DOB: 11/15/2019
B.G. DOB: 8/29/2022
MINOR CHILDREN

NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS

TO: YENISBEL GARCES MONTERO,
DOB: 5/08/1997
Last Known Address:
4506 W. Elm St., Tampa, FL 33614

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 children for adoption: T.M. born 10/10/2017, P.G. born 11/15/2019, and B.G. born 8/29/2022. You are hereby commanded to appear on July 27, 2026, at 9:40 AM before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street Tampa, FL 33602 – Courtroom 308, for an **ADVISORY HEARING**.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, 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. The parents have a right to be represented by an attorney at the arraignment hearing and during the dependency proceedings.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 11th day of June, 2026.

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

By: s/ Santiago Zambrano
As Deputy Clerk

6/19-7/10/26LG 4T

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

Case No.: 26-007569
Division: B-P

DANIEL RAMIREZ,
Petitioner,

and

BALBINA MILLER,
Respondent.

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

TO: BALBINA MILLER
Last known address: 12804 University Club Dr Apt 104, Tampa, FL 33612

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 DANIEL RAMIREZ, whose address is 2901 N Dale Mabry Hwy Apt 105, Tampa, FL 33607, on or before 7/20/2026, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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 June 12, 2026

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

By: s/ Mary Glover
Deputy Clerk

6/19-7/10/26LG 4T

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

CIVIL DIVISION
CASE NO.: 26-CA-001273
DIVISION: D

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

vs.

ALL UNKNOWN PERSONS
AND ENTITIES,
Defendants,

-and-

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

HILLSBOROUGH COUNTY

NOTICE OF ACTION

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

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

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

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

(collectively, the "Cashier's Check's").

*Plaintiff filed its Affidavit of Diligent Search and Inquiry on June 2, 2026, Filing #249485965, DIN# 38. Counsel for Plaintiff filed his Amended Affidavit of Attorney for Search by Publication on June 10, 2026, Filing #250054522.

NOW, THEREFORE, notice is given to all unknown or known persons and entities who may claim some right, title, or interest in or to the Funds and/or the Checks, who are or are not inhabitants of, or who are or are not found within this state, that they appear or plead to the Complaint filed by Paramount Title, and who are required to serve a copy of written defenses, if any, to it on John J. Agliano, Esquire, Paramount Title's attorney, whose address is 606 E. Madison Street, Tampa, FL 33602, thirty days from first publication, and file the original with the Clerk of this Court either before service on Paramount Title's above-named attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint, and that in default the court will proceed to the hearing and adjudication of the action.

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

WITNESS my hand and the seal of said court on June 10, 2026.

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

By: /s/ Jennifer Taylor
Deputy Clerk

Bajo Cohen Agliano P.A.

6/19-7/10/26 4T

MANATEE COUNTY

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000520AX

IN RE: ESTATE OF
RICHARD A MORLEY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of RICHARD A MORLEY, deceased, whose date of death was 10/03/2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 July 10, 2026.

Personal Representative:
/s/ Michael Morley
3323 Route 20 East
Cazenovia, NY 13035

Attorney for Personal Representative:
/s/ Patrick Ruster
patrick@rusterlaw.com
Florida Bar No. 123917
1990 Main Street, Suite 802
Sarasota, FL 34236
Telephone: 941-313-7208

7/10-7/17/26LG 2T

MANATEE COUNTY

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 412026CP001423CPAXMA

IN RE: ESTATE OF
THOMAS TENNY
Deceased.

AMENDED NOTICE OF ACTION (formal notice by publication)

TO:
CHARLES TOROK,
WHEREABOUTS UNKNOWN
PHILIP PETERSON,
WHEREABOUTS UNKNOWN
PAMELA CARLSON,
WHEREABOUTS UNKNOWN
MARK GEORGE,
WHEREABOUTS UNKNOWN
BARBARA SOET,
WHEREABOUTS UNKNOWN
JANET ZIEGELBAUR,
WHEREABOUTS UNKNOWN
GAIL ADAMS,
WHEREABOUTS UNKNOWN
GREGORY GEORGE,
WHEREABOUTS UNKNOWN
STEVE LEGANT,
WHEREABOUTS UNKNOWN
TIM LEGANT,
WHEREABOUTS UNKNOWN
MATTHEW CALDER,
WHEREABOUTS UNKNOWN

AND ANY AND ALL HEIRS OF THE ESTATE OF THOMAS TENNY

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 August 18, 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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Signed on July 7, 2026

First Publication on July 10, 2026

Angelina Colonneso
Manatee County Clerk of The Circuit Court

By: s/ C.L.
As Deputy Clerk

7/10-7/31/26LG 4T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

GULF COAST GRAZING

Owner: Jordan Catherine Ricketts
26203 State Road 64 E
Myakka City, FL 34251

7/10/26LG 1T

Notice is hereby given that the Southwest Florida Water Management District has received an application for a formal modification of Water Use Permit Number 20003848.011 from Dimare Homestead Inc to withdraw water from wells. Application received: July 7, 2026. Predominant use type: Agricultural. Quantity 5,432,300 GPD AAD. Location: Sections 4 – 8, Township 37 South, Range 22 East, and Sections 31 – 33, Township 36 South, Range 22 East in Manatee County. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1 (800)836-0797, TDD only 1(800)231-6103.

7/10/26LG 1T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026 CP 1428

IN RE: THE ESTATE OF:
BYRON R. WILSON, III,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Byron R. Wilson, III, deceased, whose date of death was June 8, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their 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 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 July 10, 2026.

Personal Representative:
/s/ Christine Grodzik
34 N. Dee Road
Park Ridge, Illinois 60068

Attorney for Personal Representative:
/s/ Brice Zoecklein
Brice Zoecklein, Esq.
Fla. Bar. No.: 0085615
Zoecklein Law P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511
brice@zoeckleinlawpa.com
eservice1@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

7/10-7/17/26LG 2T

IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-000619

RIVER PLACE PROPERTY OWNERS' ASSOCIATION, INC.,
Plaintiff,

vs.

ANTHONY WHITLOCK,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 26-CC-000619, that resulted from the Final Hearing on or about June 29, 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-CC-000619 on about June 29, 2026 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Angelina "Angel" Colonneso, the Clerk of the Court will sell the property situated in MANATEE County, Florida described as:

Lot 87, RIVER PLACE, a subdivision according to the plat thereof recorded in Plat Book 42, Page 173, of the Public Records of Manatee County, Florida

and commonly known as: 6891 74th Street Cir E, Bradenton, FL 34203; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, **on the MANATEE County public auction website at manatee.realforeclose.com**, on **September 15, 2026 at 11:00 AM**. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this July 2, 2026

/s/ Jessica T. Dubsky, Esq.

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

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

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000956
Division Probate

IN RE: ESTATE OF
JUDITH HAESSLY MINTURN
Deceased

NOTICE TO CREDITORS

The administration of the estate of Judith Heassly Minturn, deceased, whose date of death was March 8, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 July 10, 2026.

Petitioner:
Ann White
PO Box
Kersey, CO 80644

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

7/10-7/17/26LG 2T

IN THE TWELFTH CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001492AX

IN RE: ESTATE OF
GERMAINE GONZALEZ ZAMORA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GERMAINE GONZALEZ ZAMORA, deceased, whose date of death was March 2, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400. Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
FABIOLA IRENE GONZALEZ RIVERA
10391 Easton Trace Dr., Apt. 308

(Continued on next page)

MANATEE COUNTY

Ruskin, Florida 33573

Attorney for Personal Representative:
Danicet M. Cura
Florida Bar Number: 137006
3105 W. Azeele St.
Tampa, Florida 33609
Telephone: (813) 333-2334
E-Mail: dani@curalawllc.com
Secondary E-Mail: curalaw@gmail.com

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA.
CASE No. 2025CA002070AX
MORTGAGE ASSETS MANAGEMENT, LLC,
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEO D. STRONG A/K/A LEO DAVID STRONG, ET AL.
DEFENDANT(S).

_____/

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 30, 2026 in the above action, the Manatee County Clerk of Court will sell to the highest bidder for cash at Manatee, Florida, on August 26, 2026, at 11:00 AM, at WWW.MANATEE.REALFORECLOSE.COM for the following described property: "LOT 6, BLOCK B, SHARP & TURNER`S ADDITION TO THE CITY OF PALMETTO ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 313, OF THE PUBLIC RECORDS OF MANATEE 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: Wendy B. Tabb
Wendy B. Tabb, Esq.
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 ADA Coordinator Manatee County, at PO Box 25400, Bradenton, FL 34206, Phone 941-741-4062 at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1037890

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA.
CASE No. 412023CA004855CAAXMA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST 2021-1, MORTGAGE-BACKED CERTIFICATES, SERIES 2021-1,
PLAINTIFF,
VS.
DAVID A. EVANS, JR. A/K/A DAVID A. EVANS A/K/A DAVID EVANS A/K/A DAVID ALLEN EVANS, JR. , ET AL.
DEFENDANT(S).

_____/

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated March 24, 2025 in the above action, the Manatee County Clerk of Court will sell to the highest bidder for cash at Manatee, Florida, on July 29, 2026, at 11:00 AM, at WWW.MANATEE.REALFORECLOSE.COM for the following described property: LOT 6, PINE MEADOW SUBDIVISION, PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 125 THROUGH 127, OF THE PUBLIC RECORDS OF MANATEE 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: Wendy B. Tabb
Wendy B. Tabb, Esq.
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 ADA Coordinator Manatee County, at PO Box 25400, Bradenton, FL 34206, Phone 941-741-4062 at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1037888

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA.
CASE No. 412025CA001735CAAXMA
PHH MORTGAGE CORPORATION,
PLAINTIFF,
VS.
MILDRED A. DUNCAN A/K/A MILDRED DUNCAN, ET AL.
DEFENDANT(S).

_____/

MANATEE COUNTY

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 1, 2026 in the above action, the Manatee County Clerk of Court will sell to the highest bidder for cash at Manatee, Florida, on August 5, 2026, at 11:00 AM, at WWW.MANATEE.REALFORECLOSE.COM for the following described property: LOT 10, BLOCK 23, OF THE RESUBDIVISION OF WHITES SUBDIVISION OF THE S 1/2 OF SW 1/4 OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 190, OF THE PUBLIC RECORDS OF MANATEE 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: Wendy B. Tabb
Wendy B. Tabb, Esq.
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 ADA Coordinator Manatee County, at PO Box 25400, Bradenton, FL 34206, Phone 941-741-4062 at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1037930

NOTICE OF ACTION

2026CC1122

TO: Edgar Rodriguez Torres

YOU ARE NOTIFIED that an action for Breach of Contract to the following property in Manatee County, Florida. The Amount of $30,000.00 has been filed against you. You are required to serve a copy of your written defenses, if any, to the action on Keiver Vasquez Bravo whose address is 633 Siesta Key Cir, Apt 3012, Deerfield Beach, FL 33411, on or before a date no less than 28 days or more than 60 days after the first publication, and file the original with the clerk of this court either before service on plaintiff's attorney or immediately thereafter service; otherwise, a default will be entered against you, for the relief demanded in the complaint or petition.

Clerk of Court: Angelina Colonneso

Deputy Clerk: John Sillivan

7/3-7/24/26LG 4T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 412026CP001393CPAXMA

IN RE: ESTATE OF
MARY ANNE JONES,
A/K/A MARY ANNE FLORENCE JONES
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARY ANNE JONES, A/K/A MARY ANNE FLORENCE JONES, deceased, whose date of death was May 4, 2025; File Number 41-2026CP001393CPAXMA, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
RICKEY JONES CHEELY
6219 Palma Del Mar Blvd. S., Unit 603
St. Petersburg, FL 33715

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
Eserviceforallattorneyslisted above:
GADeservice@GendersAlvarez.com

7/3-7/10/26LG 2T

Notice of Divorce

By order of the Court for service by publication dated June 9, 2026, you are hereby notified that on January 28, 2026, SYDNEY WEBBS filed suit against you

MANATEE COUNTY

for divorce.

You are required to file with the Clerk of the Superior Court of Cobb County, and to serve upon Plaintiff's attorney, Maya J. Jeanpierre, whose address is 12735 Morris Road Ext., Building 200, Suite 300, Alpharetta, Georgia 30004, an answer in writing within sixty (60) days of the date of the Order for Publication.

WITNESS, the Honorable A. Gregory Poole, Judge of this Superior Court.

7/3-7/24/26LG 4T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2024-CA-1563

Westbay Point and Moorings II Association, Inc.,
Plaintiff,
vs.
Mary Margaret Byrne, as Trustee, under the terms and provisions of a certain Trust Agreement dated the 11th day of February 1977 and designated as the Mary Marget Byrne Trust.
Defendant(s).
And
Digital Nostalgia, LLC,
As the Assignee of the Final Judgment together with Bid Rights.
Assignee.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Assessment Foreclosure dated December 15, 2025, and the Order for the Manatee County Clerk of Court to Reschedule the Foreclosure Sale dated June 29, 2026, being entered in Case No. 2024-CA-1563, of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida in the above captioned action, the following real property situated in Manatee County, Florida, described as:

LEGAL DESCRIPTION:

Unit 112, Building 11, Westbay Point & Moorings II, a condominium according to the Declaration of Condominium recorded in Official Records Book 884, Page 804 and re-recorded in Official Records [sic] Book 886, Page 146, and amendments thereto, and as per Plat thereof recorded in Condominium Book 8, Pages 24 through 26, as amended, including but not limited to amendment in Condominium Book 9, Pages 99 through 101, of the Public Records of Manatee County, Florida.

Property Address: 6500 Flotilla Drive, Unit 112, Holmes Beach, FL 34217.

Shall be sold by the Manatee County Clerk of Court on Thursday, **August 6, 2026 at 11:00 a.m.**, via the internet to be held at www.manatee.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 cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 747-1628 or https://www.legalaidofmanasota.org or Gulfcoast Legal Services at (941) 746-6151 or https://www.gulfcoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/ to see if you qualify financially for their services. If they cannot assist you, they may be able to refer you to a local bar referral agency or suggest other options. If you choose to contact the local or nearest legal aid office for assistance, you should do so as soon as possible after receipt of this notice.

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance: Please contact Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. Telephone: (941) 741-4062. If you are hearing or voice impaired, please call 711.

/s/ John P. Fleck, Jr.
John P. Fleck, Jr., Esquire
1111 Ninth Avenue West, Suite C
Bradenton, FL 34205
(941) 749-1832
manateecountylaw@aol.com
Attorney for the Assignee
Florida Bar No. 355747

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26 CP 1225
Division Probate

IN RE: ESTATE OF
FRANCES JOANNE FRONGILLO,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Frances Joanne Frongillo, deceased, whose date of death was April 18, 2026, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Circuit Court for Manatee County, 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

MANATEE COUNTY

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

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

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

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

Personal Representative:
Johanna Joy Ferris
1008 Parham Place
Kingsport, TN 37660

Attorney for Personal Representative:
Jovanna Bailey
Florida Bar No. 1032128
Leech Tishman
8470 Enterprise Circle, Suite #100
Lakewood Ranch, FL 34202
Telephone: 941-877-1830
E-Mail Addresses:
jbailey@leechtishman.com
ttishman@leechtishman.com

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA
FILE NO. 2026 CP 001210

IN RE: THE ESTATE OF
MARGARET CHRISTINE JENKINS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Margaret Christine Jenkins, deceased, whose date of death was 19 November 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 3 July 2026.

Personal Representative:
Theodore Jenkins
34 Loyola Ave.
Ventura, CA 93003

Attorney for Personal Representative:
/s/ Marc H. Feldman
Florida Bar No. 276537
Feldman & Roback
3908 26th St. W.
Bradenton, FL 34205
(941) 758-8888 • Fax (941) 870-1622

7/3-7/10/26LG 2T

ORANGE COUNTY

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Roseangel Martinez, 10853 62ND DR APT 2J, Forest Hills, NY 11375-1220; VOI: 219552-01; TYPE: Odd Biennial; POINTS: 81000; TOTAL: $4,706.15; PER DIEM: $1.45; NOTICE DATE: June 24, 2026 OBLIGOR: Peter D. Tran, 1344 ROSANA WAY, Rohnert Park, CA 94928-2948 and Jessica M. Tran, 62 FREEDOMS WAY, Northbridge, MA 01534-1157; VOI: 253100-01, 253100-02; TYPE: Annual, Annual; POINTS: 51700, 44000; TOTAL: $13,467.01; PER DIEM: $3.70; NOTICE DATE: June 24, 2026 OBLIGOR: Iris Hermine Muller, 11725 GREENWICK DRIVE, Oklahoma City, OK 73162; VOI: 253298-01, 253298-02, 253298-03; TYPE: Annual, Annual, Annual; POINTS: 81000, 81000, 81000; TOTAL: $24,390.06; PER DIEM: $7.34; NOTICE DATE: June 24, 2026 OBLIGOR: Howard L. Washington, 122 WORTHAM LN, Caravel Woods Bear, DE 19701; VOI: 331099-01; TYPE: Annual; POINTS: 81000; TOTAL: $36,872.89; PER DIEM: $11.91; NOTICE DATE: June 24, 2026 OBLIGOR: Larry Adrian McPherson, 1901 NW 77TH ST, Miami, FL 33147; VOI: 331152-01; TYPE: Annual; POINTS: 95700; TOTAL: $43,144.36; PER DIEM: $14.31; NOTICE DATE: June 24, 2026 File Numbers: 26-009706, 26-009720, 26-009721, 26-009615, 26-009616
MDK-109648

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Kayode S. Nouaty, 4917 LEWISTON DR, Indianapolis, IN 46254 and Bidossessi Christiane Gomez, 4917 LEWISTON DR, Indianapolis, IN 46254; VOI: 332078-01; TYPE: Annual; POINTS: 30000; TOTAL: $15,525.25; PER DIEM: $4.98; NOTICE DATE: June 24, 2026 OBLIGOR: Carmen D. Salas, 20 VERNON AVE, Newark, NJ 07108 and Dario Salas, 20 VERNON AVE, Newark, NJ 07108; VOI: 332126-01; TYPE: Annual; POINTS: 20700; TOTAL: $12,209.02; PER DIEM: $3.87; NOTICE DATE: June 24, 2026 OBLIGOR: Daazmine Freeman, 6100 MAGGIES CIRCLE, Jacksonville, FL 32244 and Teyonia Philpot, 6100 MAGGIES CIRCLE, Jacksonville, FL 32244; VOI: 332396-01; TYPE: Annual; POINTS: 20700; TOTAL: $12,487.85; PER DIEM: $4.14; NOTICE DATE: June 24, 2026 OBLIGOR: Octavia J. Mckenzie, 20847 NE PINE ST, Blounstown, FL 32424 and Jyri J. Quinland, 20847 NE PINE ST, Blounstown, FL 32424; VOI: 332888-01; TYPE: Annual; POINTS: 30500; TOTAL: $16,064.94; PER DIEM: $5.52; NOTICE DATE: June 24, 2026 OBLIGOR: Ronke Juliet Gafar, 1430 BLACK KETTLE DR, Charlotte, NC 28213; VOI: 333099-01; TYPE: Annual; POINTS: 20700; TOTAL: $12,428.54; PER DIEM: $4.28; NOTICE DATE: June 24, 2026 File Numbers: 26-009731, 26-009732, 26-009734, 26-009737, 26-009739
MDK-109636

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number

(Continued on next page)

of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Belinda Diane Cook, 5829 FINWAY COURT, West Bloomfield, MI 48322; VOI: 333103-01; TYPE: Annual; POINTS: 280000; TOTAL: $109,093.72; PER DIEM: $36.63; NOTICE DATE: June 24, 2026 OBLIGOR: Jonathon William Schulze, 18420 CENTURY CT, Tinley Park, IL 60477; VOI: 333206-01; TYPE: Annual; POINTS: 101000; TOTAL: $52,015.17; PER DIEM: $17.58; NOTICE DATE: June 24, 2026 OBLIGOR: Erica Marie Ball, 1824 CORTEZ RD, Jacksonville, FL 32246; VOI: 333239-01; TYPE: Annual; POINTS: 31000; TOTAL: $15,029.90; PER DIEM: $5.29; NOTICE DATE: June 24, 2026 OBLIGOR: Jerome Frederick Taylor, 5612 SHADY PINE CT, Hope Mills, NC 28348; VOI: 333376-01; TYPE: Annual; POINTS: 20700; TOTAL: $12,279.82; PER DIEM: $3.85; NOTICE DATE: June 24, 2026 OBLIGOR: Angela Evonne Weston, 574 NEW CUT LN, Blythewood, SC 29016; VOI: 333433-01, 333433-02; TYPE: Annual, Annual; POINTS: 55000, 55000; TOTAL: $52,089.21; PER DIEM: $17.69; NOTICE DATE: June 24, 2026 File Numbers: 26-009740, 26-009741, 26-009742, 26-009743, 26-009744
MDK-109654

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Vittoria Porto Salarini, AVENIDA LUCIO COSTA 5706 BARRA DA TIJUCA APT 5, Rio De Janeiro 22630-012 Brazil and Lucia Maria Porto Salarini, RUA DAS LARANJEIRAS, 457 BLOCO A APT 103, Rio De Janeiro 22240-900 Brazil; VOI: 256313-01; TYPE: Annual; POINTS: 20700; TOTAL: $4,847.17; PER DIEM: $1.25; NOTICE DATE: June 26, 2026 OBLIGOR: Marcia Aparecida Baraldi, Rua Das Castanheiras, 98, Florianopolis 88062-284 Brazil and Abiezer Joaz Da Cruz, RUA DAS CASTANHEIRAS, 98, Florianopolis 88062-284 Brazil; VOI: 285985-01; TYPE: Annual; POINTS: 44000; TOTAL: $12,570.37; PER DIEM: $3.95; NOTICE DATE: June 26, 2026 OBLIGOR: Francisco Lagunda Del Rosario, 2 MARILAG ST. UP VILLAGE DILIMAN, Quezon City 1101 Philippines and Cecilia Pajaro Del Rosario, 2 MARILAG ST. UP VILLAGE DILIMAN, Quezon City 1101 Philippines; VOI: 302656-01; TYPE: Annual; POINTS: 57000; TOTAL: $16,743.00; PER DIEM: $5.07; NOTICE DATE: June 26, 2026 OBLIGOR: Dominique Nicole Reese, 1127 W 45TH ST., Los Angeles, CA 90037; VOI: 332558-01; TYPE: Annual; POINTS: 51700; TOTAL: $23,413.92; PER DIEM: $7.63; NOTICE DATE: June 26, 2026 OBLIGOR: George B. Wilson Jr, 6 HEYWOOD LN, Sicklerville, NJ 08081-2550 and Jacquelyn B. Lee, 6 HEYWOOD LN, Sicklerville, NJ 08081-2550; VOI: 333576-01; TYPE: Annual; POINTS: 51700; TOTAL: $25,755.75; PER DIEM: $8.59; NOTICE DATE: June 26, 2026 File Numbers: 25-027331, 25-027360, 26-009646, 26-009736, 26-009745
MDK-109613

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Michael Paul Metzler, 31 GENA COURT, Hamilton, NJ 08690 and Margaret M. Dinatale, 31 GENA COURT, Hamilton, NJ 08690; VOI: 334433-01; TYPE: Annual; POINTS: 20700; TOTAL: $12,427.47; PER DIEM: $4.28; NOTICE DATE: June 24, 2026 OBLIGOR: Lisa I. Sherman, 53 COMPASS AVE, Brick, NJ 08123; VOI: 334452-01; TYPE: Annual; POINTS: 20700; TOTAL: $12,036.01; PER DIEM: $3.80; NOTICE DATE: June 24, 2026 OBLIGOR: Erika Diane Smith, 66 WEST ROCKLAND ST, Philadelphia, PA 19144 and Keith Lamont Watkins Jr, 66 WEST ROCKLAND ST, Philadelphia, PA 19144; VOI: 334541-01; TYPE: Annual; POINTS: 44000; TOTAL: $21,353.14; PER DIEM: $5.58; NOTICE DATE: June 24, 2026 OBLIGOR: William H. Cho, 201 23 42ND AVE 2FL, Bayside, NY 11361; VOI: 334582-01; TYPE: Annual; POINTS: 20700; TOTAL: $12,493.31; PER DIEM: $4.30; NOTICE DATE: June 24, 2026 OBLIGOR: Greg Michael Helmkamp, 52304 SPRING ARBOR CT, Granger, IN 46530 and Katrina R. Helmkamp, 52304 SPRING ARBOR CT, Granger, IN 46530; VOI: 334790-01; TYPE: Annual; POINTS: 20700; TOTAL: $12,232.97; PER DIEM: $4.24; NOTICE DATE: June 24, 2026 File Numbers: 26-009748, 26-009749, 26-009750, 26-009751, 26-009752
MDK-109667

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by HPC Owners' Association, Inc., a Florida corporation not-for-profit for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Hyatt Portfolio Club described as: VOI Number(s): (See Exhibit A- VOI), VOI Type (See Exhibit A-Type), Number of VOI Ownership Points (See Exhibit A-Points) in the HPC Club Ownership Plan, according and subject to the HPC Club Declaration of Vacation Ownership Plan ('Declaration'), as recorded as Instrument Number 20170358914 in the Public Records of Orange County, Florida, and all amendments and supplements thereto.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Madelyn A. Wilhelmy Trustee of the Madelyn A. Wilhelmy revocable trust dated August 21st 2018, 3 SOUTH HAMPTON CT, Rocky River, OH 44116; VOI: 50-16382; TYPE: Annual; POINTS: 900; TOTAL: $3,815.00; PER DIEM: $1.32; NOTICE DATE: June 24, 2026 OBLIGOR: John L. Flammang, 401 WEST PASEO BOLSA, Green Valley, AZ 85622 and Karen L. Flammang, 401 WEST PASEO BOLSA, Green Valley, AZ 85622; VOI: 50-2524; TYPE: Annual; POINTS: 660; TOTAL: $2,982.30; PER DIEM: $1.01; NOTICE DATE: June 24, 2026 OBLIGOR: Valerie Kristine Chapa-Moreno, 4346 FM 666, Banquete, TX 78339 and Benjamin James Moreno, 4346 FM 666, Banquete, TX 78339; VOI: 50-5071; TYPE: Annual; POINTS: 1100; TOTAL: $14,313.68; PER DIEM: $4.28; NOTICE DATE: June 24, 2026 OBLIGOR: Peter R. Taft Trustee of the Peter and Diana Taft Living Trust, dated July 5, 1989, 17058 AVENIDA DE SANTA YNEZ, Pacific Palisades, CA 90272 and Diana Frost Todd Trustee of the Peter and Diana Taft Living Trust, dated July 5, 1989, 17058 AVENIDA DE SANTA YNEZ, Pacific Palisades, CA 90272; VOI: 50-5104; TYPE: Annual; POINTS: 1000; TOTAL: $4,078.92; PER DIEM: $1.45; NOTICE DATE: June 24, 2026 OBLIGOR: Natasha Mandery, 1154 WILD FLOWER DR, Melbourne, FL 32940; VOI: 50-849; TYPE: Annual; POINTS: 660; TOTAL: $3,059.15; PER DIEM: $1.01; NOTICE DATE: June 24, 2026 File Numbers: 26-009845, 26-009841, 26-009842, 26-009843, 26-009840
MDK-109651

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE
CONTRACT NO.: 2009651.1
FILE NO.: 26-010432
PALM FINANCIAL SERVICES, LLC,
Lienholder,
vs.
BRYAN OCON
Obligor(s)

_____/
NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Bryan Ocon
9410 SW 171 CT
Miami, FL 33196
Disney's Polynesian Villas Bungalows Condominium Association Inc.
c/o DVC Member Accounting
215 Celebration Place
Suite 300
Celebration, FL 34747
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Disney's Polynesian Villas & Bungalows described as:
An undivided 0.2788% interest in Unit 16 of the Disney's Polynesian Villas & Bungalows, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 10857, Page 4004, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')
The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of $2,378.48, plus interest (calculated by multiplying $0.49 times the number of days that have elapsed since June 26, 2026), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage.
Michael E. Carleton, Esq.
Jordan A. Zeppetello, Esq.
Jasmin Hernandez, Esq.
Adam B. Hall, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613
11080-1037669

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE
CONTRACT NO.: 2009651.2
FILE NO.: 26-010433
PALM FINANCIAL SERVICES, LLC,
Lienholder,
vs.
BRYAN OCON
Obligor(s)

_____/
NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Bryan Ocon
9410 SW 171 CT
Miami, FL 33196
Copper Creek Villas Cabins at Disney's Wilderness Lodge Condominium Association Inc.
c/o DVC Member Accounting
215 Celebration Place
Suite 300
Celebration, FL 34747
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Copper Creek Villas & Cabins at Disney's Wilderness Lodge described as:
An undivided 0.1417% interest in Unit 6C of Copper Creek Villas & Cabins at Disney's Wilderness Lodge, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded as Instrument Number 20170096685, in the Public Records of Orange County, Florida, and all amendments thereto.
The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of $5,352.81, plus interest (calculated by multiplying $1.39 times the number of days that have elapsed since June 26, 2026), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage.
Michael E. Carleton, Esq.
Jordan A. Zeppetello, Esq.
Jasmin Hernandez, Esq.
Adam B. Hall, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613
11080-1037668

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE
CONTRACT NO.: 7089512.0
FILE NO.: 26-010434
PALM FINANCIAL SERVICES, LLC,
Lienholder,
vs.
DARREN V. LAVALLEE; ASHLEY LAVALLEE
Obligor(s)

_____/
NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Darren V. Lavallee
434 HIGH RIDGE RD
Southbury, CT 06488-1140
Ashley Lavallee
434 High Ridge Rd
Southbury, CT 06488
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as:
An undivided 0.3285% interest in Unit 119A of the Disney's Saratoga Springs Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 7419, Page 4659, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')
The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of $5,333.89, plus interest (calculated by multiplying $1.19 times the number of days that have elapsed since June 26, 2026), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage.
Michael E. Carleton, Esq.
Jordan A. Zeppetello, Esq.
Jasmin Hernandez, Esq.
Adam B. Hall, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613
11080-1037667

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE
CONTRACT NO.: 14023971.2
FILE NO.: 26-010443
PALM FINANCIAL SERVICES, LLC,
Lienholder,
vs.
JAMES L. CULLOTTA; JESSICA L. CULLOTTA
Obligor(s)

_____/
NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: James L. Cullotta
6137 SKYLARKCREST DR
Lithia, FL 33547-1785
Jessica L. Cullotta
5610 Hawklake Rd
Lithia, FL 33547-5801
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Disney Vacation Club at Walt Disney World Resort described as:
An undivided 0.0384% interest in Unit 53 of the Disney Vacation Club at Walt Disney World Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4361, Page 2551, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')
The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of $6,553.09, plus interest (calculated by multiplying $1.61 times the number of days that have elapsed since June 26, 2026), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage.
Michael E. Carleton, Esq.
Jordan A. Zeppetello, Esq.
Jasmin Hernandez, Esq.
Adam B. Hall, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613
11080-1037665

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE
CONTRACT NO.: 16009779.0
FILE NO.: 26-010446
PALM FINANCIAL SERVICES, LLC,
Lienholder,
vs.
RHONDA CHRISTINE FOGERTY
Obligor(s)

_____/
NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Rhonda Christine Fogerty
1867 Spring Pond Pt
L-201
Winter Springs, FL 32708-3033
Disney's Riviera Resort Condominium Association Inc.
c/o DVC Member Accounting
215 Celebration Place
Suite 300
Celebration, FL 34747
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Disney's Riviera Resort described as:
An undivided 0.2218% interest in Unit 5B of Disney's Riviera Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded as Instrument Number 20190114799, in the Public Records of Orange County, Florida, and all amendments thereto.
The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of $22,219.80, plus interest (calculated by multiplying $8.16 times the number of days that have elapsed since June 26, 2026), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage.
Michael E. Carleton, Esq.
Jordan A. Zeppetello, Esq.
Jasmin Hernandez, Esq.
Adam B. Hall, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613
11080-1037664

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Flex Collection, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Collection Vacation Ownership Plan 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 Collection Trust and includes an equity interest in the Trust Association, together with its appurtenances including use rights in the Trust Property and ownership in the Trust Association all according to the Flex Collection Vacation Ownership Plan, and subject to the Flex Collection Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records at Document No. 20170606632, Public Records of Orange County, Florida, and all amendments and supplements thereto, and subject to that certain FLEX COLLECTION TRUST AGREEMENT, as described in the Memorandum of Trust as recorded in Official Records at Document No. 20170606633, and further subject to the Vacation Ownership Documents, as defined in the Declaration, taxes and assessments for the current and subsequent years and conditions, restrictions, limitations, reservations, easements and other matters of record.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default

(Continued on next page)

ORANGE COUNTY

any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Sherrill Lynn Rieken, 5913 COUNTRY VIEW LN, Frisco, TX 75036-4641; VOI: 503352-01; TYPE: Annual; POINTS: 37000; TOTAL: $6,940.29; PER DIEM: $2.10; NOTICE DATE: June 26, 2026 OBLIGOR: Olivia Lindsey Pierce, 1432 GRACELAND CT, Morrow, GA 30260 and Alante Khrishon Pierce, 1432 Graceland Ct, Morrow, GA 30260; VOI: 508665-01; TYPE: Annual; POINTS: 37000; TOTAL: $10,887.61; PER DIEM: $3.41; NOTICE DATE: June 26, 2026 OBLIGOR: Baylen Sabastian Kennedy, 5708 PINE MEADOW LN, Mckinney, TX 75070-6678 and Michelle Ranee Kennedy, 5708 PINE MEADOW LN, Mckinney, TX 75070-6678; VOI: 521474-01; TYPE: Annual; POINTS: 81000; TOTAL: $24,240.65; PER DIEM: $6.86; NOTICE DATE: June 26, 2026 OBLIGOR: Crystal Rios Ramos, 8258 W CHARTER OAK RD, Peoria, AZ 85381-8190 and Edwin Gerardo Ramos, 8258 W CHARTER OAK RD, Peoria, AZ 85381-8190; VOI: 523205-01; TYPE: Annual; POINTS: 37000; TOTAL: $14,421.07; PER DIEM: $4.60; NOTICE DATE: June 26, 2026 OBLIGOR: Crystal Rios Ramos, 8258 W CHARTER OAK RD, Peoria, AZ 85381-8190 and Edwin Gerardo Ramos, 8258 W CHARTER OAK RD, Peoria, AZ 85381-8190; VOI: 525039-01; TYPE: Annual; POINTS: 44000; TOTAL: $19,315.14; PER DIEM: $6.22; NOTICE DATE: June 26, 2026 File Numbers: 26-014119, 26-009690, 26-014124, 26-014125, 26-014126
MDK-109615

IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026-CC-010678-O

WINTER PARK WOODS CONDOMINIUM ASSOCIATION. INC.,
Plaintiff,
vs.
GEORGIE A. PRATT,
Defendant.

NOTICE OF ACTION

TO: GEORGIE A. PRATT
182 Scottsdale Square, Unit 182,
Winter Park, FL 32792
143 Lincoln St., Stoughton, MA 02072

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

Unit 182, Winter Park Woods, A Condominium, formerly known as Place 436, according to the Declaration of Condominium, as recorded in Official Records Book 3192, Page 297, and all its attachments and amendments thereto, all in the Public Records of Orange County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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 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 June 23, 2026

Tiffany Moore Russell, Clerk of Courts
425 N Orange Ave Room 350
Orlando, FL 32801

By: /s/ Rosa Aviles
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

7/3-7/10/26LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT
ORANGE COUNTY

To: EVE SECURITY SOLUTIONS, LLC (ORLANDO BRANCH)

Case No.: CD202512145/BB3400001

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.

7/10-7/31/26LG 4T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1390-O

IN RE: ESTATE OF
FRANCES ISLE VOGHT
Deceased

NOTICE TO CREDITORS

The administration of the estate of FRANCES ISLE VOGHT, deceased, whose date of death was February 16, 2025; File Number 2026-CP-1390-O, is pending in the Circuit Court for Windham County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 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 July 10, 2026.

Personal Representative:
EMMA M. DE SANTIS
6151 Pinehurst Drive
Spring Hill, FL 34606

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
Eserviceforallattorneyslistedabove:
GADeservice@GendersAlvarez,com

7/10-7/17/26LG 2T

IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA
Case No.: 2025-CC-017771-O

Summergate Condominium Association, Inc.,
Plaintiff,
vs.
Kendra Job; et al.
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to an Order on Plaintiff's Motion to Reschedule Foreclosure Sale, dated June 29, 2026, and entered in Case Number: 2025-CC-017771-O, of the County Court in and for Orange County, Florida. To be published in the La Gaceta Newspaper, wherein Summergate Condominium Association, Inc. is the Plaintiff, and Kendra Job, Amy Job, and Jeffrey Glen Job are the Defendants, the clerk will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at **11:00 o'clock A.M. on August 26, 2026**, the following described property as set forth in said Order on Plaintiff's Motion to Reschedule Foreclosure Sale, to-wit:

Property Description:

UNIT 4301 OF PHASE 4, SUMMERGATE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 5923, PAGES 662, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ANY AMENDMENT THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Property Address: 4833 Cypress Woods Dr, Apt. 4301, Orlando, FL 32811

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

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

Dated June 30, 2026

DHN ATTORNEYS, P.A.
448 South Alafaya Trail, Unit 8
Orlando, FL 32828
Telephone: (407) 269-5346
Facsimile: (407) 650-2765
Attorney for Association

By: /s/ Ryan Fong
Ryan Fong, Esquire
Florida Bar No. 113279
ryan@dhnattorneys.com

7/3-7/10/26LG 2T

NOTICE OF SUSPENSION
ORANGE COUNTY

To: JOHNATHON A. LOFTON

Case: CD202600252/D 3504906

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.

7/3-7/24/26LG 4T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2026-CP-000104-O
DIVISION: 1 BAR NO.: 341827

IN RE: The Estate of:
ELIZABETH A. LOMONT,
Deceased.

NOTICE TO CREDITORS (Summary Administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Elizabeth A. Lomont, deceased, File Number 2026-CP-000104-O, by the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 335, Orlando, FL 32801; that the decedent's date of death was September 19, 2022; that the total value of the estate is $100.00, and that the names and addresses of those to whom it has been assigned by such order are:

Gregory A. Lomont
17336 Irving Rd., New Haven, IN 46774

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 ss. 732.216-732.228, Florida Starutes, 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.

The date of first publication of this Notice is July 3, 2026.

Person Giving Notice:
/s/ Gregory A. Lomont
17336 Irving Rd.
New Haven, Indiana 46774

Attorney for Person Giving Notice:
/s/ Mark J. Albrechta
Attorney
Florida Bar Number: 341827
3853 Northdale Blvd., Ste. 346
Tampa, Florida 33624-1861
Telephone: (813) 265-4036
Fax: (813) 298-0622
E-Mail: malbrechta@outlook.com
Secondary E-Mail:
markalbrechta@gmail.com

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026-CA-001238-O

ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE,
Plaintiff,
vs.
IC CORPORATION USA; *et. al.*,
Defendant(s).

NOTICE OF ACTION

TO: CESAR AUGUSTO ESCOBAR VALDIVIESO A/K/A CESAR A. ESCOBAR VALDIVIESO
Last Known Address: 11890 SW 8th St PH 7, Miami, FL 33184

TO: IC CORPORATION USA
Last Known Address: 11890 SW 8th St PH 7, Miami, FL 33184

TO: UNKNOWN TENANT #1
Last Known Address: 11205 Tindall Rd., Orlando, FL 32832

TO: UNKNOWN TENANT #2
Last Known Address: 11205 Tindall Rd., Orlando, FL 32832

TO: ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in Orange County, Florida, legally described as:

THE SOUTH 30 ACRES OF THE SOUTH ½ OF GOVERNMENT LOT 2, LESS THE WEST 889.33 FEET THEREOF AND ALSO LESS THE SOUTH 30 FEET THEREOF; SECTION 28, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA..

This property is located at the street address of 11205 Tindall Rd., Orlando, FL 32832.

YOU ARE REQUIRED to serve a copy of your written defenses on or before August 2, 2026, a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for two consecutive weeks in the LA GACETA.

IN ACCORDANCE WITH THE AMERICAN'S 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. Please contact ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204.

WITNESS my hand and the seal of the court on June 16th, 2026.

Tiffany Moore Russell
Clerk of The Circuit Court
425 North Orange Ave., Room 350
Orlando, Florida 32801

s/ Lauren Scheidt
Deputy Clerk

Attorney for Plaintiff:
Annalise Hayes DeLuca, Esq.
Gina Vargas, Esq.
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: 404.474.7149
Email: ServiceFL@mtglaw.com

7/3-7/10/26LG 2T

OSCEOLA COUNTY

NOTICE OF SUSPENSION
OSCEOLA COUNTY

To: MANUEL J. ORTIZ, JR.

Case No.: CD202605584/D 3122464

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.

7/10-7/31/26LG 4T

NOTICE OF SUSPENSION
OSCEOLA COUNTY

To: JASMINE B. KRUYTHOFF

Case No.: CD202603654/D 3431998

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.

7/10-7/31/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT
OSCEOLA COUNTY

To: HOMERE H. BONHEUR

Case: CD202600540/D 3213313/3505180

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.

7/10-7/31/26LG 4T

NOTICE OF AGENCY ACTION BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby provided that the South Florida Water Management District, on **June 12th, 2026**, issued an Environmental Resource permit (permit) with conditions, **Permit Number 49-114682-P, Application Number 250825-56329 to WS-GIR, LLC, 3850 Canoe Creek Road, Saint Cloud, FL 34772. This Environmental Resource Permit authorizes Construction and Operation of a stormwater management (SWM) system serving 316.06 acres of residential development known as Waterlin Kinship Pines Phase 1 (f.k.a. CCN-4 Phase 1). The site is a vacant parcel located approximately 1.5 miles southwest of the Canoe Creek Road and Mildred Bass Road intersection in Osceola County, Section 13 & 14, Township 27 South and Range 30 East.**

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.

The District's agency action is final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57 of the Florida Statutes before the deadline for filing a petition.

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

• Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.

• Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.

• Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.

2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.

3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.

4. A statement of when and how the pe-

(Continued on next page)

OSCEOLA COUNTY

titioner received notice of the SFWMD's decision.

5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.

6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.

7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.

8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.

9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401–.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

7/10/26 1T

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA

Case No.: 2026 CC 001250 CF

Overlook Reserve Homeowners Association, Inc.,
Plaintiff,

vs.

Ryan Rodriguez Rosa; et al.
Defendant(s).

NOTICE OF ACTION

TO: Ryan Rodriguez Rosa and
Luis A. Vallespi
4723 Marcos Circle
Kissimmee, FL 34758

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

LOT 188, OVERLOOK RESERVE PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE(S) 65 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

A lawsuit has been filed against you, and you are required to serve a copy of your written defenses, if any, on JOSHUA MOWERY, ESQUIRE, Plaintiff's Attorney, whose address is DHN ATTORNEYS, 448 South Alafaya Trail, Unit 8, Orlando, FL 32828, within thirty (30) days after the first publication of this notice, to be published in La Gaceta, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Lien Foreclosure Complaint.

Dated this 29th day of June, 2026

Kelvin Soto, Esq. Clerk of the Circuit Court & County Comptroller

By: s/ Susan Vis
As Deputy Clerk

7/10-7/17/26LG 2T

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA

Case No.: 2024 CC 003571

Eagle Bay of Osceola County Homeowners Association, Inc.,
Plaintiff,

vs.

Karla Michelle Jimenez as Personal Representative of The Estate of Miguel Santiago,
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to an Order on Plaintiff's Motion to Reschedule Foreclosure Sale, dated July 2, 2026, and entered in Case Number: 2024 CC 003571, of the County Court in and for Osceola County, Florida. To be published in La Gaceta, wherein Eagle Bay of Osceola County Homeowners Association, Inc. is the Plaintiff, and Karla Michelle Jimenez as Personal Representative of The Estate of Miguel Santiago is the Defendant, the clerk will sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Room 204, Kissimmee, FL 34741, at 11:00 o'clock A.M. on August 18, 2026, the following described property as set forth in said Order on Plaintiff's Motion to Reschedule Foreclosure Sale, to-wit:

Property Description:

LOT 511 OF EAGLE BAY PHASE THREE, AS RECORDED IN PLAT BOOK 22, PAGES 104 THROUGH 105, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Property Address: 2579 Isabela Terrace, Kissimmee, FL 34743

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

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

OSCEOLA COUNTY

before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated the 2nd day of July, 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

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-501

IN RE: ESTATE OF
WILLIAM DAVID ENNIS,
aka WILLIAM D. ENNIS, JR.
Deceased.

NOTICE TO CREDITORS

The administration of the estate of WILLIAM DAVID ENNIS, also known as WILLIAM D. ENNIS, JR., deceased, whose date of death was April 14, 2026, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, FL 34741. 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 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 July 10, 2026.

Signed on this 15th day of June, 2026.

Personal Representative:
/s/ Samantha Frost
SAMANTHA FROST
1719 Pinon Circle
St. Cloud, FL 34769

Attorney for Personal Representative:
/s/ Krishna L. Kraft
Krishna L. Kraft
Florida Bar No. 112452
Nardella & Nardella, PLLC
135 W. Central Boulevard, Suite 300
Orlando, FL 32801
Telephone: 407-866-2680
Email: kkraft@nardellalaw.com

7/10-7/17/26LG 2T

NOTICE OF PUBLIC SALE

The following personal property of Kimberly McMiller of 1000 Arizona Ave., Lot #12, Saint Cloud, Florida 34769 will on July 28, 2026, at 9:00 a.m., be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: at The Mark MHP office, 3200 13th Street, St. Cloud, Florida 34769.

YEAR/MODEL	1994/FLEE
VIN#	1EH4A3426R3300198
Title#	0066640759

Additional personal property unknown

PREPARED BY:
MARK C. PAYNE, Esq.
Agent for The Mark MHP
P.O. Box 1061, Tampa, Florida 33601-1061
Telephone: 813-223-6882

7/10-7/17/26 LG 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:

BAR AND BITES

Owner: The Cocktail Case LLC
3275 S John Young Parkway,
Ste 625, Kissimmee, FL 34746

7/10/26LG 1T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA.
CASE No. 2023 CA 003156
BANKUNITED N.A.,
PLAINTIFF,
VS.
DALTON S. WATERHOUSE , ET AL.
DEFENDANT(S).

_____/
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 25, 2026 in the above action, the Osceola County Clerk of Court will sell to the highest bidder for cash at Osceola, Florida, on August 26, 2026, at 11:00 AM, at 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 for the following described property:
LOT 30, BLOCK 5, TERRA VERDA VILLAS, PHASE 2, ACCORDING TO MAP

OSCEOLA COUNTY

OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 129 AND 130, INCLUSIVE OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/ Marlon Hyatt, Esq.
Marlon Hyatt, Esq.
FBN: 72009
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 Osceola County, at Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, Phone (407) 742-2417 at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1037686

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA.
CASE No. 2024 CA 001264 MF
ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION,
PLAINTIFF,
VS.
THE ESTATE OF MALENE HERATH (DECEASED), ET AL.
DEFENDANT(S).

_____/
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 21, 2026 in the above action, the Osceola County Clerk of Court will sell to the highest bidder for cash at Osceola, Florida, on July 14, 2026, at 11:00 AM, at 3 Courthouse Square, Room 204 (2nd floor)
Kissimmee, FL 34741 for the following described property:
LOT 4179, BLOCK 47, WATERWAY VILLAGE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 111 OF THE PUBLIC RECORDS OF OSCEOLA 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: Wendy B. Tabb
Wendy B. Tabb, Esq.
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 Court Administration Osceola County, at Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, Phone (407) 742-2417 at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1037464

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT
IN AND FOR OSCEOLA COUNTY, FLORIDA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff,
vs.
TAMARA MURPHY, et al.,
Defendants. Case No: 2025-CA-001629 MF
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 06/03/2026, and entered in Case No. 2025-CA-001629 MF of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and TAMARA MURPHY; ASSOCIATION OF POINCIANA VILLAGES, INC; FIFTH THIRD BANK, N.A., SUCCESSOR BY MERGER WITH DIVIDEND SOLAR FINANCE LLC; and UNKNOWN TENANT #1, are Defendant(s), Kelvin Soto, Osceola County Clerk of Courts, will sell to the highest and best bidder for cash at 3 Courthouse Square, Rm. 204 (2nd Floor), Kissimmee, FL 34741 at 11:00 a.m. on August 4, 2026 the following described property set forth in said Final Judgment, to wit:
LOT 4, BLOCK 2164, POINCIANA NEIGHBORHOOD 1, VILLAGE 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 144 THROUGH 158, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
Commonly known as: 706 N Rennes Ct, Kissimmee, FL 34759
Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any

OSCEOLA COUNTY

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 June 29, 2026
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
Florida Bar No. 109137
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
akalman@lenderlegal.com
EService@LenderLegal.com
CERTIFICATE OF SERVICE
I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 29th day of June 2026 to:
TAMARA MURPHY
706 N Rennes Ct.
Kissimmee, FL 34759
Charles L. Eldredge, Jr., Esquire
Larsen Slaten, PLLC
4700 Millenia Blvd., Ste. 500
Orlando, FL 32839-3300
pleadings@larsenslaten.com
jdelph@larsenslaten.com
ATTORNEY FOR ASSOCIATION OF POINCIANA VILLAGES, INC.
FIFTH THIRD BANK, N.A., SUCCESSOR BY MERGER WITH
DIVIDEND SOLAR FINANCE LLC.
By serving: Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301
UNKNOWN TENANT #1 N/K/A JAYELIN V. SAPP
706 N Rennes Ct.
Kissimmee, FL 34759
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
11080-1037700

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT
IN AND FOR OSCEOLA COUNTY, FLORIDA
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
Case No: 2026-CA-000923 MF
vs.
CHRISTOPHER STANLEY; et al.,
Defendants.

_____/
NOTICE OF ACTION
TO:
CHRISTOPHER STANLEY
806 Grantham Drive
Kissimmee, FL 34758
UNKNOWN SPOUSE OF CHRISTOPHER STANLEY
806 Grantham Drive
Kissimmee, FL 34758
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:
Lot 2, Block 555, Poinciana Neighborhood 1, Village 2, a subdivision, according to the plat thereof, as recorded in Plat Book 3, Pages 69 through 87, inclusive, 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 Alexandra Kalman, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.
WITNESS my hand and seal of the said Court on the 15th day of June, 2026.
CLERK OF THE CIRCUIT COURT
By: _/s/ Kelvin Soto
Deputy Clerk
(COURT SEAL)
11080-1037691

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA

Case No.: 2026 CC 000853 CL

The Townhomes of Flora Ridge Owners Association, Inc.,
Plaintiff,

vs.

Janeth Lucia Campuzano; et al.
Defendant(s).

NOTICE OF ACTION

TO: JANETH LUCIA CAMPUZANO
9334 Springfield Blvd.
Queens Village, NY 11428

YOU ARE NOTIFIED that an action for declaratory judgment, injunctive relief, and monetary judgment on the following property has been filed in Osceola County, Florida:

LOT 1, BLOCK 30, TOWNHOMES OF FLORA RIDGE PHASE 2, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 57 THRU 61 INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

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

Dated this 23rd day of June, 2026.

Kelvin Soto, Esq. Clerk of the Circuit Court & County Comptroller

By: s/ Susan Vis
As Deputy Clerk

7/3-7/24/26LG 4T

PASCO COUNTY

PASCO COUNTY

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

CASE NO.: 2026-CA-679

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,

vs.

RACHEL BRIDGES SIMISON; SHADY OAKS OWNERS ASSOCIATION, INC.; and FOUNDATION FINANCE COMPANY LLC,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure entered on July 1, 2026 in the above-captioned action, the following property situated in Pasco County, Florida, described as:

Lot 4, Block F, SHADY OAKS MOBILE MODULAR ESTATES, 1ST ADDITION, more particularly described as: That portion of the North 1/2 of Section 23, Township 26 South, Range 21 East, Pasco County, Florida, described as follows: Commencing at the Southwest corner of Lot 5, Block G, SHADY OAKS MOBILE MODULAR ESTATES, as recorded in Plat Book 11, Page 37, Public Records of Pasco County, Florida; thence run South 43°19'10" West, a distance of 346,18 feet along the Southeasterly right-of-way line of Muller Road for a Point of Beginning; thence run South 46°40'50" East, a distance of 95.00 feet; thence South 43°19¤10¤ West, a distance of 56.00 feet; thence North 46°40'50" West, a distance of 95.00 feet; thence North 43°19¤10" East, a distance of 56.00 feet to the Point of Beginning.

Shall be sold by the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., on the ***29th day of September, 2026*** **at 11:00 a.m. (Eastern Time) at www.pasco.realforeclose.com** to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

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

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

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No: 2026-CP-000974

IN RE: ESTATE OF WAYNE J. DUPREE
A/K/A WAYNE JOSEPH DUPREE
A/K/A WAYNE DUPREE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Wayne J. Dupree a/k/a Wayne Joseph Dupree a/k/a Wayne Dupree, deceased, whose date of death was May 18, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

(Continued on next page)

PASCO 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 July 10, 2026.

Personal Representative:
Matthew Dupree
812 Ruddell Road
Vinton, Virginia 24179

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

7/10-7/17/26LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

ERIC BUYS HOUSES

Owner: EBH Properties, LLC
7739 Cypress Walk Dr
New Port Richey, FL 34655

7/10/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

OIMEFNSA 3 Hesed

Owner: Raymond Leon
4923 Allen Rd
Zephyrhills, FL 33541

7/10/26LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001016CPAXES

IN RE: ESTATE OF
KATHLEEN M. ROOT,
A/K/A KATHLEEN MARY ROOT
Deceased

NOTICE TO CREDITORS

The administration of the estate of KATHLEEN M. ROOT, A/K/A KATHLEEN MARY ROOT, deceased, whose date of death was June 12, 2025; File Number 2026CP-001016CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33525. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE 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 July 10, 2026.

Personal Representative:
KAREN MARIE ROBERTSON
37520 Martindale Avenue
Zephyrhills, FL 33542

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

7/10-7/17/26LG 2T

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2026CC001014CCAXES

FREDDIE R. HERNDON and
JUDY A. HERNDON
Plaintiffs,

vs.

HEATHER BOSSICK, individually; and ALL UNKNOWN PARTIES IN POSSESSION; And ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST HEATHER BOSSICK
Defendant(s).

NOTICE OF ACTION

TO: HEATHER BOSSICK, individually; and ALL UNKNOWN PARTIES IN POSSESSION; And ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST HEATHER BOSSICK
Last Known Address: 39212 Ola Avenue, Zephyrhills, Florida 33542
Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a purchase-money mortgage deed on the following property in Pasco County, Florida:

PASCO COUNTY

Lot 117, of the unrecorded plat of KEMPLE ESTATES, 2nd ADDITION, being further described as follows:

Commencing at the Southeast corner of Tract 55, in Section 1, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY LANDS, as per plat thereof recorded in Plat Book 1, Page 55, Public Records of Pasco County, Florida; run thence Westerly along the South line of said Tract 55 and 56, 74 feet for a Point of Beginning; thence continue along said South line of Tracts 55 and 56, 64 feet; thence North 110.14 feet; thence North 88°56'30" East 64 feet; thence South 110.13 feet to the Point of Beginning.

SUBJECT to an easement over and across the North 25 feet for ingress and egress and the South 10 feet for utilities.

Together with a 1973 MONA singlewide mobile home with WIN #3M64BQ36100 and title #14008794. Which the title has been permanently retired/cancelled. The mobile home is permanently affixed to the land.

Parcel Identification Number: 01-26-21-0060-00000-1170

Mailing address: 39212 Ola Avenue, Zephyrhills, Florida 33542.

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 60 days after the first publication of the Notice of Action on Warren Law Firm, PLLC, Plaintiff's attorney, whose address is 38008 Live Oak Avenue, Suite 4, Dade City, FL 33523; otherwise, a default will be entered against you for the relief demanded in the Complaint. Due on or before August 10th, 2026.

This notice shall be published once a week for four 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 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 vision impaired, call 711.

DATED on July 1, 2026

Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

By: /s/ Haley Joyner
Deputy Clerk

Warren Law Firm, PLLC

7/10-7/31/26 4T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000928-ES

IN RE: ESTATE OF
MARLA A. CHILDRESS A/K/A
MARIA CHILDRESS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Marla A. Childress a/k/a Maria Childress, deceased, whose date of death was November 4, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

Personal Representative:
/s/ John Childress

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

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 51-2025-CA-004053-CAAX-WS

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GCAT 2023-NQM3 TRUST,
Plaintiff,

vs.

PASCO COUNTY

SANG P LE, et al.,
Defendant(s).

NOTICE OF SALE

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered on June 11, 2026 in the above-styled cause, Nikki Alvarez-Sowles, Esq., Pasco county clerk of court shall sell to the highest and best bidder for cash on **July 29, 2026 at 11:00 A.M.**, at **www.pasco.realforeclose.com**, the following described property:

LOT 550, HOLIDAY LAKE ESTATES - UNIT NINE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 132 AND 133, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 3335 Atlantis Drive, Holiday, FL 34691

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

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

Dated July 2, 2026

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

7/10-7/17/26LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2025-CC-004727

SUMMERSTONE COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

SHAKEEL AKHTAR AND
HOREB SHAKEEL,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Amended Order on Motion to Cancel and Reset the Foreclosure Sale entered in this cause on June 30, 2026 by the County Court of Pasco County, Florida, the property described as:

Lot 31, Block 2, ASHBERRY VILLAGE PHASE 1, according to the plat as recorded in Plat Book 83, Page 5 of the Public Records of Pasco County, Florida.

ADDRESS: 34075 Jasper Stone Drive, Wesley Chapel, FL 33543

will be sold at public sale by the Pasco County Clerk of Court, to the highest and best bidder, for cash, at **11:00 A.M.**, at www.pasco.realforeclose.com on **July 30, 2026**.

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

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

/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
Attorneys for Plaintiff

7/10-7/17/26LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 51-2025-CC-006500-AX-WS

FAIRWAY SPRINGS HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

JEFFERY MICHAEL CRESSY and REBECA CRESSY, husband and wife,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on May 26, 2026 by the County Court of Pasco County, Florida, the property described as:

Lot 182, FAIRWAY SPRINGS UNIT 1, according to the plat thereof recorded at Plat Book 19, Page 3 through 5, in the Public Records of Pasco County, Florida.

PROPERTY ADDRESS: 3111 Crenshaw Court, New Port Richey, FL 34655.

will be sold by the Pasco County Clerk

PASCO COUNTY

at public sale on **July 22, 2026 at 11:00 A.M.**, electronically online at http://www.pasco.realforeclose.com.

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

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

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

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000949-ES

IN RE: ESTATE OF
CHARLES H. VENATOR
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CHARLES H. VENATOR, deceased, whose date of death was December 29, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 July 10, 2026.

Personal Representative:
/s/ Lindsay Darcy
2661 Gordon Street
Honolulu, Hawaii 96818

Attorney for Personal Representative:
/s/ Brian Arrighi, Esq.
Attorney
Florida Bar Number: 0010268
NORTH TAMPA LAW GROUP, LLC
26852 Tanic Drive, Suite 102
Wesley Chapel, Florida 33544
Telephone: (813) 518-7411
Fax: (866) 207-2020
E-Mail: brian@northtampalawgroup.com
Secondary E-Mail:
service@northtampalawgroup.com

7/10-7/17/26LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

WESTBOUND AERIAL IMAGERY

Owner: Cheryl L Harrison
18653 Firethorn Dr.
Spring Hill, FL 34610

7/10/26LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001058
Division Probate

IN RE: ESTATE OF
SUE C KENNEDY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Sue C Kennedy, deceased, whose date of death was May 25, 2026, 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, Florida 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

PASCO COUNTY

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

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

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 July 3, 2026.

Personal Representative:
Kara Evans
4631 Van Dyke Road
Lutz, Florida 33558

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

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000851

IN RE: ESTATE OF
BRADLEY THOMAS ROBERTS
a/k/a BRADLEY T. ROBERTS,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Bradley Thomas Roberts a/k/a Bradley T. Roberts, deceased, whose date of death was March 9, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or 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 July 3, 2026.

Personal Representative:
Nicole Driscoll
11894 Lakewood Drive
Hudson, Florida 34669

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

7/3-7/10/26LG 2T

IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA
File No. 2026-CP-000809
Division Probate

IN RE: ESTATE OF
KAREN MARIE SAULS,
aka KAREN E. SAULS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of KAREN MARIE SAULS, also known as KAREN E. SAULS, deceased, whose date of death was April 13, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

(Continued on next page)

PASCO COUNTY

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

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

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

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

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

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

Signed on this 26th day of June, 2026.

Personal Representative:
/s/ ANDREA KYLE
12006 Hillside Court
Dade City, Florida 33525

Attorney for Personal Representative:
/s/ Emily K. Crain Evans
Florida Bar No. 00114392
GrayRobinson, P.A.
One Lake Morton Drive
Lakeland, Florida 33801
Telephone: (863) 284-2200
Email: emily.crain@gray-robinson.com
2nd: pamela.doherty@gray-robinson.com

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 00533CPAXWS

IN RE: ESTATE OF
MELISSIA F. CONWAY
Deceased.

NOTICE TO CREDITORS

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

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

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

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

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

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

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

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

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000418CPAXWS

IN RE: ESTATE OF
ROBERT E. PENDLAND
Deceased.

NOTICE OF ACTION
(formal notice by publication)

TO: GLORIA J. PENDLAND
whereabouts unknown

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 July 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 June 10, 2026

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

Deputy Clerk: Denise W.

6/19-7/10/26LG 4T

PINELLAS COUNTY

PINELLAS COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

STUDIO 131 WEDDINGS AND EVENTS

Owner: Karen Aucoin
11803 104th St.
Largo, FL 33773

7/10/26LG 1T

NOTICE OF ADMINISTRATIVE COMPLAINT
PINELLAS COUNTY
To: JOHNNIE A. BALLARD INVESTIGATIONS
Case No.: CD202600814/A 9500198

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.

7/10-7/31/26LG 4T

IN THE COUNTY COURT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-010725-CO

RIDGEMOOR MASTER ASSOCIATION, INC.,
Plaintiff,
vs.
JAMES VALONE,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-010725-CO, that resulted from the Final Hearing on or about July 07, 2026, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 25-010725-CO on about July 07, 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:

Lot 40 of GLENRIDGE, according to the map or plat thereof as recorded in Plat Book 95, Pages 93 through 96, of the Public Records of Pinellas County, Florida

and commonly known as: 3284 Glenridge Court, Palm Harbor, FL 34685; 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 **August 11, 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 this July 7, 2026

/s/ Jessica T. Dubsky, Esq.
Nathan A. Frazier, Esq., for the firm
Jessica T. Dubsky, Esq., for the firm
Attorney for Plaintiff
45255.226

7/10-7/17/26LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

STAND AS TEN THOUSAND PRODUCTIONS

Owner: Twelve:Two Training, LLC
7901 4th St N Ste 300
St. Petersburg, FL 33702

7/10/26LG 1T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No: 26-003900-ES

IN RE: ESTATE OF
JERRY GRIGOROPOULOS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jerry Grigoropoulos, deceased, whose date of death was November 21, 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

PINELLAS COUNTY

NOTICE ON THEM.

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

Personal Representative:
Christina Grigoropoulos
2859 Birchcreek Drive
Wesley Chapel, Florida 33544

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

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-4022 FD

LYNN MARIE GROSS,
Petitioner,
and
RICARDO ALIRIO JIMENEZ MEJIA,
Respondent.

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

TO: RICARDO ALIRIO JIMENEZ MEJIA
Last known address:
2270 Citrus Ct, Clearwater, FL 33763

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 LYNN MARIE GROSS, whose address is 9981 Morning Meadowlark Tr, Parrish, FL 34219 on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court Street, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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

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

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

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

Dated 7/2/2026

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

By: /s/ Thomas Smith
Deputy Clerk

7/10-7/31/26LG 4T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

UFO EXOFILES

Owner: Hector Soto
2478 Chaucer Street
Clearwater, FL 33765

7/10/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

PINCLAVE

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

7/10/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

REGAL PARK PLACE

Owner: Regal Cinemas II LLC
7200 US Highway 19 North
Pinellas Park, FL 33781

7/10/26LG 1T

PINELLAS COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

BAY VISTA BALLROOM

Owner: Karen Aucoin
5505 Roosevelt Blvd
Clearwater, FL 33760

7/10/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

NEW CENTURY MORTGAGES

Owner: New Century Financial Mortgage, LLC
7901 4th St N Ste 300
St Petersburg, FL 33702

7/10/26LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-005202-ES

IN RE: ESTATE OF
JOHN RICHARD KUZIEL
a/k/a JOHN KUZIEL,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of John Richard Kuziel a/k/a John Kuziel, deceased, whose date of death was May 3, 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 July 10, 2026.

Personal Representative:
Kristi Seyller
10825 Partridge Trail
Richmond, Illinois 60071

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

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT,
IN AND FOR PINELLAS COUNTY, FLORIDA
PNC Bank, National Association
Plaintiff,
vs.
Deana Athman, et al.
Defendants. Case No.: 25-004645-CI
Division: Civil
Judge Evan G. Frayman

_____/

NOTICE OF SALE

Notice is hereby given that on July 30, 2026 at 10:00AM, the below named Clerk of Court will offer by electronic sale at www.pinellas.realforeclose.com the following described real property:

The following described land, situate, lying and being in Pinellas County, Florida to-wit:

Lot 6, First Addition to Gordon F. Belcher Subdivision, according to the map or plat thereof as recorded in Plat Book 37, Page 37, Public Records of Pinellas County, Florida.

Commonly known as: 608 2nd Street Southwest, Largo, FL 33770

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 May 20, 2026, and the Order to Cancel and Reschedule Sale entered June 23, 2026 in Civil Case No. 25-004645-CI, pending in the Circuit Court in Pinellas County, Florida.

KEN BURKE
CLERK OF THE CIRCUIT COURT
PINELLAS COUNTY, FLORIDA
Maxine Meltzer (FLBN: 119294)
Michael E. Carleton (FLBN: 1007924)
Jordan A. Zeppetello (FLBN: 1049568)
Craig P. Rogers (FLBN: 352128)

PINELLAS COUNTY

Jasmin Hernandez (FLBN: 1044494)
Adam B. Hall (FLBN: 1019218)
Ella Roberts (FLBN: 75943)
The Manley Law Firm LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613
Primary: statee-file@mdklegal.com
Secondary: MMeltzer@MDKLegal.com
Attorney for Plaintiff
11080-1037611

Notice of Public Auction

Notice of public Auction for monies due on Storage Units. Auction will be held on July 12th, July 13th, and July 14th, at or after 8:00 AM. Units are said to contain common household items. Property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

2180 Belcher Rd. S. Largo, FL 33771		
B239	Joseph Reamer	$481.70
C145	Paula Passmore	$304.85
D008	Hazel Merihew	$715.70
30750 US 19 N. Palm Harbor, FL 34684		
C152	Harold Wheeler	$661.70
B544	Mitchel Crim	$635.80
C245	Amy Bryan	$625.70
B036	Courtney Irby	$689.75
B010	Patrick Smith	$477.80
B235	Jammie Shaw	$443.80
C137	Emily Stoltenberg	$600.80
13240 Walsingham Rd. Largo, FL 33774		
C043	Dee or Johnnie Battle	$736.70
D202	Robin Long	$439.85
4015 Park Blvd. Pinellas Park, FL 33781		
C402	Salim Lea Flores	$175.70
C130	Terri Barnes	$1,051.85
6249 Seminole Blvd. Seminole, FL 33772		
419	Krystal Rigsbee	$529.85
425	Krystal Rigsbee	$349.85
906	April Pellegrino	$349.85
429	Yousef Khalil	$339.80
911	Alyssia Hulshizer	$310.70
448	Travis Frankfurth	$373.70
240	Robert Green	$556.70
5200 Park St. St Petersburg, FL 33709		
270	Theresa Watson	$673.85
370	Ashlee Franks	$394.85
6118 US Hwy 19 N. New Port Richey, FL. 34652		
C493	Shirley Zufelt	$358.70
B209	Beverly Nichols	$508.70
C146	Jon Boscacci	$661.70
C130	John Huff	$373.70
C410	John Weidner	$502.85
12420 Starkey Rd. Largo, FL 33773		
C087	Randy Harrison	$856.70
1201	John Hill	$676.70
13564 66th St. N. Largo, FL 33771		
H-209	Robert Haley	$316.70
L-018	Desirae Vasquez	$244.85
5631 US Hwy. 19 New Port Richey, FL 34652		
1345	Ellsworth Cheeks	$503.60
23917 US Hwy. 19 N. Clearwater, FL 33765		
1119	Brooklynn Fregeau	$739.85
10314-10340 US Hwy. 19 Port Richey, FL 34668		
1602	Jerome Korte	$229.85
0063	Edwin Rivera	$511.70
1458	Octavia Green	$256.70
1190	Damian Erickson	$469.85
975 2nd Ave. S. St. Petersburg, FL 33705		
4062	Siberia Frazer	$646.70
B118	Dwayne Fennell	$522.20
6209 US Hwy. 19 New Port Richey, FL 34652		
D-011	Robert Strong	$295.80
11852 Silver Palm Blvd. Land O' Lakes, FL 34638		
2180	Leo Wicks	$241.70
1222	Dion Pratt	$589.85

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-001042-FD
Division: 22

KAINE McCLOE,
Petitioner,
and
BRANDON BONNER,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: BRANDON BONNER
Last Address: 1680 Lincoln Ave #302,
Lakewood, OH 44107

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 KAINE McCLOE, whose address is 870 34th Ave S #20, St. Petersburg, FL 33705, on or before 28 days after first publication, and file the original with the clerk of this Court at 545 1st Ave N, St. Petersburg, FL 33701, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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 6/29/2026

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

By: /s/ Thomas Smith
Deputy Clerk

7/3-7/24/26LG 4T

(Continued on next page)

PINELLAS COUNTY

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-006380-ES

IN RE: ESTATE OF
MILLIE M. COOMBES,
a/k/a MILLIE MARIE COOMBES,
a/k/a MILDRED M. COOMBES,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Millie M. Coombes, also known as Millie Marie Coombes, and also known as Mildred M. Coombes, deceased, whose date of death was June 1, 2026, 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 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 July 3, 2026.

Personal Representative:
/s/ Kit Van Pelt
KIT VAN PELT
200 N Garden Ave
Clearwater, Florida 33755

Attorney for Personal Representative:
/s/ Kit Van Pelt
Kit Van Pelt, Attorney
Florida Bar Number: 106754
Older, Lundy, Koch & Martino
200 N Garden Ave
Clearwater, Florida 33755
Telephone: (813) 254-8998
Fax: (813) 839-4411
E-Mail: kvanpelt@olderlundylaw.com
2nd E-Mail: mhinton@olderlundylaw.com

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-005827-ES

IN RE: ESTATE OF
CARA ALANE RYAN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Cara Alane Ryan, deceased, whose date of death was May 15, 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 July 3, 2026.

Personal Representative:
BLAINE CHRISTIAN
2601 1st Street, Apt. A
Indian Rocks Beach, FL 33785

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

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-004715-ES

IN RE: ESTATE OF
CHRYSTYNA ZENOBIA KRYNYTZKY,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Chrystyna Zenobia Krynytzky, deceased, whose date of death was November 19, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 July 3, 2026.

Personal Representative:
Johanna Z. Taylor
1114 Hull St. S.
Gulfport, FL 33707

Attorney for Personal Representative:
Wesley T. Dunaway Esq.
Florida Bar No. 98385
E-mail Address:
wtdfilings@kovarlawgroup.com
Kovar Law Group
111 N. Orange Ave., Ste. 800
Orlando, FL 32801
Telephone: 407-603-6652

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008785-ES

IN RE: ESTATE OF
RUTH MINA NOLL
a/k/a RUTH M. NOLL,
Deceased.

NOTICE TO CREDITORS

The Administration of the Estate of Ruth Mina Noll a/k/a Ruth M. Noll, Deceased, whose date of death was April 27, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 July 3, 2026.

Personal Representative:
John Srugis
1927 Clawson Avenue
Royal Oak, Michigan 48073

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

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-3808-FD

LINDSAY KALMINK,
Petitioner,

and

JORDAN BRANSTETTER,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: JORDAN BRANSTETTER
Last known address:
3780 137th Ave N, Largo, FL 33771

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 LINDSAY KALMINK, whose address is 5290 70th Ave N Apt 308A, Pinellas Park, FL 33771 on or before 28 days after first publication, and file the original with the clerk of this Court at 545 First Ave N, St. Petersburg, FL 33701 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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 6/17/2026

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

By: /s/ Thomas Smith
Deputy Clerk

6/19-7/10/26LG 4T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-4429FD

JULISA WOLD,
Petitioner,

and

JOSE DUQUE,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: JOSE DUQUE
Last Address:
7131 Sands Ln, Anderson, CA 96007

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 JULISA WOLD, whose address is 11775 Harborside Cir, Largo, FL 33773, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court Street, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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 6/12/2026

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

By: /s/ Thomas Smith
Deputy Clerk

6/19-7/10/26LG 4T

POLK COUNTY

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001818A000BA

IN RE: ESTATE OF
MARLON ANTHONY COLLINS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARLON ANTHONY COLLINS, deceased, whose date of death was November 8, 2025; File Number 2026CP001818A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

POLK COUNTY

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 July 10, 2026.

Personal Representative:
ANDREW STEPHEN COLLINS
690 Dorothy Street
Bartow, Florida 33830

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

7/10-7/17/26LG 2T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-011530

THE SECOND LAKESIDE VILLAGE CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

CAMERON CONKLIN and
ALICIA CONKLIN,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on June 26, 2026, by the County Court of Polk County, Florida, for the following property described as:

UNIT NO. C-126 OF LAKESIDE VILLAGE CONDOMINIUM II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 2006, PAGE 127, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM BOOK 5, PAGE 30, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

will be sold at public auction by the Polk County Clerk of Court, to take place electronically online at www.polk.realforeclose.com, on **July 31, 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

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA-001176-A000-BA

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,

vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HERTHA E RHONE A/K/A HERTHA ELIZABETH RHONE, ET AL.,
Defendant(s).

NOTICE OF ACTION

TO: David Selvin Rhone
Last Known Address: 160 S 300 W, Apt 1107, Salt Lake City, UT 84101
Current Residence: UNKNOWN

David Selvin Rhone
Last Known Address: 386 W 500 S, # 2340, Salt Lake City, UT 84101
Current Residence: UNKNOWN:

David Selvin Rhone
Last Known Address: 217 Pellinore St North, Salt Lake, UT 84054
Current Residence: UNKNOWN:

David Selvin Rhone
Last Known Address: 2364 S Main St, Salt Lake City, UT 84115
Current Residence: UNKNOWN:

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the Estate of Hertha E Rhone A/K/A Hertha Elizabeth Rhone
Last Known Address: 2130 34 St NW, Winter Haven, FL 33881
Current Residence: UNKNOWN:

TO: Unknown Spouse of Hertha E Rhone A/K/A Hertha Elizabeth Rhone
Last Known Address: 2130 34 St NW, Winter Haven, FL 33881

POLK COUNTY

Current Residence: UNKNOWN:

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

LOT 1064 OF INWOOD NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 35A AND 35B, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Tromberg, Miller, Morris & Partners, PLLC, attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before 8/17/2026, 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.

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 at least 7 days before your scheduled court appearance, or immediately on 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 this Court on the 1st day of July, 2026.

Stacy M. Butterfield, CPA
Clerk of Circuit Court, Polk County

By: s/ Marlene P
As Deputy Clerk

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA-002465-A000-B

CRYSTAL LEBRON,
Plaintiff,

v.

THOMAS E. VREELAND, WILLIAM . LEWIS, JOSE LUIS SALAS, ROBERT DARLING and ROBERT M. PELOQUIN,
Defendant.

NOTICE OF ACTION

TO: THOMAS E. VREELAND
12112 NW 35 Place
Sunrise, Florida 33323

ROBERT DARLING
8007 Westmont Drive
Ft. Pierce, Florida 34951

ROBERT M. PELOQUIN
9556 S Evans Avenue
Inverness, Florida 34452

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN POLK COUNTY, FLORIDA, TO WIT:

E1/2 OF NE1/4 OF SW1/4 OF NE1/4 OF SW1/4.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 255 N. Broadway Ave., Bartow, Florida 33830-3912 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

Dated this 16th day of June 2026

Stacy M. Butterfield
Clerk of the Circuit Court

By; /s/ Tamika Joiner
As Deputy Clerk

7/10-7/31/26LG 4T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 532025CA005096A000BA

WILMINGTON TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF RWT SPRUCE BRIDGE FINANCE TRUST, A DELAWARE STATUTORY TRUST,
Plaintiff,

vs.

EAGLES LANDING FEE LLC, et al,
Defendants

NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY

TO: ELIAHU NAHMAN WHOSE LAST KNOWN ADDRESS IS 75-58 182ND STREET FRESH MEADOWS, NY 11366

SHLOMO SINAY WHOSE LAST KNOWN ADDRESS IS 1868 48TH STREET, BROOKLYN NY 11204

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

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF POLK, STATE OF FLORIDA

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 OF NE 1/4 OF SE 1/4) OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE 1/4 OF NE 1/4 OF SE 1/4; THENCE RUN NORTH 00º 47'19" WEST ALONG THE EAST BOUNDARY OF SAID SE 1/4 OF NE 1/4 OF SE 1/4 FOR A DISTANCE OF 36.33 FEET TO THE NORTH RIGHT-OF-WAY BOUNDARY OF THE OLD

(Continued on next page)

POLK COUNTY

TAMPA HIGHWAY (COUNTY ROAD 542), A PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 89º 56'49" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID OLD TAMPA HIGHWAY FOR A DISTANCE OF 24.90 FEET TO A FOUND 1/2" REBAR CAPPED "PLS 3417" FOR THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE, FROM SAID POINT OF BEGINNING, CONTINUE RUNNING SOUTH 89º 51'03" WEST ALONG THE NORTH RIGHT-OF WAY LINE OF SAID OLD TAMPA HIGHWAY FOR A DISTANCE OF 574.71 FEET TO A FOUND 5/8" REBAR CAPPED "LB 7805"; THENCE, LEAVING SAID NORTH HIGHWAY RIGHT-OF-WAY, RUN NORTH 37º 02'15" WEST FOR A DISTANCE OF 14.32 FEET TO A FOUND 5/8" REBAR CAPPED "LB 7805" MARKING THE EAST RIGHT-OF-WAY LINE OF BROWNING ROAD, A PUBLIC ROAD RIGHT-OF-WAY; THENCE RUN NORTH 00º 06'20" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF BROWNING ROAD FOR A DISTANCE OF 654.93 FEET TO A FOUND 1/2" IRON PIPE MARKING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED;

THENCE RUN NORTH 89º 15'27" EAST ALONG THE NORTH LINE OF THIS PARCEL, AT 573.52 FEET PASSING A FOUND 5/8" REBAR CAPPED "LB 7805" FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 575.08 FEET TO THE NORTHEAST CORNER OF THIS PARCEL; THENCE RUN SOUTH 00º 48'38" EAST ALONG THE EAST BOUNDARY OF THE PARCEL DESCRIBED FOR A DISTANCE OF 672.39 FEET TO THE POINT OF BEGINNING, CONTAINING 8.890 ACRES OF LAND, MORE OR LESS.

more commonly known as 3845 OLD TAMPA HIGHWAY, LAKELAND, FL 33811.

This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, Rubin Lublin, LLC, whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before 8/10/2026, 30 days after date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 2nd day of July, 2026.

Stacy M. Butterfield
Polk County, Florida

By: s/ Ashley Saunders
Deputy Clerk

25-F001671

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000823

IN RE: ESTATE OF
CAROL ANN BRISTOL,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Carol Ann Bristol, deceased, whose date of death was November 19, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 July 10, 2026.

Personal Representative:
/s/ Clarence Bristol
Clarence George Bristol
3831 Bent Tree Loop W.
Lakeland, Florida 33813

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

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 532025CA-001990-A000-BA
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
RENWICK CUFFY; UNKNOWN SPOUSE OF RENWICK CUFFY, 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 16th day of June, 2026, and entered in Case No. 532025CA-001990-A000-BA, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and RENWICK CUFFY, UNKNOWN SPOUSE OF RENWICK CUFFYMORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR NP, INC., ITS SUCCESSORS AND ASSIGNS AND FOXWOOD LAKE ESTATES PROPERTY OWNERS` ASSOCIATION, INC. are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 A.M. on the 31st day of July, 2026, the following described property as set forth in said Final Judgment, to wit:
Lot 451, Foxwood Lake Estates Phase One, according to the map or plat thereof, recorded in Plat Book 72, Page(s) 23 through 27, Public Records of Polk County, Florida
Together mobile 1983 doublewide mobile home identified by VIN numbers PH06852A & PH06852B
Property address: 1580 Longbow Dr, Lakeland, FL 33810
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator Polk County, at 255 N Broadway Avenue, Bartow, FL 33830, Phone 863-534-4686 at least 7 days before your scheduled court appearance, or immediately on 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 24TH day of June, 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
11080-1037473

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY
CIVIL DIVISION
CASE NO.: 2026CA002093

AMERICAN BUILDERS & CONTRACTORS SUPPLY CO., INC., doing business as ABC SUPPLY CO., INC., a foreign corporation,
Plaintiff,

vs.

QUALITY PLUS ROOFING SOLAR LLC, a Florida limited liability company, and ASHLEE CABAN, jointly and severally,
Defendants.

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

TO: ASHLEE CABAN
267 Lake Eloise Point Blvd.
Winter Haven, FL 33880

YOU ARE HEREBY NOTIFIED that an action has been filed against you for Breach of Contract and Open Account and you are required to serve a copy of your written defenses, if any, to it on Brian A. Leung, Esq., whose address is Holcomb & Leung, P.A., 3203 W. Cypress St., Tampa, FL 33607 on or before July 13, 2026, and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for four (4) consecutive weeks in the LA GACETA.

WITNESS my hand and seal at Polk County, Florida this 16th day of June, 2026.

STACY M. BUTTERFIELD
Clerk of the Circuit Court
255 N Broadway Ave, Bartow, FL 33830

By: /s/ Illegible
Deputy Clerk

Holcomb & Leung. P.A.

7/3-7/24/26LG 4T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001923A000BA
Division Probate

IN RE: ESTATE OF
MARSTON V. HILTON A/K/A M.V. HILTON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARSTON V. HILTON A/K/A M.V. HILTON, deceased, whose date of death was September 20, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 33831-9000. 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 has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

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

Florida Personal Representative:
/s/ Michael Hilton
MICHAEL HILTON
632 Cicero Road
Greensboro, NC 27455

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

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001778 .

IN RE: ESTATE OF
OCTAVIO A. DE LOS SANTOS A/K/A
OCTAVIO DE LOS SANTOS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Octavio A. De Los Santos a/k/a Octavio De Los Santos, deceased, whose date of death was April 3, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands 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 July 3, 2026.

Personal Representative:
/s/ Luisa De Los Santos
Luisa H. De Los Santos
702 McFee Drive
Davenport, Florida 33897

Attorney for Personal Representative:
/s/ Desiree Sanchez
Desiree Sanchez
Florida Bar Number: 10082
Sanchez Law Group, P.A.
605 E. Robinson Street, Suite 650
Orlando, Florida 32801
Telephone: (407) 500-4444
Fax: (407) 236-0444
E-Mail 1: desiree@sanchezlaw.com
E-Mail 2: info@sanchezlaw.com
E-Mail 3: elena@sanchezlaw.com

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY
CIVIL DIVISION
CASE NO.: 2026CA002093

AMERICAN BUILDERS & CONTRACTORS SUPPLY CO., INC., doing business as ABC SUPPLY CO., INC., a foreign corporation,
Plaintiff,

vs.

QUALITY PLUS ROOFING SOLAR LLC, a Florida limited liability company, and ASHLEE CABAN, jointly and severally,
Defendants.

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

TO: ASHLEE CABAN
267 Lake Eloise Point Blvd.
Winter Haven, FL 33880

YOU ARE HEREBY NOTIFIED that an action has been filed against you for Breach of Contract and Open Account and you are required to serve a copy of your written defenses, if any, to it on Brian A. Leung, Esq., whose address is Holcomb & Leung, P.A., 3203 W. Cypress St., Tampa, FL 33607 on or before July 13, 2026, and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition. Default date: 7/23/2026.

This Notice shall be published once a week for four (4) consecutive weeks in the LA GACETA.

WITNESS my hand and seal at Polk County, Florida this 16th day of June, 2026.

STACY M. BUTTERFIELD
Clerk of the Circuit Court
255 N Broadway Ave, Bartow, FL 33830

By: /s/ Illegible
Deputy Clerk

Holcomb & Leung. P.A.

6/26-7/17/26LG 4T

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No.: 53-2026-DR-004796

DEVESWAR S. MANJU,
Petitioner,

and

CAMILA E. MALDONADO,
Respondent.

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

TO: CAMILA EMILIA MALDONADO
Last known address: 450 South 7th Avenue, Bartow, FL 33830

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 DEVESWAR SAJILAL MANJU whose address is 450 South 7th Avenue, Bartow, FL 33830 on or before 7/20/26, 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: 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 6/11/26

Stacy M. Butterfield
Clerk of the Circuit Court

By: /s/ Illegible
Deputy Clerk

6/26-7/17/26LG 4T

SARASOTA COUNTY

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 582025CA004438XXXANC

FIFTH THIRD BANK, NATIONAL ASSOCIATION
Plaintiff,

vs.

RONALD E. THOMAS, II, et al,
Defendants

NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated May 27, 2026, and entered in Case No. 582025CA004438XXXANC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein FIFTH THIRD BANK, NATIONAL ASSOCIATION is the Plaintiff and RONALD E. THOMAS, II; CAROL THOMAS the Defendants. Karen E. Rushing, Clerk of the Circuit Court in and for Sarasota County, Florida will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, the Clerk's website for on-line auctions at 9:00 A.M. on August 24, 2026, the following described property as set forth in said Order of Final Judgment, to wit:

UNIT 10, OF BAYWOOD COLONY VILLAS, A CONDOMINIUM, SECTION TWO, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IS OFFICIAL RECORDS BOOK 988, PAGES 1574 THROUGH 1591, AND AMENDMENTS THERETO AND AS PER PLAT THEREOF AS RECORDED IN CONDOMINIUM BOOK 6, PAGES 31 AND 31A OF THE PUBLIC RECORDS OF SARASOTA 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.

DATED at Sarasota County, Florida, this 7th day of July 2026

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

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

JS0120/25-F001083

7/10-7/17/26LG 2T

NOTICE OF SUBMITTED APPLICATION TO THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received an application to modify Water Use Permit 20005393.011 from the City of Venice to withdraw water from groundwater. Application received: July 7, 2026. Predominant use type(s): Public Supply. Quantity: Annual Average and Peak Month quantities of 6,864,000 gpd and 8,240,000 gpd, respectively. Location: Section(s) 1, 2, 12, 13 and 24, of Township 39 South, Range 18 East and Sections 3-10, 17-20, 29 and 30 of Township 39 South, Range 19 East, and Sections 21-29 and 32-26, Township 38 South, Range 19 East in Sarasota County. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

7/10/26LG 1T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002767

IN RE: ESTATE OF
FRANCES HAYES COX
a/k/a FRANCES H. COX,
Deceased.

NOTICE TO CREDITORS

The Administration of the Estate of Frances Hayes Cox a/k/a Frances H. Cox, Deceased, whose date of death was April 7, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

Personal Representative:
Mary C. Rohrig
P.O. Box 128
Middlebourne, West Virginia 26149

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

(Continued on next page)

SARASOTA COUNTY

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 3650 SC
Division - Probate

IN RE: ESTATE OF
SANDRA JEAN RUNCK AKA
SANDRA RUNCK
Deceased.

NOTICE TO CREDITORS
(Summary Administration)

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

You are hereby notified that a Petition for Summary Administration has been filed in the Estate of SANDRA JEAN RUNCK aka SANDRA RUNCK, deceased, File Number 2026 CP 3650 SC by the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230; that the Decedent's date of death was February 19, 2026; that the total value of the non-exempt assets of the estate is $25,000.00 and that the names and addresses of those to whom such assets shall be assigned by an Order of Summary Administration are as follows:

Name	Address
CHARLES RUNCK	1158 Petronia Street North Port, Florida 34286
CLINTON RUNCK	805 36th Street West Bradenton, FL 34205
JAMES RUNCK	11649 Renaissance Boulevard Venice, FL 34293

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 must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN §733.702, FLORIDA STATUTES.

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

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

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

Person Giving Notice:
CLINTON RUNCK
805 36th Street West
Bradenton, FL 34205

Attorney for Person Giving Notice:
JASON M. DEPAOLA
Attorney
Florida Bar Number: 0180040

SARASOTA COUNTY

DYE HARRISON KNOWLES HAMRICK KIRKLAND PRATT DEPAOLA & JOHNSON, PLLC
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: (941) 746-1167
Fax: (941) 745-2866
E-Mail: jmd@dyeharrison.com
Secondary E-Mail:
beckyc@dyeharrison.com

7/10-7/17/26LG 2T

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 936918 from Bayonne LLC, Application received: March 11, 2026. Proposed activity: Townhomes. Project name: Indianola on Little Sarasota Bay Phase II. Project size: 13.29 Ac +/- Location: Section(s) 28, Township 37 South, Range 18 East, in Sarasota County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 Hwy 301 N, Tampa, FL 33637. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

7/10/26LG 1T

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 003157 NC
Division Probate

IN RE: ESTATE OF
ROSE MARY HUMPHRIES,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROSE MARY HUMPHRIES, deceased, whose date of death was July 31, 2025, is pending in the Circuit Court for Sarasota

SARASOTA COUNTY

County, Florida, Probate Division, the address of which is Judge Lynn N. Silvertooth Judicial Center, 2002 Ringling Blvd., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Personal Representative:
NANCY A. OBERLIN
1863 Colleen Street
Sarasota, FL 34231

Attorney for Personal Representative:
Jami C. Worley, Esq.
Florida Bar Number: 1003559
WORLEY ELDER LAW, PLLC
4916 26th Street W., Suite 152
Bradenton, FL 34207
Telephone: (941) 448-1302
E-Mail: Jami@WorleyElderLaw.com

7/10-7/17/26LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2026 CP 002230 SC
Division: Probate

SARASOTA COUNTY

IN RE: ESTATE OF
JAMES RICHARD CALLISON JR.
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES RICHARD CALLISON JR., deceased, File Number: 2026 CP 002230 SC, whose date of death was February 16, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 7/3/2026.

Personal Representative:
Ariel Callison & Jessica Parker
8804 San Pablo Ave.
North Port, FL 34287

Attorney for Personal Representative:
Monica M. Cabrera, Esq.
FBN: 26578
The Florida Probate & Family Law Firm
2600 S. Douglas Rd., Suite 502
Coral Gables, FL 33134
Office Line: (305) 677-5119
Email: monica@flpfl.com

SARASOTA COUNTY

7/3-7/10/26LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
CASE #: 2026-CP-002247-SC

IN RE: ESTATE OF
FRANK JOSEPH TRETTER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of FRANK JOSEPH TRETTER, deceased, whose date of death was March 30, 2026; is pending in the Circuit Court for SARASOTA County, Florida, Probate Division; File Number 2026-CP-002247-SC; the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including 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 July 3, 2026.

Personal Representative:
Gregory A. Kaiser
6751 Professional Parkway, Suite 104
Sarasota, FL 34240

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

7/3-7/10/26LG 2T

"Advertisement"

INVITATION FOR BID

Professional Landscaping, Grounds Maintenance, Irrigation, Mulching, and Seasonal Planting Services

Solicitation Numbers:
FY26-IFB-02, FY26-IFB-03, FY26-IFB-04, FY26-IFB-05, and FY26-IFB-06

June 29, 2026

The Housing Authority of the City of Tampa (THA), will receive sealed bids for Professional Landscaping, Grounds Maintenance, Irrigation, Mulching, and Seasonal Planting Services. The Authority intends to award a single contract for each solicitation to the most responsive and responsible individual or firm whose experience and fee is most advantageous to the Authority. The form of contract will be a one-year base contract with the option of extending for an additional year to year period not to exceed five (5) years.

Complete submission details for bids can be found in the official Invitation For Bid (IFB) package. The IFB package can be found online at **www.TampaHA.org** (Go to www.tampaha.org Click → Procurement from the on menu, then Click → Bid Opportunities, and follow the prompts), by calling the THA Contracting Office at 813-341-9101 ext. 3480, or visiting THA located at 5301 West Cypress Street, Tampa Florida 33607. **All perspective firms must obtain an official copy of the IFB from THA in order to be considered.**

The deadline for submitting proposals is Wednesday, July 29, 2026, 2:00 PM (EST).

THE HOUSING AUTHORITY OF THE CITY OF TAMPA IS AN EQUAL OPPORTUNITY EMPLOYER.

BY ORDER OF JEROME D. RYANS, PRESIDENT/CEO.

HILLSBOROUGH TRANSIT AUTHORITY (HART)

The Hillsborough Transit Authority (HART) will be accepting proposals for the following:

Upcoming opportunities:

Employee Background Investigative Services
Consolidated Transit Advertising Program
Cummins Engine Diagnostic and Repair

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

7/10/26LG 1T

CITY OF TAMPA
NOTICE OF PUBLIC HEARING
AMENDMENT TO THE TAMPA COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that the Tampa City Council will hold a public hearing to consider the transmittal to the Florida Department of Commerce (Florida Department of Economic Opportunity) of the below proposed amendment to the City of Tampa Comprehensive Plan on Thursday, July 23, 2026, beginning at 5:01 p.m., or as soon thereafter as may be heard.

TA/CPA 26-03: A publicly initiated map amendment to the Future Land Use Element, Future Land Use Map, for the property located at 4002 North Dale Mabry Highway and 4014 and 4100 West Dr. Martin Luther King Jr. Blvd; from Public/Semi-Public (P/SP) to Urban Mixed Use-60 (UMU-60) and Regional Mixed Use-100 (RMU-100). The approximate size of the properties is 121.71± acres and is located within the Westshore Business Center.

The Tampa City Council meeting will be held in City Council Chambers, Third Floor, Old City Hall, 315 East Kennedy Boulevard, Tampa, FL 33602. Interested members of the public can attend the public hearing in person in City Council chambers in Old City Hall or virtually participate in this public meeting by using what is referred to by the State of Florida statutes and rules as "Communications media technology" ("CMT").

TO PARTICIPATE REMOTELY IN PUBLIC HEARINGS USING CMT, *PRE-REGISTRATION IS REQUIRED*
Comments specific to a public hearing will be heard when it appears on the agenda.
Instructions for participating in quasi-judicial and legislative public hearings are available at:
https://www.tampa.gov/document/instructions-participate-virtual-public-hearing-34621

Please note: In order to participate in quasi-judicial matters remotely via CMT, c**ell phones and smartphones are not compatible as they will not allow you to share your camera when connected.** 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 City Council and all other participants.

Persons requiring help in accessing these means of public participation should call 813-274-8397 for assistance.

A copy of the proposed amendments is available on the Hillsborough County City-County Planning Commission's website at http://www.planhillsborough.org/. The Planning Commission may be contacted at (813) 272-5940.

In accordance with Section 286.0105, Florida Statutes, any person who decides to appeal any decision of the Tampa City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act ("ADA") and Section 286.26, Florida Statutes, persons with disabilities needing a reasonable accommodation to participate in this public hearing or meeting should contact the City of Tampa's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted via phone at 813-274-3964, email at TampaADA@tampagov.net, or by submitting an ADA - Accommodations Request form available online at tampagov.net/ADARequest.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.
SHIRLEY FOXX-KNOWLES, MMC
CITY CLERK

7/10/26LG 1T