CITRUS 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:

VALERIES CLEANING

Owner: Abby Smith
5012 South Austin Point
Homosassa, FL 34446

8/14/26LG 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:

PSYKHII

Owner: Anna Benson
Citrus County

8/14/26LG 1T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 000345 A
NATIONSTAR MORTGAGE LLC
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL J. LEONARD A/K/A MICHAEL JAMES LEONARD ET AL.,
DEFENDANTS.
AMENDED NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta Publishing, Inc)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 9th day of July, 2026, and entered in Case No. 2025 CA 000345 A , of the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein Nationstar Mortgage LLC is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHRISTOPHER MICHAEL LEONARD, VICTORIA K. LEONARD, MICHAEL R. LEONARD, MICHAEL MYRON WALKER, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, UNKNOWN SPOUSE OF MICHAEL J. LEONARD A/K/A MICHAEL JAMES LEONARD, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL J. LEONARD A/K/A MICHAEL JAMES LEONARD, CHERYLL MCCORMIC, MICHELLE LEONARD AND MICHAEL WAYNE FLOYD are defendants. Traci Perry as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.bid4assets.com/CitrusFLForeclosures at 10:00 A.M. on the 27th day of August, 2026, the following described property as set forth in said Final Judgment, to wit:
Lot 26, Block 55, Beverly Hills Unit Number Four, according to the plat thereof, recorded in Plat Book 5, Page(s) 130 to 132 of the public records of Citrus 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 Rector, Kathy, at 1540 N Meadowcrest Bouelvard, Crystal River, FL 34429, Phone 352-341-6700 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 3rd day of August, 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
11080-1039370

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 000517 A
NATIONSTAR MORTGAGE LLC
PLAINTIFF,
VS.
BETSY K. CLAIR ET AL.,
DEFENDANTS.
AMENDED NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta Publishing, Inc)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 9th day of July, 2026, and entered in Case No. 2025 CA 000517 A, of the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein Nationstar Mortgage LLC is the Plaintiff and BETSY K. CLAIR; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; and UNKNOWN SPOUSE OF BETSY K. CLAIR are defendants. Traci Perry as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.bid4assets.com/CitrusFLForeclosures at 10:00 A.M. on the 27th day of August, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 32, BLOCK 40, APACHE SHORES UNIT 11, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 36, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN 1984 TWIN MOBILE HOME VIN NO. T25217045A, TITLE NO. 40474332 AND VIN NO. T25217045B, TITLE NO. 40474095.
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 Rector, Kathy, at 1540 N Meadowcrest Bouelvard, Crystal River, FL 34429, Phone 352-341-6700 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 3rd day of August, 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
11080-1039378

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000587-A

IN RE: ESTATE OF
PATRICIA H. SWANSON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PATRICIA H. SWANSON, deceased, whose date of death was June 3, 2026, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Avenue, Inverness, FL 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 14, 2026.

Personal Representative:
/s/ JACQUELINE A. SWANSON
9 Kathleen Road
Hudson, MA 01749

Attorney for Personal Representative:
/s/ Cynthia I. Waisman
Cynthia I. Waisman, Esq.
Florida Bar No: 0169986
Cynthia I. Waisman. P.A.
5406 Hoover Blvd., Unit 11
Tampa, FL 33634
Telephone: (813) 279-6180
Fax: (813) 890-3461
E-Mail: cynthia@cynthiawaismanlaw.com
Secondary E-Mail:
cynthiawaisman@gmail.com

8/14-8/21/26LG 2T

IN THE COUNTY COURT IN AND FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026 CC 000533 A

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
ALEXANDER SMALLEY AND ASHELY SMALLEY,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on August 2, 2026, by the County Court of Citrus County, Florida, for the following property described as:

Lot 37, Block B-57, of Cypress Village, Sugarmill Woods, according to the Plat thereof, as recorded in Plat Book 9, Pages 86 through 150, inclusive, and continued in Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, of the Public Records of Citrus County; as amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida.

will be sold at a public auction by the Citrus County Clerk of Court, to take place electronically online at www.bid4assets.com/CitrusFLForeclosures, on **September 3, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

/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
Attorneys for Plaintiff

8/7-8/14/26LG 2T

IN THE COUNTY COURT IN AND FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CC 001597 A

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
W. RICHARD STOCKER, JR.,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on August 3, 2026, by the County Court of Citrus County, Florida, for the following property described as:

Lot 143R, CYPRESS VILLAGE VILLA REPLAT, Sugarmill Woods, according to the plat thereof as recorded in Plat Book 11, Pages 105 through 109, inclusive, Public Records of Citrus County, Florida.

will be sold at a public auction by the Citrus County Clerk of Court, to take place electronically online at www.bid4assets.com/CitrusFLForeclosures, on **September 10, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

/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
Attorneys for Plaintiff

8/7-8/14/26LG 2T

HERNANDO COUNTY

IN THE COUNTY COURT IN AND FOR HERNANDO COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2025-CC-001519

WELLINGTON AT SEVEN HILLS HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
JAMES GIBBONS,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order on Motion to Reset the Foreclosure Sale entered in this cause on August 6, 2026 by the County Court of Hernando County, Florida, the property described as:

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

will be sold at public sale by the Hernando County Clerk of Court, to the highest and best bidder, for cash, at **11:00 A.M.** at the Hernando County Courthouse, 20 N. Main Street, Room 245, Brooksville, Florida 34601 on **September 8, 2026**.

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

If you are a person with a disability who needs any accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator Peggy Welch (352) 754-4402 for the Courts, at least 7 days before your scheduled court appearance, or immediately upon receiving your notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026-CA-00178

RIVIERA REAL ESTATE INVESTMENTS, INC.,
Plaintiff,
vs.
LOYALA MCCANTS, UNREMARRIED SURVIVING SPOUSE OF KENNETH KECK (DECEASED); PAUL M. HALMAN; SB HOME BUYERS, LLC; and THE HOMEOWNERS ASSOCIATION OF AVALON VILLAGE, INC.,
Defendants.

AMENDED NOTICE OF FORECLOSURE SALE

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Summary Judgment of Foreclosure entered on July 30, 2026 in Case No. 2026-CA-00178 of the Circuit Court of the Fifth Judicial Circuit, in and for Hernando County, Florida, wherein LOYALA MCCANTS, UNREMARRIED SURVIVING SPOUSE OF KENNETH KECK (DECEASED); PAUL M. HALMAN; SB HOME BUYERS, LLC; and THE HOMEOWNERS ASSOCIATION OF AVALON VILLAGE, INC. are Defendants. The Office of Doug Chorvat, Jr., Hernando County Clerk of the Circuit Court, shall sell the property to the highest and best bidder for cash, except as otherwise provided herein, at the location designated for judicial sales, being outside Room 245 of the Hernando County Courthouse, located at **20 N. Main Street, Room 245, Brooksville, Florida,** in accordance with Section 45.031, Florida Statutes. The sale shall commence at **11:00 a.m. on September 3, 2026**, pursuant to Section 45.031(10), Florida Statutes. The following described property, as set forth in the Final Judgment, shall be sold at such sale, to wit:

Lot 20, Block 10, of Villages at Avalon Phase 3B-2, according to the map or plat thereof, as recorded in Plat Book 42, Page(s) 31 through 34, inclusive, of the Public Records of Hernando County, Florida.

Also known as: 954 Old Windsor Way, Spring Hill, Florida, 34609

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at the Office of the Trial Court Administrator, Hernando County Courthouse, 20 North Main Street, Brooksville, Florida 34601, Telephone (352) 754-4402, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired, call 711.

Dated August 6, 2026

Doug Chorvat Jr.
Clerk of the Circuit Court

By: Elizabeth Markidis
Deputy Clerk

Woodward Law

8/14-8/21/26LG 2T

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 944341 from Piedmont Companies Inc. Application received: July 7, 2026. Proposed activity: Proposed 100,000 SF building (88,000 SF Warehouse & 12,000 SF of Retail) Project name: Goodwill Brooksville Distribution Center. Project size: 13.08 Ac MOL. Location: Section 28, Township 22, Range 19, in Hernando County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 2379 Broad Street, Brooksville, FL. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, 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.

8/14/26LG 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:

BROOKSVILLE MODERN DENTISTRY

Owner: Brooksville Modern Dentistry, PA
14359 Cortez Blvd.
Brooksville, FL 34613

8/14/26LG 1T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
Case No: 2026-CP-000939

IN RE: ESTATE OF
ALFRED J. DOMENICO A/K/A
ALFRED DOMENICO,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Alfred J. Domenico a/k/a Alfred Domenico, deceased, whose date of death was June 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 7, 2026.

Personal Representatives:
Daniel Oliver
15137 Willowood Lane
Brooksville, FL 34604

Penny Oliver
15137 Willowood Lane
Brooksville, FL 34604

Attorney for Personal Representatives:
Paul M. Messina, Jr.
Florida Bar Number: 84490
Messina Law Group, P.A.
2550 Permit Place
New Port Richey, FL 34655
Telephone: (813) 492-7798
Fax: (727) 216-4787
paul@messinalawgroup.com
service@messinalawgroup.com

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA
CASE NO: 2026CA000201

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff,
vs.
JAMES THOMAS STILL A/K/A JAMES T. STILL A/K/A JAMES STILL, UNKNOWN SPOUSE OF JAMES THOMAS STILL A/K/A JAMES T. STILL A/K/A JAMES STILL, MARK ALAN STILL A/K/A MARK A. STILL A/K/A MARK STILL, UNKNOWN SPOUSE OF MARK ALAN STILL A/K/A MARK A. STILL A/K/A MARK STILL, FIFTH THIRD BANK, N.A., SUCCESSOR BY MERGER WITH DIVIDEND SOLAR FINANCE LLC, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2,
Defendant(s)

NOTICE OF ACTION – CONSTRUCTIVE SERVICE

TO: UNKNOWN SPOUSE OF JAMES THOMAS STILL A/K/A JAMES T. STILL A/K/A JAMES STILL
17834 Palamino Lake Dr.
Dade City, FL 33523

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

LOT 15, EMTON UNIT NO. 2, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 40, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Property Address: 22 Croom Road, Brooksville, FL 34601

The action was instituted in the Circuit Court, Fifth Judicial Circuit in and for Hernando, County, Florida; Case No. 2026CA000201; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. Diane M Kibitlewski. You are required to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication on or before August 26, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

Dated the 15th day of July, 2026

Doug Chorvat, Jr., CGCIO, CMP
Clerk of the Circuit Court & Comptroller

By: /s/ Elizabeth Markidis
As Deputy Clerk

Quintairos, Prieto, Wood & Boyer, P. A.

(Continued on next page)

HERNANDO COUNTY

8/7-8/14/26LG 2T

NOTICE OF ACTION
Hernando County

BEFORE THE BOARD OF MASSAGE THERAPY

IN RE: The license to practice Massage

Zhenzi Piao, L.M.T.
13617 Coronado Drive
Spring Hill, Florida 34609

CASE NO.: 2023-08501
LICENSE NO.: MA96337

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting Richard S. Wagner, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9842.

If no contact has been made by you concerning the above by September 18, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Massage Therapy in an informal proceeding.

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

8/7-8/28/26LG 4T

HILLSBOROUGH COUNTY

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26--010218
Division: C-P

KEMBERLY PHILON,
Petitioner,
and
CHRISTOPHER DARYL PHILON,
Respondent

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

TO: CHRISTOPHER DARYL PHILON
Address: 3001 N 42nd Street, Tampa, FL 33605

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 KEMBERLY PHILON, whose address is 3001 N 42nd Street, Tampa, FL 33605 on or before 9/14/2026, and file the original with the clerk of this Court at 800 E Twiggs Street, Room 101, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated August 7, 2026

Clerk of the Circuit Court
By: s/ Jessica Saladin
Deputy Clerk

8/14-9/4/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26--010142
Division: D-P

TIFFANY POTTS-JOHNSON,
Petitioner,
and
RENALDO D. JOHNSON,
Respondent

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

TO: RENAOLDO DWAYNE JOHNSON
Address: Ferry Horse Lane, Freeport, Grand Bahama

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 TIFFANY POTTS-JOHNSON, whose address is 3313 Lila Street, Tampa FL 33610 on or before 9/14/2026, and file the original with the clerk of this Court at 13th Hillsborough, 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:

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

HILLSBOROUGH COUNTY

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

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

Dated August 6, 2026

Clerk of the Circuit Court
By: s/ Mary Glover
Deputy Clerk

8/14-9/4/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 2026-DR-000014
Division: FP

JOVAN BLACKMON,
Petitioner,
and
SHANIA BOWDEN; OSHA BOWDEN,
Respondent

NOTICE OF ACTION FOR AMENDED PETITION TO DIESTABLISH PATERNITY OF RESPONDENT and ESTABLISH PATERNITY, PARENTAL RESPONSIBILITY, TIMESHARING AND OTHER RELIEF

TO: OSHA ROBINSON
Address: 8112 North Alaska Street, Tampa, FL 33604

YOU ARE NOTIFIED that an action for PETITION FOR PATERNITY has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JOVAN BLACKMON, whose address is 3028 North Avenida Republica de Cuba, Tampa, FL 33605 on or before 9/14/2026, 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:

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 August 7, 2026

Clerk of the Circuit Court
By: s/ Jessica Saladin
Deputy Clerk

8/14-9/4/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2025-CA-001238
DIVISION: F

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF GCAT 2023-NQM3 TRUST,
Plaintiff,
vs.
YANIV COHEN, YAEL ELUL, et. al.,
Defendants.

NOTICE OF SALE

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale entered on July 6, 2026 in the above-styled cause, Victor D. Crist, Hillsborough County clerk of court, shall sell to the highest and best bidder for cash on **September 9, 2026 at 10:00 A.M.,** at www.hillsborough.realforeclose.com, the following described property:

LOT 12, RESERVE AT CITRUS PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE(S) 139 THROUGH 142, INCLUSIVE OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 11623 Sweet Tangerine Lane, Tampa, FL 33626

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

AMERICANS WITH DISABILITIES ACT

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your 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

Dated August 10, 2026

/s/ Kelley L. Church

HILLSBOROUGH COUNTY

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

8/14-8/21/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-037744

COUNTRY PLACE COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
YOANKA DE LA OSA and ALEXYS RAMIEREZ GONZALEZ,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Conformed Order Rescheduling Foreclosure Sale entered in this cause on August 10, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

LOT 66, BLOCK 14, COUNTRY PLACE UNIT IV-B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on **September 18, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

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

8/14-8/21/26LG 2T

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 **9/9/2026** 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-26-0001403
NAME OF VIOLATOR: JCA PROPERTY MANAGEMENT
LOCATION OF VIOLATION: 2001 N 57TH ST, TAMPA, FL
CODE SECTIONS: 19-237 19-237(3)
LEGAL DESCRIPTION: DIXIE FARMS LOT 3
FOLIO: 160002.0000

CASE NO: COD-26-0001626
NAME OF VIOLATOR: BRANDON M WAGNER AND JANET
LOCATION OF VIOLATION: 5615 GASPAR OAKS DR, TAMPA, FL
CODE SECTIONS: 19-231(12) 19-231(5)a
LEGAL DESCRIPTION: BAYSHORE WEST TOWNHOMES PHASE 2 LOT 22
FOLIO: 135769.0640

CASE NO: COD-26-0001755
NAME OF VIOLATOR: DANIEL BAVARO
LOCATION OF VIOLATION: 2410 W JETTON AVE, TAMPA, FL
CODE SECTIONS: 19-59
LEGAL DESCRIPTION: WATROUS H J 2ND ADD'N TO WEST HYDE PARK
E 55 FT OF LOTS 55 AND 56 AND W 1/2 OF VAC ALLEY
ABUTTING E BDRY OF SD LOTS
FOLIO: 117519.0000

CASE NO: COD-26-0001808
NAME OF VIOLATOR: HUGO J G FERNANDEZ AND
LOCATION OF VIOLATION: 9401 N 13TH ST, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: FAIRVIEW TERRACE LOT 12 BLOCK 3
FOLIO: 147122.0000

CASE NO: COD-26-0001826
NAME OF VIOLATOR: GLENDA ARONG
LOCATION OF VIOLATION: 10209 N VALLE DR, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-231(1)c 19-231(3) 19-231(11) 19-231(15)a
LEGAL DESCRIPTION: GOLFLAND PARK SUBDIVISION LOT 20 BLOCK B
FOLIO: 97123.0000

CASE NO: COD-26-0001830
NAME OF VIOLATOR: BARNES JERRY LIFE
LOCATION OF VIOLATION: 2318 N WHITTIER ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(5) 19-231(11) 19-231(15)a 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: OAK PARK ESTATES S 20 FT OF LOT 3 AND N 45 FT OF LOT 4
FOLIO: 160176.0000

CASE NO: COD-26-0001902
NAME OF VIOLATOR: JOEL LAWS
LOCATION OF VIOLATION: 2605 E 99TH AVE, TAMPA, FL
CODE SECTIONS: 19-49
LEGAL DESCRIPTION: LAUREL TERRACE LOTS 20 21 AND 22 BLOCK 12
FOLIO: 147523.0000

CASE NO: COD-26-0001905
NAME OF VIOLATOR: GRACE AND MERCY BAPTIST
LOCATION OF VIOLATION: 5118 E 17TH AVE, TAMPA, FL
CODE SECTIONS: 19-237
LEGAL DESCRIPTION: FLORENCE VILLA TRACT MARKED PARK
FOLIO: 159432.0000

CASE NO: COD-26-0001915
NAME OF VIOLATOR: RADHA REAL ESTATE INC
LOCATION OF VIOLATION: 4108 N 29TH ST, TAMPA, FL
CODE SECTIONS: 19-231(5)c 19-231(13) 19-231(15)c
LEGAL DESCRIPTION: ENGLEWOOD LOT 1 BLOCK 15
FOLIO: 155860.0000

CASE NO: COD-26-0001946
NAME OF VIOLATOR: GRACE A HERNAIZ SANCHEZ ET
LOCATION OF VIOLATION: 5111 E 20TH AVE, TAMPA, FL
CODE SECTIONS: 19-50 19-231(15)c
LEGAL DESCRIPTION: FLORENCE VILLA LOTS 176 177 212 AND 213
FOLIO: 159361.0000

CASE NO: COD-26-0001980
NAME OF VIOLATOR: PINECOL ASACIADOS LLC
LOCATION OF VIOLATION: 2606 E 18TH AVE, TAMPA, FL
CODE SECTIONS: 19-231(12) Stairs, porches appurtenances
19-231(13) Plumbing fixtures and pipes
19-231(15)c Maintenance
19-231(17) General condition of rental unit
19-231(3) Smoke detectors
19-231(5)b Bathrooms
19-231(5)c Maintenance
19-49 Accumulations
LEGAL DESCRIPTION: WATCH HILL LOT 9 BLOCK 8
FOLIO: 188443.0000

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

CASE NO: COD-26-0001837
NAME OF VIOLATOR: JOSE LORENZO
LOCATION OF VIOLATION: 7804 N ROME AVE, TAMPA, FL
CODE SECTIONS: 27-284.2.5.(c)
LEGAL DESCRIPTION: ALMIMA LOTS 80 81 82 86 AND N 1 FT OF LOT 83
FOLIO: 102130.0000

CASE NO: COD-26-0001919
NAME OF VIOLATOR: COLUMBUS FIRST INVESTMENTS
LOCATION OF VIOLATION: 2804 E COLUMBUS DR, TAMPA, FL
CODE SECTIONS: 27-156
LEGAL DESCRIPTION: GREENVILLE SUBDIVISION PLAT 3 PG 50 LOTS 3 AND 4 BLOCK 19
FOLIO: 188595.0000

CASE NO: COD-26-0001962
NAME OF VIOLATOR: JONATHAN CAPESTANY
LOCATION OF VIOLATION: 3417 LINDELL AVE, TAMPA, FL
CODE SECTIONS: 27-156 27-156 TABLE 4 1
LEGAL DESCRIPTION: VESTA'S COURT E 56 FT OF LOT 7
FOLIO: 173514.0200

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

8/14-9/4/26LG 4T

HILLSBOROUGH COUNTY

NOTICE OF PUBLIC SALE

Notice is hereby given that on **09/14/2026 at 8:30am** the following **vehicle(s)** may be sold at public sale at **6120 Jensen Rd, Tampa, Fl 33619** for the amount owed on each **vehicle** to satisfy the lien for repairs, service and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. **VIN# 1G6AH5RX2G0109213/2016/CADILLAC $7,625.00** The name, address and telephone number and public sale location of the repair shop that is demanding full payment of the unpaid charges is… Lienor Name: **Troyts Auto Services LLC**. Lienor Address: **6120 Jensen Rd, Tampa, Fl 33619** (Hillsborough County). Lienor telephone # **(813) 671-9364**, MV License #: **MV113312**. Location of **Vehicle: 6120 Jensen Rd, Tampa, Fl 33619** (Hillsborough County). The customer or person claiming an interest, or a lien, may redeem the **vehicle** by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in **Hillsborough County** where the **vehicle** is held to determine whether the **vehicle** has been wrongfully taken or withheld from him or her. At any time before the date of sale, a customer or person of record claiming a lien on the **vehicle** may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.

8/14/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002670
Division W

IN RE: ESTATE OF
BARBARA M. WAND,
a/k/a BARBARA D. WAND,
a/k/a BARBARA DELL WAND,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Barbara M. Wand, deceased, whose date of death was January 22, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice 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 August 14, 2026.

Personal Representative:
/s/ Robert J. Wand
1012 Emerald Hill Way
Valrico, Florida 33594

Attorney for Personal Representative:
/s/ Johnnie B. Byrd, Jr.
FBN 227269
206 N. Collins Street
Plant City, Florida 33563
Telephone: (813) 759-1224
Fax: (813) 759-1101
E-Mail: johnnie@byrd-barnhill.com

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-002658
Division: A

IN RE: THE ESTATE OF:
JOSEPH G. SINKOVICS, aka
JOSEPH G. SINKOVICS, M.D.,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of JOSEPH G. SINKOVICS, aka JOSEPH G. SINKOVICS, M.D., deceased, whose date of death was July 3, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 101, Tampa, 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

(Continued on next page)

HILLSBOROUGH COUNTY

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

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

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 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 August 14, 2026.

Personal Representative:
Gregory A. Richards, Jr.
16936 Secret Meadow Drive
Odessa, Florida 33556

Attorney for Personal Representative:
Robert L. Olsen
Florida Bar No.: 921490
LONGHOUSE, RICHARDS, OLSEN & RIEF, PLLC
202 S. Rome Avenue, Suite 110
Tampa, Florida 33606
Telephone: (813) 223-5351
E-mail: rolsen@lrorlaw.com
Secondary E-mail: sferraro@lrorlaw.com

8/14-8/21/26LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
CASE NO: 26-CC-031654
DIVISION: T

NOTICE TO APPEAR

IN RE: THE PETITION OF HILLSBOROUGH COUNTY FOR HEARING CONCERNING THE ANIMAL(S) OF:

Katiushka Caraballo Figueroa
1321 Floating Fountain Cir, Apt 204
Tampa, FL 33612

And Any Other Jane or John Does,

Respondent.

IN THE NAME OF THE STATE OF FLORIDA TO ALL SINGULAR THE SHERIFFS OF THE STATE OF FLORIDA,

You are hereby commanded to serve this Petition for Enjoinment upon the above-named Respondent, **Katiushka Caraballo Figueroa**.

INSTRUCTIONS TO RESPONDENT: Pursuant to Administrative Order S-2012-064, a hearing on the attached Petition for Enjoinment has been scheduled before the Honorable Mary Lou Cuellar-Stilo on the **19th day of August, 2026 at 11:15 a.m., to be held at the Criminal Courthouse Annex, 401 N. Jefferson Street, Courtroom #21, Tampa, Florida 33602-3554**. Fifteen (15) minutes has been set for the hearing.

You have the right to appear personally, or you may have an attorney appear for you at the hearing. You or your attorney can present testimony and evidence at the hearing. Upon consideration of all matters presented at the hearing, the Court may schedule a final hearing. You or your attorney can present testimony and evidence at the final hearing.

If you decide to appeal the Honorable Judge Cuellar-Stilo's rulings, you will need a record of the hearings. You will need to ensure that a verbatim record of the proceeding is made which will include the testimony and evidence upon which an appeal is to be based.

FAILURE TO APPEAR MAY CONSTITUTE A WAIVER OF YOUR RIGHT TO CONTEST THE PETITION AND THE COURT MAY GRANT THE RELIEF REQUESTED IN THE PETITION.

Witness my hand and seal, this 9th day of July, 2026

Victor D. Crist
As Clerk of the Court

By: s/ LaShontaeia Shedrick
Deputy Clerk
813-276-8100 x4362

8/14/26LG 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:

BLACKWELL PHOTO + VIDEO

Owner: We The Blackwells LLC
6421 N. Florida Ave.
Tampa, FL 33604

8/14/26LG 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:

BLACKWELL PHOTO + VIDEO
WEDDING CREATIVE COLLECTIVE

Owner: We The Blackwells LLC
6421 N. Florida Ave.
Tampa, FL 33604

8/14/26LG 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:

ARZTÉ HAVEN

Owner: Jennifer M. Lee
5711 Shiver Trail
Plant City, FL 33565

8/14/26LG 1T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 26-CC-037837

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

vs.

FRESH LEGAL PERSPECTIVE PL, AS TRUSTEE ONLY UNDER THE 11816 MANGO CROSS COURT LAND TRUST and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Agreed Final Judgment of Foreclosure entered in Case No. 26-CC-037837, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein MANGO GROVES HOMEOWNERS' ASSOCIATION, INC. is Plaintiff, and FRESH LEGAL PERSPECTIVE PL, AS TRUSTEE ONLY UNDER THE 11816 MANGO CROSS COURT LAND TRUST, is Defendant, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on **October 2, 2026**, in an online sale at www.hillsborough.realforeclose.com, **beginning at 10:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

LOT 136, MANGO GROVES - UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 86, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 11816 Mango Cross Court, Seffner, FL 33584

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 August 12, 2026

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com

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

8/14-8/21/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-049880

BERRY BAY VILLAGE COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

CHRISTOPHER ANTHONY GORDON,
A SINGLE MAN,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-049880, that resulted from the Final Hearing on or about August 04, 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-049880 on about August 04, 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 129, of BERRY BAY SUBDIVISION VILLAGE I, according to the Plat thereof, as recorded in Plat Book 142, Page 146, of the Public Records of Hillsborough County, Florida

and commonly known as: 3186 Oyster Cove St, Wimauma, FL 33598; 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 **September 25, 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 August 11, 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, Attorneys at Law

45405.64

8/14-8/21/26LG 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:

RED DIAMOND BASEBALL

Owner: Elizabeth Kocol
10514 Rochester Way
Tampa, FL 33626

8/14/26LG 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:

CONSENSUS ARGENTINA

Owner: CSTECHLAB LLC
4910 W. McElroy Ave. Unit 2
Tampa, FL 33611

8/14/26LG 1T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2026-CC-010664

RHC MASTER ASSOCIATION, INC.,
Plaintiff,

vs.

ERICA PEEBLES,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on August 6, 2026 by the County Court of Hillsborough County, Florida, the property described as:

Lot 4, Block 33, River Hills Country Club Parcel 14 Phase I, according to the map or plat thereof, as recorded in Plat Book 78, Page 76, of the Public Records of Hillsborough County, Florida.

ADDRESS: 5623 Rockfield Loop, Valrico, FL 33596

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 September 25, 2026**.

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

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

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

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-010228
Division: I-P

IYOENIER PERDOMO-PEREIRA,
Petitioner,

and

VERUZKA N. CARRUYO SANCHEZ,
Respondent

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

TO: VERUZKA N. CARRUYO SANCHEZ
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 IYOENIER PERDOMO-PEREIRA, whose address is 7310 Ensenada Ct. Apt. 203, Tampa, FL 33634 on or before 9/14/2026, and file the original with the clerk of this Court at 800 E. Twiggs St. Room 101, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current 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 August 7, 2026

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

By: s/ Jessica Saladin
Deputy Clerk

8/14-9/4/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-002107
Division: B

IN RE: ESTATE OF
GLORIA C. FLETCHER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Gloria C. Fletcher, whose date of death was May 22, 2026 and whose social security number is XXX-XX-4242, 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 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 DI 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 Friday, August 14, 2026.

Personal Representative:
/s/ Sandrea J. Morrisey
202 Courtney Road
Goldsboro, North Carolina 27534

Attorney for Personal Representative:
/s/ Judith S. Lambert
Judith S. Lambert, Esquire
Lambert Law Offices, PL
617 W. Lumsden Road
Brandon, Florida 33511
Telephone: (813) 662-7429
Fax: (813) 685-6575

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002620
Division B

IN RE: ESTATE OF
DANIEL MICHAEL GALLAGHER IV
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Daniel Michael Gallagher IV, deceased, whose date of death was April 17, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 14, 2026.

Personal Representative:
/s/ Suzanne Liu Gallagher
114 W. Mohawk Avenue
Tampa, Florida 33604

Attorney for Personal Representative:
/s/ Ann-Eliza M. Taylor
Attorney
Florida Bar Number: 70852
Older Lundy Koch & Martino
1000 W. Cass Street
Tampa, Florida 33606

(Continued on next page)

CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS
PUBLICATION NOTICE

As the result of being unable to effectuate certified mail notice to violators of the City Code, Notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **9/2/2026** 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-26-0001567
NAME OF VIOLATOR: VAMSEE KURRA AND SUSHMA
LOCATION OF VIOLATION: 3308 W NORTH A ST, TAMPA, FL
CODE SECTIONS: 19-231(15)a
LEGAL DESCRIPTION: OAKFORD LOT 4 AND W 9 FT OF LOT 3 BLOCK 32
FOLIO: 117163.0000

CASE NO: COD-26-0001645
NAME OF VIOLATOR: HOMEX PARTNERS LLC
LOCATION OF VIOLATION: 2805 N 9TH ST, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: BONNIEHAVEN S 1/2 OF LOT 7 BLOCK 1
FOLIO: 186901.0000

CASE NO: COD-26-0001832
NAME OF VIOLATOR: LACTION GROUP 10 LLC
LOCATION OF VIOLATION: 8003 N BROOKS ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(3) 19-231(15)c 19-231(5)c 19-231(17)
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 8 BLOCK 60 AND W 1/2 OF CLOSED ALLEY ABUTTING THEREON
FOLIO: 14693500000

CASE NO: COD-26-0001869
NAME OF VIOLATOR: TITO J MALDONADO
LOCATION OF VIOLATION: 702 E FAIRBANKS ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: SULPHUR SPRINGS LOT 5 AND W 1/2 CLOSED ALLEY ABUTTING ON E BLOCK 35
FOLIO: 99490.0000

CASE NO: COD-26-0001978
NAME OF VIOLATOR: MICHAEL S AND LAUREN M
LOCATION OF VIOLATION: 504 E LAMBRIGHT ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: NORTH PARK LOT 20
FOLIO: 163074.0000

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

CASE NO: COD-26-0001576
NAME OF VIOLATOR: KEVIN JOHNSON OF SHACRES LLC
LOCATION OF VIOLATION: 2616 W CYPRESS ST, TAMPA, FL
CODE SECTIONS: 27-284.2.3 (b) 27-284.2.4 (c)
LEGAL DESCRIPTION: WEST PINES REVISED MAP LOT 4 BLOCK 2
FOLIO: 168330.0000

CASE NO: COD-26-0001633
NAME OF VIOLATOR: GAIA HOMES FLORIDA LLC
LOCATION OF VIOLATION: 310 E ROSS AVE, TAMPA, FL
CODE SECTIONS: 27-284.2.4 (c)
LEGAL DESCRIPTION: TOLAND'S REVISED SUBDIVISION LOT 7 BLOCK 2
FOLIO: 191521.0000

CASE NO: COD-26-0001708
NAME OF VIOLATOR: YASMANI ANE FONSECA
LOCATION OF VIOLATION: 7004 LAKESHORE DR, TAMPA, FL
CODE SECTIONS: 27-284.2.4 (c)
LEGAL DESCRIPTION: TEMPLE CREST UNIT NO 3 LOT 37 BLOCK 55
FOLIO: 148730.5000

CASE NO: COD-26-0001749
NAME OF VIOLATOR: AMELIA RODRIGUEZ
LOCATION OF VIOLATION: 1319 E LOUISE AVE, TAMPA, FL
CODE SECTIONS: 27-290.1 (e) (2)
LEGAL DESCRIPTION: LOT 20 AND 5 FT CLOSED ALLEY ABUTTING ON S AND W 1/2 OF CLOSED 14TH ST ABUTTING ON E
FOLIO: 172935.0000

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

8/7-8/28/26LG 4T

HILLSBOROUGH COUNTY

Telephone: (813) 254-8998
Fax: (813) 839-4411
E-Mail: ataylor@olderlundylaw.com
Secondary E-Mail:
dmorris@olderlundylaw.com

8/14-8/21/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-057974

FAIROAKS SOUTH, INC.,
Plaintiff,
vs.
MARY ELIZABETH BRANNICK,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-057974, that resulted from the Final Hearing on or about August 03, 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-057974 on about August 03, 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:

Condominium Unit 21, Building V, of FAIROAKS SOUTH TWO, A CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Official Records Book 3863, Page 494, and as further described in Condominium Plat Book 4, Page 3, of the Public Records of Hillsborough County, Florida, and all amendments thereto, together with its undivided share in the common elements

and commonly known as: 3806 N Oak Drive Unit V21, Tampa, FL 33611; 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 **September 25, 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 August 11, 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, Attorneys at Law

45423.25

8/14-8/21/26LG 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:

KEPLER TALENT GROUP

Owner: Hadley Curtiss
3401 W. Cypress St. Ste 103
Tampa, FL 33607

8/14/26LG 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:

PYOUR SERENITY NATURAL NAIL LOUNGE

Owner: Truly Pyour Natural Nail Lounge
215 W Brandon Blvd
Brandon, FL 33511

8/14/26LG 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:

EVOTEGA

Owner: Early Impact ABA Corp.
1215 Manatee Ave West Suite 107
Bradenton, FL 34205

8/14/26LG 1T

NOTICE OF APPLICATION FOR TAX DEED
––

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

Folio No.: 2051190000
Certificate No.: 2023 / 16506
File No.: 2026-450
Year of Issuance: 2023

Description of Property:

STRAWBERRY TERRACE SOUTH
LOT 8 BLOCK 2

PLAT BK / PG : 7 / 68

SEC - TWP - RGE : 33 - 28 - 22

Name(s) in which assessed:

HICKS GC

G. C. HICKS

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 8/7/2026

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

By Gabreelle Stewart, Deputy Clerk

8/14/26LG 1T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-022839

FAIROAKS SOUTH, INC.,
Plaintiff,
vs.
VALERIA W. SANDERS, AS LIFE TENANT AND GARY GENE GARRISON, AS REMAINDERMAN
Defendant.

NOTICE OF ACTION

TO: VALERIA SANDERS
4506 S Oak Dr Unit S72
Tampa, FL 33611

You are notified that an action to foreclose a lien on the following property in Hillsborough County, Florida:

Condominium Unit 72, Building S of Fair Oaks South Two, a condominium, according to the Declaration of Condominium filed October 1,1981 in Official Records Book 3863, Page 495 through 525 and in Condominium Plat Book 4, Page 3 of the Public Records of Hillsborough County Florida.

Commonly known as 4506 S Oak Dr Unit S72, Tampa, FL 33611, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jessica T. Dubsky as Frazier & Bowles, Attorneys at Law, Plaintiff's attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before 09/08/2026 (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. 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 July 31, 2026

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

By: s/ Patricia Corbin
Deputy Clerk

Frazier & Bowles, Attorneys at Law

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
CIVIL DIVISION
Case No.: 26-CA-001509
Division: K

NIKN, INC., a Florida corporation, as to 50% interest; ADVANTA IRA SERVICES, LLC, a Florida limited liability company, FBO IRA # 8004955, as to 37.5% interest; and ADVANTA IRA SERVICES, LLC, a Florida limited liability company, FBO IRA # 8008344, as to 12.5% interest,
Plaintiffs,
vs.
CEDRIC PERCELL POWELL, individually; UNKNOWN SPOUSE OF CEDRIC PERCELL POWELL; CITY OF TAMPA, FLORIDA; HILLSBOROUGH COUNTY, FLORIDA; STATE OF FLORIDA; INTERNAL REVENUE SERVICE; RICARDO RAMOS, an individual; and JOHN DOE and JANE DOE,
Defendants.

NOTICE OF SALE

NOTICE is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered on the 5th day of August, 2026 in Civil Action No. 26-CA-001509 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Victor D. Crist, the Clerk of the Court shall sell to the highest bidder for cash electronically online at the following website: **http://www.hillsborough.realforeclose.com,** at **10:00 A.M., on the 4th day of September, 2026**, the following described real property set forth in the Uniform Final Judgment of Foreclosure:

Lot(s) 14 and 15, Block 5, Revised Map of East Bay Addition, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 108, of the Public Records of Hillsborough County, Florida.

Property Address: 3514 E. 11th Avenue, Tampa, FL

And

Lot 9, Block 12, Banza Banza, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 68, of the Public Records of Hillsborough County, Florida.

Property Address: 2902 N. 22nd Street, Tampa, FL

Pursuant to Florida Statutes, Section 45.031(2)(f): ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. 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 6th day of August, 2026

/s/ Helen M. Skala
Helen M. Skala, Esq.
Florida Bar No. 93046

LANGFORD & MYERS, P.A.
Brian E. Langford, Esq.
Florida Bar No. 056177
1715 West Cleveland Street
Tampa, FL 33606
Telephone: (813) 251-5533
Facsimile: (813) 251-1900
Primary Email:
helen@langfordmyers.com
Primary Email:
brian@langfordmyers.com
Secondary Email:
pam@langfordmyers.com
Attorneys for Plaintiffs

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE, GUARDIANSHIP, TRUST AND MENTAL HEALTH DIVISION
File No. 26-CP-002694
Division A

IN RE: ESTATE OF
EARL FLOYD PEGRAM III,
a/k/a EARL F. PEGRAM III,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of EARL FLOYD PEGRAM III, also known as EARL F. PEGRAM III, deceased, whose date of death was March 27, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of Circuit Court, Hillsborough County Courthouse, 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands 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 August 14, 2026.

Personal Representative:
Craig Warner Pegram
4701 Dunnie Drive
Tampa, Florida 33614

Attorney for Personal Representative:
Eileen D. Jacobs, Esq.
Florida Bar # 305170
P.O. Box 14953
Clearwater, Florida 33766-4953
Telephone: (813) 877-9600
edjacobs@att.net

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002082

IN RE: ESTATE OF
SYLVIA TORRES SORIANO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of SYLVIA TORRES SORIANO, deceased, whose date of death was April 23, 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.

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 August 14, 2026.

Personal Representative:
CHARLES EDWARD TORRES SORIANO
23 Bay Drive West
Huntington, New York 11743

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

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002443
Division A

IN RE: ESTATE OF
FRANK MESSMANN MOUCH,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Frank Messmann Mouch, deceased, whose date of death was April 16, 2026, is pending in the Circuit Court for 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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 August 14, 2026.

Personal Representative:
/s/ Robert F. Morris
6363 9th Avenue N.
St. Petersburg, Florida 33710

Attorney for Personal Representative:
/s/ Joseph A. DiVito
Florida Bar Number: 228915
TRENAM LAW
200 Central Avenue, Suite 1600
St. Petersburg, Florida 33701
Telephone: (727) 820-3963
Fax: (727) 820-0835
E-Mail: jdivito@trenam.com
Secondary E-Mail: egarcia@trenam.com

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
PROBATE DIVISION
File No. 26-CP-002051

IN RE: ESTATE OF
MARIE ANTOINETTE GONZALEZ,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Marie Antoinette Gonzalez, deceased, whose date of death was April 18, 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 the decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 August 14, 2026.

Personal Representative:
/s/ Anna Vicenta Llamas
2629 Oleander Lakes Dr.
Brandon, Florida 33511

Attorney 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 Ave.
Brandon, Florida 33511
marley@zoeckleinlawpa.com
brice@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

8/14-8/21/26LG 2T

IN THE THIRTEENTH CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 26-CP-002593
Division: B

IN RE: ESTATE OF
ERNEST LEE CARNES,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ERNEST LEE CARNES, deceased, whose date of death was November 10, 2024, 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

(Continued on next page)

NOTICE OF PUBLIC HEARINGS
CITY OF TEMPLE TERRACE
BOARD OF ADJUSTMENT

NOTICE IS HEREBY GIVEN that the City of Temple Terrace Board of Adjustment will hold a **PUBLIC HEARING** on Thursday, August 27, 2026, at 6:00 P.M., or as soon thereafter, at the Council Chambers at City Hall, 11250 North 56th Street, Temple Terrace, Florida 33617 to consider the following variance application (BA-26-01 & BA-26-02) for relief from the requirements of Section 12-506 - Schedule of area, height, bulk and placement regulations as specified in the Temple Terrace Land Development Code for property located at 8722 Overlook Drive.

The requested variance is to permit a lot split that would result in the creation of two (2) new lots within the R-10 single-family residential zoning district, with the proposed northern lot requesting variances for:

- a reduction in the minimum required lot width from 100 feet to 75.65 feet,
- a reduction in the minimum required lot area from 10,000 square feet to 9,832.5 square feet, and
- a reduction in the required side setback from 7.5 feet to 7.19 feet on its southern boundary

and the proposed southern lot requesting a variance for
- a reduction in the minimum required lot width from 100 feet to 91.33 feet.

All interested persons may appear at the meeting and be heard with respect to the proposed variance requests. Copies of the application are available for public inspection in the office of the City Clerk and in the Community Development Department during regular business hours. Additional information may be obtained by calling Alyssa Livingstone, Senior Planner at 813-506-6481.

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

DATED this 11th Day of August 2026.

Lynda Sader
City Clerk

8/14/26LG 1T

HILLSBOROUGH COUNTY

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 August 14, 2026.

Personal Representative:
Katherine Sullivan
3722 Walton Way Ext. Apt 145
Augusta, GA 30907

Attorney for Personal Representative:
Douglas G. Jackson, Esq.
Florida Bar Number: 98591
djackson@getyourlegalaction.com
sbechtel@getyourlegalaction.com
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

8/14-8/21/26LG 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:

RISSALA DESIGN

Owner: Studio Basel LLC
20208 Ravens End Drive
Tampa, FL 33647

8/14/26LG 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:

TOWER POOL & SPA

Owner: Sergio Torres-Picciotti
17325 Oak Ledge Dr.
Lutz, FL 33549

8/14/26LG 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:

FAITH HOPE & LOVE CHURCH

Owner: Frank Logan
4005 Short 30th St.
Tampa, FL 33610

8/14/26LG 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:

SPA EVANGELINE

Owner: HTLVI Tampa TRS LLC
1207 South Howard Avenue
Tampa, FL 33606

8/14/26LG 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:

THE HIDDEN HIVE

Owner: Nikole Yahre
16712 Whirley Road
Lutz, FL 33558

8/14/26LG 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:

ToxVeritas

Owner: Ascent Venture LLC
13194 US Hwy 301 S PMB 429
Riverview, FL 33578

8/14/26LG 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:

EPICUREAN HOTEL

Owner: HTLVI Tampa TRS LLC
1207 South Howard Avenue
Tampa, FL 33606

8/14/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002683

IN RE: ESTATE OF
ROBERT WARREN ZANDER
A/K/A ROBERT W. ZANDER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Robert Warren Zander a/k/a Robert W. Zander, deceased, whose date of death was December 13, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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 August 14, 2026.

Personal Representative:
/s/ Robert William Zander
19132 Fern Meadow Loop
Lutz, Florida 33558

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

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case Number: 2026-DR-008020
Division: Family

IN RE THE MARRIAGE OF:

BERCLINE SIBELLA
Petitioner

and

OCNY SIBELLA
Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: OCNY SIBELLA
10667 Cedar Pine Dr., Tampa, FL 33647

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 BERCLINE SIBELLA, whose address is 11465 Sage Canyon Drive, Riverview, Florida 33578 on or before 08/31/2026), 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.

This action is asking the court to decide how the following real or personal property should be divided: 11465 Sage Canyon Drive, Riverview, Florida 33578

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 of striking of pleadings.

Dated August 10, 2026

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

By: s/ Jennifer Taylor
Deputy Clerk

8/14-9/4/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 26-CA-006937

UMB BANK, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST 2018-3,
Plaintiff,

vs.

DONOVAN H. SCOTT, JR. A/K/A DONOVAN HUGH SCOTT, JR.; UNKNOWN SPOUSE OF DONOVAN H. SCOTT, JR. A/K/A DONOVAN HUGH SCOTT, JR.; THE SANCTUARY AT RIVERVIEW HOMEOWNERS` ASSOCIATION, 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).

AMENDED NOTICE OF ACTION

TO: DONOVAN H. SCOTT, JR. A/K/A DONOVAN HUGH SCOTT, JR.
Last Known Address: 12234 Fawn Brindle St., Riverview, FL 33578
Current Address: N/A
Previous Address: 12234 Fawn Brindle St., Riverview, FL 33578

TO: UNKNOWN SPOUSE OF DONOVAN H. SCOTT, JR. A/K/A DONOVAN HUGH SCOTT, JR.
Last Known Address: 12234 Fawn Brindle St., Riverview, FL 33578
Current Address: N/A
Previous Address: 12234 Fawn Brindle St., Riverview, FL 33578

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 HILLSBOROUGH County, Florida, legally described as:

LOT 11 BLOCK 1, SANCTUARY PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 123, PAGES 52 THROUGH 57, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

This property is located at the street address of 12234 Fawn Brindle St., Riverview, FL 33578.

YOU ARE REQUIRED to serve a copy of your written defenses on or before 9/8/2026, 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 8/3/2026.

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.
Gina Vargas, Esq.
Elizabeth A. Wulff, Esq.
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: 404.474.7149
Email: ServiceFL@mtglaw.com

8/14-8/21/26LG 2T

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 **8/19/2026** 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-26-0000173
NAME OF VIOLATOR: CHARLES F HEARNS
LOCATION OF VIOLATION: 3422 MACHADO ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: RANDALL'S REVISED SUBDIVISION OF RANDALL'S SUBDIVISION NO 2 LOT 8 BLOCK V
FOLIO: 174590.0000

CASE NO: COD-26-0001084
NAME OF VIOLATOR: FRANK P MODA LLC
LOCATION OF VIOLATION: 2901 W HILLSBOROUGH AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: E 155 FT OF S 150 FT OF SW1/4 OF SE1/4 LESS R/W FOR HABANA AND HILLSBOROUGH AVE . . . TOG WITH LARCHMONT LOT 6 & E 1/2 OF VACATED R/W ABUTTING ON W BLOCK 6 AND W 95 FT OF E 250 FT OF S 150 FT OF SW 1/4 OF SE 1/4 LESS S 98.53 FT FOR HILLSBOROUGH AV
FOLIO: 103030.0000

CASE NO: COD-26-0001234
NAME OF VIOLATOR: MARA ZIMMERMAN
LOCATION OF VIOLATION: 4621 W PEARL AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: BROWNS RESUBDIVISION LOT 14
FOLIO: 132318.00000

CASE NO: COD-26-0001615
NAME OF VIOLATOR: JENNY MILLARES
LOCATION OF VIOLATION: 206 N GLEN AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: OAKFORD S 60 FT OF N 337.5 FT OF E 125 FT OF LOT 1 BLOCK 30
FOLIO: 117127.0000

CASE NO: COD-26-0001647
NAME OF VIOLATOR: BLUE SPERO PROPERTY
LOCATION OF VIOLATION: 2012 HEMLOCK ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: EDGEWATER PARK LOT 8 BLOCK 9 AND S 1/2 OF VACATED ALLEY ABUTTING THEREOF
FOLIO: 199135.0000

CASE NO: COD-26-0001701
NAME OF VIOLATOR: ELIZABETH PEDRAZA SUAREZ
LOCATION OF VIOLATION: 501 W BIRD ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: PURITY SPRINGS HEIGHTS NO 1 LOT 34 BLOCK 2
FOLIO: 100770.0000

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

CASE NO: COD-26-0000693
NAME OF VIOLATOR: SCHMITT NEAL DAVID
LOCATION OF VIOLATION: 4412 W TRILBY AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: GANDY GARDENS 2 W 61.08 FT OF LOT 7 & E 2.92 FT OF LOT 8 BLOCK 10
FOLIO: 131529.0000

CASE NO: COD-26-0000747
NAME OF VIOLATOR: RODRIGUEZ RAVE JUAN
LOCATION OF VIOLATION: 8004 N KLONDYKE ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION E 1/2 OF LOTS 17 AND 18 BLOCK 58
FOLIO: 146909.0000

CASE NO: COD-26-0000818
NAME OF VIOLATOR: VERONICA JONES
LOCATION OF VIOLATION: 2413 E 21ST AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: MAYS ADDITION LOTS 3 AND 4 BLOCK 1
FOLIO: 188176.0000

CASE NO: COD-26-0000962
NAME OF VIOLATOR: PATRICIA BEUZEVILLE
LOCATION OF VIOLATION: 3307 S MANHATTAN AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: MARYLAND MANOR 2ND UNIT REVISED PLAT OF LOT 10 BLOCK 33 AND ALL OF BLOCKS 50 AND 59 LOT 1 AND N 14 FT OF LOT 2 BLOCK 50
FOLIO: 124607.0000

CASE NO: COD-26-0001054
NAME OF VIOLATOR: JAY LLERAS
LOCATION OF VIOLATION: 3113 W HARTNETT AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: AVERILL'S 1ST ADDITION W 40 FT OF LOT 8 AND E 30 FT OF LOT 9 BLOCK 1
FOLIO: 136565.0000

CASE NO: COD-26-0001077
NAME OF VIOLATOR: UNKNOWN
LOCATION OF VIOLATION: 10218 N FLEETWOOD DR, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: GOLFLAND PARK SUBDIVISION LOT 7 BLOCK B
FOLIO: 97110.0000

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

7/24-8/14/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002653
Division A

IN RE: ESTATE OF
LAYNE DOUGLAS ROWLAND
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Layne Douglas Rowland, deceased, whose date of death was July 22, 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 August 14, 2026.

Personal Representative:
William Clay Rowland
42613 Nickeline Place
Chantilly, Virginia 20152

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

8/14-8/21/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-027391

WESTWOOD GREENS CONDO ASSOCIATION, INC.,
Plaintiff,

vs.

JEANNE A. DAHL,
Defendant.

NOTICE OF ACTION

TO: JEANNE A. DAHL
1213 Eastloch Court
Sun City Center, FL 33573

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

Family Unit 9, Section D, Westwood Greens Condominium, according to the Declaration of Condominium recorded in Official Records Book 2925, Page 232, and also amendments thereto and according to Condominium Plat Book 1, Page 54, and Condominium Plat Book 1, Page 85 of the Public Records of Hillsborough County, Florida, together with the undivided shares of the common elements appurtenant thereto.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 9/10/2026 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.

(Continued on next page)

HILLSBOROUGH COUNTY

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 8/5/2026.

Victor 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: 008944.00009

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 24-DP-238
DIVISION: S

IN THE INTEREST OF:
J.C. DOB: 8/8/2016
MINOR CHILD

NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS

TO: MONIQUE SHAW, 3814 N. Garrison St. Unit B, Tampa, FL 33619

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: J.C. born on 8/8/2016. You are hereby **commanded** to appear on **September 23, 2026, at 0940 AM** before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street Tampa, FL 33602, for an **ADVISORY HEARING**.

ZOOM INSTRUCTIONS:
• Join Zoom Meeting information to be used by all parties.
• https://fljud13-org.zoom.us/j/84572956762
• No Password is required.

Zoom may be downloaded free of charge for IOS and Android devices, and it may also be accessed via desktop computer. If you do not have access to an iphone, ipad or similar computer audio/video technology, then you may call in at scheduled time of your hearing by calling: +1-786-635-1003 US. The phone dial-in and Meeting ID may be utilized from any landline, cellular or internet phone. Please enter the following Meeting ID: 84572956762. Please plan to WAIT PATIENTLY until your hearing is called. You are REQUIRED to appear by phone or video unless your appearance has been waived.

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

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

WITNESS my hand as Clerk of said Court and the Seal thereof, this 6th day of August, 2026.

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

By: /s/ Santiago Zambrano
As Deputy Clerk

8/14-9/4/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT

HILLSBOROUGH COUNTY

To: ASHLEY K. FIPPS

Case: CD202601965/D 3416982/3600061

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.

8/14-9/4/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE #26-CP-002513

IN RE: THE ESTATE OF
KEITH BELCHER,
aka KEITH A. BELCHER,
aka KEITH ALLEN BELCHER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Keith Belcher, aka Keith A. Belcher, aka Keith Allen Belcher, deceased, whose date of death was April 27, 2026 is pending in the Circuit Court of Hillsborough County, Florida, 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 claim with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this Notice is August 14, 2026.

Personal Representative:
Mark A. Williams
903 Tiburon Dr
Seffner FL 33584

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

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
File No. 26-CP-002648
Division U

IN RE: ESTATE OF
JEFFREY JOE EADS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jeffrey Joe Eads, deceased, whose date of death was July 10, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands 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 August 14, 2026.

Personal Representative:
Michael T. Eads
3006 Pine Club Drive
Plant City, Florida 33566

Attorney for Personal Representative:
Leighton J. Hyde, Esq.
Florida Bar No. 106018
Email Addresses:
lhyde@hydelawoffice.com,
leightonjhyde@gmail.com
The Law Office of Leighton J. Hyde, P.A.
14016 Spector Road
Lithia, Florida 33547
Telephone: (813) 870-9555

8/14-8/21/26LG 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:

TAMPA BAY OUTDOOR KITCHENS LLC

Owner: Jacob Pariso
504 5th St.
Valrico, FL 33594

8/14/26LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE No. 23-CA-012155
ARVEST BANK, SUCCESSOR IN INTEREST BY MERGER TO ARVEST CENTRAL MORTGAGE COMPANY,
PLAINTIFF,
VS.
ROBERT MICHAEL ESPOSITO A/K/A ROBERT M. ESPOSITO, ET AL.
DEFENDANT(S).

_____/
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 31, 2025 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on September 17, 2026, at 10:00 AM, at www.hillsborough.realforeclose.com for the following described property:
LOT 2, BLOCK 2, RIVER RIDGE RESERVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/ 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 ADA Coordinator Hillsborough County, at 800 E. Twiggs Street, Tampa, FL 33602, Phone 813-272-7040 or ADA@fljud13.org 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.
11080-1039570

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE No. 25-CA-008432
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR OCWEN LOAN ACQUISITION TRUST 2023-HB1,
PLAINTIFF,
VS.
MARY LOUISE GONZALEZ A/K/A MARY L. GONZALEZ , ET AL.
DEFENDANT(S).

_____/
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 13, 2026 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on September 28, 2026, at 10:00 AM, at www.hillsborough.realforeclose.com for the following described property:
LOT 5, BLOCK 1 OF LOGAN GATE VILLAGE, PHASE III UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 43, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: 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 Hillsborough County, at 800 E. Twiggs Street, Tampa, FL 33602, Phone 813-272-7040 or ADA@fljud13.org 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.
11080-1039354

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CA-003812
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHARON A ROSENFELD A/K/A SHARON ANN ROSENFELD, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the Estate of Sharon A Rosenfeld A/K/A Sharon Ann Rosenfeld
Last Known Address: 1614 DAWNRIDGE CT, BRANDON, FL 33510
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 14 in Block 6 of Lakeview Village Section "A" Unit 3, according to map or plat thereof as recorded in Plat Book 57, Page 7, 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 Tromberg, Miller, Morris & Partners, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before 09/02/2026, within or before a date at least thirty (30) days after the first publication of this Notice in the Business Observer-Tampa Bay, 3902 Henderson Boulevard, Suite 208, Tampa, FL 33629 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 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.
WITNESS my hand and the seal of this Court this 28 day of July, 2026.
VICTOR D. CRIST
As Clerk of Court
By: /s/ Patricia Corbin
As Deputy Clerk
Publish: Business Observer-Tampa Bay, 3902 Henderson Boulevard, Suite 208, Tampa, FL 33629
11080-1039241

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff,
Case No: 26-CA-004312
vs.
BOBBY JOE HAMLET, ET AL.,
Defendants.

_____/
NOTICE OF ACTION
TO:
UNKNOWN SPOUSE OF BOBBY JOE HAMLET
934 Seminole Sky Dr.
Ruskin, FL 33570
UNKNOWN TENANT #1
934 Seminole Sky Dr.
Ruskin, FL 33570
UNKNOWN TENANT #2
934 Seminole Sky Dr.
Ruskin, FL 33570
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 106, BAHIA LAKES PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 190, 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 Bradford Petrino, 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 7/24/2026.
Victor Crist
CLERK OF THE CIRCUIT COURT
By: Jennifer Taylor
Deputy Clerk
(COURT SEAL)
11080-1039276

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002433
Division A

IN RE: ESTATE OF
MARGARET TYLER HALL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Margaret Tyler Hall, deceased, whose date of death was March 11, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 14, 2026.

Personal Representative:
/s/ Thomas Clawson
7298 Grant Blvd
Middleburg Heights, Florida 44130

Attorney for Personal Representative:
/s/ Katie Everlove-Stone
Attorney
Florida Bar Number: 30271
5328 Central Ave
St. Petersburg, Florida 33707
Telephone: (727) 471-0675
Fax: (866) 326-7610
E-Mail: katie@everlovelegal.com

8/14-8/21/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-059192
DIVISION: N

CEDARBROOK PROPERTY OWNERS' ASSOCIATION, INC.,
Plaintiff,

(Continued on next page)

HILLSBOROUGH COUNTY

vs.

MARIE PAVRETTE, AN UNMARRIED WOMAN
Defendant.

NOTICE OF ACTION

TO: MARIE PAVRETTE
13060 Willow Grove Dr
Riverview, FL 33579

You are notified that an action to foreclose a lien on the following property in Hillsborough County, Florida:

Lot 132, BELMOND RESERVE PHASE 3, according to the plat thereof, as recorded in Plat Book 140, Page(s) 247 through 250, Public Records of Hillsborough County, Florida.

Commonly known as 13060 Willow Grove Dr, Riverview, FL 33579, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jessica T. Dubsky as Frazier & Bowles, Attorneys at Law, Plaintiff's attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before August 24, 2026 (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. 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 July 17, 2026

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

By: s/ Delsha Stewart
Deputy Clerk

Frazier & Bowles, Attorneys at Law

8/14-8/21/26LG 2T

NOTICE OF SUSPENSION
HILLSBOROUGH COUNTY

To: DEMAS L. TE'O

Case No: CD202603184/D 3538807

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.

8/14-9/4/26LG 4T

NOTICE OF SUSPENSION
HILLSBOROUGH COUNTY

To: ZYNDEL A. ESPERANZA

Case No: CD202603653/D 3521372

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.

8/14-9/4/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT
HILLSBOROUGH COUNTY

To: PAUL W. TORRES MARRERO

Case No.: CD202603598/G 3403034

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.

8/14-9/4/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No: 26-CP-002700

IN RE: RICKY SERVICE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Ricky Service, deceased, whose date of death was June 13, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 14, 2026.

Personal Representative:
/s/ Christopher Dillon
2903 Satilla Loop
Odessa, Florida 33556

Attorney for Personal Representative:
/s/ Leighton J. Hyde
Florida Bar No. 106018
Email Addresses:
lhyde@hydelawoffice.com,
leightonjhyde@gmail.com
The Law Office of Leighton J. Hyde, P.A.
14016 Spector Road
Lithia, Florida 33547
Telephone: (813) 870-9555

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002378

IN RE: ESTATE OF
ROBERT SEAN DEMARTINO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT SEAN DEMARTINO, deceased, whose date of death was May 22, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. 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 August 14, 2026.

Personal Representative:
Pamela Service
13941 Clubhouse Drive, #217
Tampa, Florida 33617

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

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
File No. 26-CP-002637
Division B

IN RE: ESTATE OF
MARTINA INGRID DILLON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Martina Ingrid Dillon, deceased, whose date of death was July 13, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands 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 August 14, 2026.

Personal Representative:
/s/ Jacklyn DeMartino
JACKLYN RENEE DEMARTINO
508 Shadow Grove Court
Lutz, Florida 33548

Attorney for Personal Representative:
/s/ Aimee Hitchner
Aimee Collins Hitchner
Attorney
Florida Bar Number: 879169
WINDLE FAMILY LAW FIRM, PA
938 Lake Baldwin Lane
Orlando, Florida 32814
Telephone: (407) 874-1414
E-Mail: aimee@windlefamilylaw.com
Secondary E-Mail:
hannah@windlefamilylaw.com

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002081
Division B

IN RE: ESTATE OF
DAVID T. LEE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DAVID T. LEE, deceased, whose date of death was July 5, 2025, is pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602.

The names and addresses of the personal representative and the personal representative's attorneys are set forth below.

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

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

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, 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.

The date of first publication of this notice is August 14, 2026.

Personal Representative:
/s/ Karina Khanazadyan
KARINA KHANAZADYAN
912 E. Chelsea Street
Tampa, FL 33603

Attorney for Personal Representative:
/s/ Jeff Stiller
RAYMOND A. HAAS, ESQ.
Florida Bar No. 137301
JEFFREY M. STILLER, ESQ.
Florida Bar No. 96142
Email Addresses:
haas@hdlawpartners.com
stiller@hdlawpartners.com
HD Law Partners, P.A.
2002 N. Lois Avenue, Suite 510
Tampa, FL 33607
Telephone: (813) 253-5333

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001804
Division B

IN RE: ESTATE OF MALCOLM BALDIT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Malcolm Baldit, deceased, whose date of death was October 19, 2025, 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, 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.

The date of first publication of this notice is August 14, 2026.

Personal Representative:
Shawn Harrington
5401 Mountain Farm Court
Tampa, Florida 33624

Attorney for Personal Representative:
s/ Sofia C. Herrera
AARON W. SAOUD, ESQUIRE
Florida Bar Number: 96124
SOFIA C. HERRERA, ESQUIRE
Florida Bar Number: 1069771
AWS LAW FIRM
2202 N. Westshore Blvd. Suite 200
Tampa, Florida 33607
Telephone: (813) 922-5293
E-Mail: attorney@awslaw.org
Secondary E-Mail: service@awslaw.org

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003110
Division A

IN RE: ESTATE OF
ZOILA MARTINEZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ZOILA MARTINEZ, deceased, whose date of death was February 5, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 14, 2026.

Personal Representative:
MANUEL MARTINEZ, JR.
3316 W. Palmetto Street
Tampa, Florida 33607

Attorney for Personal Representative:
Suzette M. Alfonso, Esq.
FBN: 13439
2910 Jasmine Run Lane
Ruskin, Florida 33570

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 2026CP-1988
East Division

IN RE: ESTATE OF
NORMA JANE KILLEBREW
also known as Norma Allen Killebrew
Deceased.

NOTICE TO CREDITORS AND NOTICE OF ADMINISTRATION

The administration of the Estate of Norma Jane Killebrew, also known as Norma Allen Killebrew, deceased, File Number 2026CP-1988, is pending in the Circuit Court, for Hillsborough County, Florida, Probate Division, the address of which is 301 North Michigan Avenue, Plant City, FL 33563.

This estate is testate. The date of the Decedent's Last Will and Testament is November 14, 2012. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege set forth in Section 90.5021, Florida Statutes, applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

All interested persons on whom a copy of this Notice to Creditors and Notice of Administration is served must file any objections that challenge the validity of the Will, the qualifications of the Personal Representative, venue, or jurisdiction of this Court by filing a petition or other pleading requesting relief with this Court, in accordance with the Florida Probate Rules, **WITHIN THREE (3) MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE TO THEM**. The three (3) month time period may only be extended for estoppel based upon a misstatement by the Personal Representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the Personal Representative or any other person. Unless sooner barred by Section 733.212(3), Florida Statutes, all objections to the validity of a will, venue, or the jurisdiction of the Court must be filed no later than the earlier of the entry of an order of final discharge of the Personal Representative, or one (1) year after service of the notice of administration.

The persons who may be entitled to exempt property under Section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is four (4) months after the date of service of a copy of the notice of administration on such persons or the date that is forty (40) days after the date of termination of any proceedings involving the construction, admission to probate or validity of the will or involving any other matter affecting any part of the exempt property.

An election to take an elective share must be filed on or before the earlier of the date that is six (6) months after the date of service of a copy of the notice of administration on the surviving spouse, an agent under Chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse; or the date that is two (2) years after the date of the Decedent's death.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court **WITHIN THE LATER OF 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 and 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.

The date of first publication of this Notice is August 7, 2026.

Co-Personal Representatives:
Jody L. Killebrew
Andrea K. Peacock

Attorney for Co-Personal Representatives:
STEPHEN H. ARTMAN
Florida Bar No. 0828955
STEPHEN H. ARTMAN, P.A.
925 South Florida Avenue
Lakeland, Florida 33803
Telephone (863) 688-5252

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26--009860
Division: B-P

DARRICK HOLLOWAY,
Petitioner,
and
LATRINA HOLLOWAY,
Respondent

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

TO: LATRINA B HOLLOWAY
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 DARRICK HOLLOWAY, whose address is 6002 Chellas Ct, Lutz, FL 33558 on or before 9/8/2026, 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 July 31, 2026

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

By: s/ Mary Glover
Deputy Clerk

8/7-8/28/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26--010083
Division: E-P

NOLDA JOSEPH,
Petitioner,
and

(Continued on next page)

HILLSBOROUGH COUNTY

HEROD CESAR,
Respondent

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

TO: HEROD CESAR
Address: Delmas 33 - Delmas - Haiti

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 NOLDA JOSEPH, whose address is 3403 Sherry Dr, Brandon, FL 33511 on or before 9/10/2026, and file the original with the clerk of this Court at 800 E Twiggs Street, Room 101, Tampa, FL 33602 - PO Box 3450, Tampa, FL 33601 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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 August 5, 2026

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

By: s/ Mary Glover
Deputy Clerk

8/7-8/28/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-001894
Division: A

IN RE: ESTATE OF
KATHLEEN MARIE LOMAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Kathleen Marie Loman, whose date of death was May 31, 2025 and whose social security number is XXX-XX-5597, 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 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 DI 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 Friday, August 14, 2026.

Personal Representative:
/s/ John Bruce Loman, Jr.
9911 Country Carriage Circle
Riverview, Florida 33569

Attorney for Personal Representative:
/s/ Judith S. Lambert
Judith S. Lambert, Esquire
Lambert Law Offices, PL
617 W. Lumsden Road
Brandon, Florida 33511
Telephone: (813) 662-7429
Fax: (813) 685-6575

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
CIVIL DIVISION
Case Number: 21-CA-000934
Division: F

STUART BLOCK and BARBARA FLING,
Plaintiff(s),
v.
ORAL MCCULLOUGH, and
PAMELA FRANCIS,
Defendant(s)

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

TO: Unknown Spouse, Heirs, Creditors, Devisees, Beneficiaries, Grantees, Assignees, Lienors, Trustees, and All Other Parties Claiming an Interest By, Through, Under, or Against ORAL L. MCCULLOUGH, who are not known to be dead or alive,

YOU ARE HEREBY NOTIFIED that an action for specific performance/quiet title related to real property has been filed against you to the following property located in Hillsborough County, Florida:

Lot 12, Block 4, Manor Heights, according to the map or plat thereof, as is filed for record in Plat Book 12 beginning at Page 86 of the Public Records of Hillsborough County, Florida.

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 9/2/2026,

HILLSBOROUGH COUNTY

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 news publication.

WITNESS my hand and seal at Tampa, Hillsborough County, Florida this 28th day of July, 2026.

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

By: /s/ Jennifer Taylor
Deputy Clerk

Holcomb & Leung, P.A.

8/7-8/28/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 292025CA010234A001HC

US BANK TRUST COMPANY NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2024-RPL7
Plaintiff,
vs.
ACQUELYN KINDRED, et al,
Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated July 17, 2026 and entered in Case No. 292025CA010234A001HC of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein US BANK TRUST COMPANY NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2024-RPL7 is the Plaintiff and ACQUELYN KINDRED, FOLAYAN KINDRED, EASTON SPORTS INC, GROW FINANCIAL FEDERAL CREDIT UNION, MOOD MEDIA CORPORATION D/B/A SOUTH CENTRAL A/V, NIKE USA INC., WELLINGTON MANOR HOMEOWNER'S ASSOCIATION INC., the Defendants. Victor D. Crist, Clerk of the Circuit Court in and for Hillsborough County, Florida will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at **10:00 a.m. on September 17, 2026**, the following described property as set forth in said Order of Final Judgment, to wit:

ALL THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, TO WIT:

LOT 20, BLOCK 6, WELLINGTON MANORS, PHASE 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 95, PAGE 13, 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.

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

DATED at Hillsborough County, Florida, this 3rd day of August, 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-F001380

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002338
Division O

IN RE: ESTATE OF
GLORIA EMYRA CANACARIS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Gloria Emyra Canacaris, deceased, whose date of death was May 4th, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

HILLSBOROUGH COUNTY

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

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

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 August 7, 2026.

Personal Representative:
Steven Wyman
P.O. Address: 313 E Merrick Street
Plant City, FL 33563

Attorneys for Personal Representative:
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

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002616

IN RE: ESTATE OF
GARY C. KARCZMARCZYK
Deceased

NOTICE TO CREDITORS

The administration of the estate of GARY C. KARCZMARCZYK, deceased, whose date of death was April 10, 2026; File Number 26-CP-002616, 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 August 7, 2026.

Personal Representative:
PATRICIA A. GINESKY
8944 Magnolia Chase Circle
Tampa, Florida 33647

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

8/7-8/14/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-21741

CHARLESTON CORNERS PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
GEILSON RIBEIRO,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on July 30, 2026, by the Circuit Court of HILLSBOROUGH County, Florida, the property described as:

Lot 17, Block 2, Meadow Brook Unit 1, according to the plat thereof, recorded in Plat Book 73, Page 14, of the Public Records of Hillsborough County, Florida.

and more commonly known as 10221 Charleston Corner Road, Tampa, Florida 33635 (hereinafter "Property").

will be sold to the highest bidder for cash at public sale by the HILLSBOROUGH County Clerk of Court, electronically online at www.hillsborough.realforeclose.com at **10:00 A.M. on August 27, 2026**.

Any person claiming an interest in the surplus from the sale, if any, other than

HILLSBOROUGH COUNTY

the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

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

Dated this 3rd day of August 2026

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

8/7-8/14/26LG 2T

IN THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No: 26-CA-002049
Division No: I

GLORIA KINSEY FORDHAM and
CAROLENE KINSEY GREENAWAY
Plaintiffs
vs.
ESTATE OF CHARLES KINSEY, ESTATE OF NORRIS KINSEY, SR., ESTATE OF VIVIAN KINSEY HILL, ESTATE OF AZZIE KINSEY, JR., KARL KINSEY, TORREY KINSEY, DOROTHY KINSEY, COURTNEY KINSEY, JEREMY KINSEY, RALPH HILL, JR., RONALD BURGESS, RALPH HILL, SR., SANDRA KINSEY HAYES, ANTHONY KINSEY, NORRIS KINSEY, JR.
Defendants

NOTICE OF ACTION (Quiet Title)

TO: ALL UNKNOWN HEIRS OF CHARLES KINSEY, NORRIS KINSEY, SR., VIVIAN KINSEY HILL, and AZZIE KINSEY, JR.

YOU ARE NOTIFIED that an action to quiet title to the following described real property located in Hillsborough County, Florida at and legally described as:

Address:
720 E. Humphrey, Tampa, FL 33604

Legal: LOT 3, and ½ closed alley abutting thereon, in Block "G" of Spring Hill Subdivision, recorded in Plat Book 3, Page 75, of the Public Records of Hillsborough County, Florida

Folio No: 099351

has been filed, and you are required to serve a copy of your written defenses, if any, to it on Clinton Paris, P.A., attorney for Plaintiff, whose address is 10014 Water Works Lane, Riverview, FL 33578, on or before 9/7/2026, and file the original with the Clerk of this Court either before: service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

DATED on July 31, 2026.

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

By s/ Jennifer Taylor
As Deputy Clerk

8/7-8/28/26LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 26-DP-209
DIVISION D

IN THE INTEREST OF:
J.L.P. DOB: 7/28/2020
K.K.P. DOB: 8/18/2022
MINOR CHILDREN

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: DYLAN HAYNES, 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 children for adoption: J.L.P. born on 7/28/2020, K.K.P. born on 8/18/2022. You are hereby **commanded** to appear on **September 14, 2026, at 10:00 AM** before the Honorable Lisa Campbell at the Hillsborough Courthouse, **Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 310, Tampa, FL 33602**, for a Termination of Parental Rights Advisory Hearing.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG at least 7 days before your scheduled court appearance, or immediately 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 as Clerk of said Court and the Seal thereof, this 4th day of August, 2026.

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

By: s/ Santiago Zambrano
As Deputy Clerk

HILLSBOROUGH COUNTY

8/7-8/28/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-008541
Division: E-P

DENICE CASTRO,
Petitioner,
and
JOSEFINA VALDEZ RODRIGUEZ,
Respondent

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

TO: JOSEFINA VALDEZ RODRIGUEZ
Last address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on DENICE CASTRO, whose address is 1306 E 26th Ave, Tampa, FL 33605 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 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 7/2/2026

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

By: s/ Erma Yerdon
Deputy Clerk

8/7-8/28/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-DR-009667
Division: DP

IN RE THE MARRIAGE OF:
DIOMEDES E. QUEZADA,
Petitioner,
and
JESSICA MUNERA RUIZ,
Respondent

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

TO: JESSICA MUNERA RUIZ,
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 DIOMEDES E. QUEZADA, Petitioner, whose address is 10615 Cami Court, Riverview, FL 33578 on or before 9/3/2026, and file the original with the clerk of this Court at 800 East Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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 7/29/2026

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

By: s/ Jennifer Taylor
Deputy Clerk

8/7-8/28/26LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 21-DP-264
DIVISION S

IN THE INTEREST OF:
D.T.M. DOB: 3/29/2011
MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: MELISSA MOORE, DOB 11/3/1992
Last Known Address: 626 21st St., Apt #26, Meridian, MS 39301

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.T.M. born on 3/29/2011. You are hereby **commanded** to appear on **September 14, 2026, at 9:40 AM** before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse,

(Continued on next page)

HILLSBOROUGH COUNTY

800 East Twiggs Street, Tampa, FL 33602, Courtroom 312, for an **ADVISORY HEARING**.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD 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 3rd day of August, 2026.

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

By: s/ Santiago Zambrano
As Deputy Clerk

8/7-8/28/26LG 4T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 26-CC-005405

COPPER CREEK OF RIVERVIEW HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,

vs.

JAMES SLAUGHTER, a single person, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 26-CC-005405, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein COPPER CREEK OF RIVERVIEW HOMEOWNERS' ASSOCIATION, INC. is Plaintiff, and JAMES SLAUGHTER, a single person, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT n/k/a AISHA, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on **September 18, 2026**, in an online sale at www.hillsborough.realforeclose.com, **beginning at 10:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

Lot 86, COPPER CREEK PHASE 1, according to the plat as recorded in Plat Book 124, Pages 176 through 189, of the Public Records of Hillsborough County, Florida.

Property Address: 9908 Hound Chase Drive, Gibsonton, FL 33534

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 July 30, 2026

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com

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

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002358
Division Probate

IN RE: ESTATE OF
LAVERN W. KIEFER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of LAVERN W. KIEFER, deceased, whose date of death was March 25, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. 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.

HILLSBOROUGH COUNTY

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse (if applicable) 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 08/072026.

Personal Representative:
LOGAN TESTA
4475 Amberly Oaks Court
Tampa, Florida 33614

Attorney for Personal Representative:
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
Telephone: (407) 669-4224

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
Case No.: 26-DR-006371
Division: L

STEFANY SAMANTHA MORENO MADRID,
Petitioner

and

CARLOS LEONEL MELGAR ALVARADO,
Respondent.

SECOND AMENDED NOTICE OF ACTION FOR PATERNITY
(Family Cases with Minor or Dependent Children)

TO: CARLOS LEONEL MELGAR ALVARADO
Last Known Address:
San Pedro Sula, Cortés, Honduras
(Current residence unknown)

YOU ARE NOTIFIED that an action for determination of paternity and for related relief, including parental responsibility and time-sharing concerning the parties' minor children, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Bryan E. Buenaventura, Esq., of Buenaventura Koss, PLLC, Petitioner's attorney, whose address is 1453 W. Busch Boulevard, Tampa, Florida 33612, on or before 9/8/2026, and file the original with the clerk of this Court at the George E. Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, before service on the Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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 August 3, 2026

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

By Mary Glover
As Deputy Clerk

8/7-8/28/26 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-001807

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

vs.

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

NOTICE OF ACTION

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST RANDALL RICHARD JOHNSON A/K/A RANDY JOHNSON, DECEASED AS AN HEIR TO HOWARD JOHNSON, DECEASED
4202 Bugg Road, Plant City, FL 33567

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

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

And any unknown heirs, devisees, grantees, creditors and other unknown

HILLSBOROUGH COUNTY

person or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

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

THE WEST 165 FEET OF LOT 8 OF BROOKDALE FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 3, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defense, if any, to it on Michael C. Coyle, Storey Law Group, 221 NE Ivanhoe Blvd., Suite 300, Orlando, FL 32804 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, ,05/08/2026 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 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 seal of said Court on April 22, 2026.

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

By: s/ illegible
Deputy Clerk

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002039

IN RE: ESTATE OF
SHIRLEY G. ROGERS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Shirley G. Rogers, deceased, whose date of death was September 11, 2025, 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, 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 August 8, 2026.

Personal Representative:
/s/ Daniel Eugene Rogers
414 East Chapman Road, Apt. 4111
Lutz, Florida 33549

Attorney for Personal Representative:
/s/ Jessica Saiontz
Attorney
Florida Bar Number: 1001615
Pilka Adams & Reed, P.A.
330 Pauls Drive, Suite 100
Brandon, Florida 33511
Telephone: (813) 653-3800
Fax: (813) 651-0710
E-Mail: jsaiontz@pilka.com
Secondary E-Mail: probate@pilka.com

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002631
Division Probate

IN RE: ESTATE OF
JERRY W. KOLB
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jerry W. Kolb, deceased, whose date of death was December 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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

HILLSBOROUGH 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 August 7, 2026.

Personal Representative:
Lisa Williams
7133 Linden Terrace
Carlsbad, California 92011

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

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-002395
Division: A

IN RE: ESTATE OF
MARGARET ANN HUNT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Margaret Ann Hunt deceased, whose date of death was November 26, 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 August 7, 2026.

Personal Representative:
James D. Hunt
1022 Valentine Drive
Sherman, Texas 75090

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

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Probate/Guardianship Division
File: 26-CP-002412
Division: B

IN RE: ESTATE OF
LINDA M. S. SHEAR,
(Deceased June 17, 2026).

NOTICE TO CREDITORS

The administration of the Estate of LINDA M. S. SHEAR, deceased, whose date of death was June 17, 2026; File Number 26-CP-002412, is pending in the Circuit Court for Hillsborough, County, Florida, Probate Division, the address of which is Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must

MANATEE COUNTY

file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is August 7, 2026.

Personal Representative:
/s/ Lona DiCerb
P.O. Box 342095
Tampa, FL 33694
(813) 949-2700

Attorney for Personal Representative:
/s/ Allen West
Allen West, Esq. / FBN 0788511
For C. Allen West, P.L.
10018 Water Works Lane
Riverview, FL 33578
Ph.: (813) 892-3861
Email: allenwestlaw@gmail.com

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-002499

IN RE: ESTATE OF
MARK GERSTEIN,
Deceased.

NOTICE TO CREDITORS

This administration of the estate of MARK GERSTEIN, deceased, whose date of death was July 7, 2026, File Number 26-CP-002499, is pending in the Circuit Court for HILLSBOROUGH, County, Florida, Probate Division, the address of which is 800 Twiggs Street, Room #445, Tampa, Florida 33602, Courtroom #415. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

IN ADDITION TO THE TIME LIMITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this notice is August 7, 2026.

Personal Representative:
JESSICA WEST
1424 Piney Branch Cir.
Valrico, FL 33594

Attorney for Personal Representative:
/s/ Diane Patrick
DIANE PATRICK, ESQ.
FL Bar No. 1016711
Patrick Law PLLC
1105 W. Swann Ave.
Tampa, FL 33606
(813) 419-2953
diane@dpatricklaw.com

8/7-8/14/26LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT
HILLSBOROUGH COUNTY

To: DARRELL M. GORDON

Case No.: CD202605492/D 3449295

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.

8/7-8/28/26LG 4T

NOTICE OF SUSPENSION
HILLSBOROUGH COUNTY

To: MARIA I. VALDEZ

Case No: CD202605864/D 3543868

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

(Continued on next page)

HILLSBOROUGH COUNTY

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.

8/7-8/28/26LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
JUVENILE DIVISION
CASE NO. 25-DP-228
DIVISION S

IN THE INTEREST OF:
A.B. DOB: 1/19/2025
MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: CHELSEA COFIELD DOB: 9/1/1988
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: A.B. born on 1/19/2025. You are hereby **commanded** to appear on **August 21, 2026, at 9:00 AM** before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, for an **ADVISORY HEARING**.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD 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 ADA Coordinator, 800 E. Twiggs Street, Tampa FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: ada@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 24th day of July, 2026.

Victor D. Crist, Clerk of Circuit Court
Hillsborough County, Florida
By: /s/ Caitlin O'Brie
Deputy Clerk

7/31-8/21/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT
HILLSBOROUGH COUNTY

To: FABIENNE P. PLUVIOSE
Case No.: CD202606997/D 3516819

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.

7/31-8/21/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CASE NO.: 26-CA-004245

BEACON SALES ACQUISITION, INC., a foreign corporation, d/b/a QXO,
Plaintiff,
vs.
PROAMERICAN HOME IMPROVEMENTS, INC., a foreign corporation, d/b/a CHARGER CONSTRUCTION OF FLORIDA, LLC and CONTANCE REYES SHAHEEN, jointly and severally,
Defendants.

NOTICE OF ACTION – CONSTRUCTIVE SERVICE

TO: CONTANCE REYES SHAHEEN
1201 5th Ave., W., Ste. 100
Bradenton, FL 34205

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 8/28/2026, 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 23rd day of July, 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.

7/31-8/21/26LG 4T

IN THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 26-DR-007323
DIVISION: I

THE MATTER OF:
LAURIE MUDD & DEAN MUDD
Petitioners/Maternal Grandparents,
and
LINDSEY MUDD,
Respondent/Mother,
MICHAEL REISINGER,
Respondent/Father

NOTICE OF ACTION FOR FAMILY CASES WITH MINOR CHILD

TO: MICHAEL REISINGER
Last known address:
124 Rebecca Ct., Franklin TN 37064

YOU ARE NOTIFIED that an action for Temporary Custody of Extended Family has been filed against you and you are required to serve a copy of your written defenses, if any, to Matthew E. Thatcher, Esquire, attorneys for Petitioners, whose address is THE SOLOMON LAW GROUP, P.A., 1881 West Kennedy Boulevard, Suite D, Tampa, Florida 33606, on or before 30 days after publication, and file the original with the clerk of this court either before service on the Petitioners attorney 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 Circuit Court's Office. You may review these documents upon request.

You may keep the Clerk of 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 disclosures of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated 7/22/2026

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

7/31-8/21/26LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-DR007699
Division: CP

DELMY A. HERNANDEZ RIOS,
Petitioner,
and
SERGIO J. RODRÍGUEZ,
Respondent.

NOTICE OF ACTION FOR PETITION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY

TO: SERGIO J. RODRÍGUEZ
Address Unknown (Nicaragua)

YOU ARE NOTIFIED that an action for Petition for Temporary Custody has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on DELMY A. HERNANDEZ RIOS, whose address is 110 E Broad St Apt D-203, Tampa, FL 33604, on or before 8/24/2026, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated July 21, 2026

Clerk of the Circuit Court
By: s/ Mary Glover
Deputy Clerk

7/24-8/14/26 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-DR-7828

LETICIA A LEMUS,
Petitioner,
and
FRANCISCO LEMUS,
Respondent

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

TO: FRANCISCO LEMUS
Last known address: 320 Lowell St,
Apt J, Manchester, NH 03104

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 LETICIA A LEMUS, whose address is 1719 West Barclay Rd, Tampa, FL 33612 on or before 8/26/2026, 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 July 17, 2026

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

7/24-8/14/26LG 4T

NOTICE OF SUSPENSION
HILLSBOROUGH COUNTY

To: TIKAI J. BUNTON
Case No: CD202605585/D 3309517

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.

7/24-8/14/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT
HILLSBOROUGH COUNTY

To: JEROME GODBOLT, III
Case: CD202600245/D 3504737/3505024

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.

7/24-8/14/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CASE NO.: 26-CA-003695

BEACON SALES ACQUISITION, INC., a foreign corporation, d/b/a QXO, JGA BEACON, and EXTREME METAL FABRICATORS,
Plaintiff,
vs.
JA ENTERPRISES OF CENTRAL FLORIDA, INC., a Florida corporation, and JACOB ANZANI, jointly and severally
Defendants.

NOTICE OF ACTION – CONSTRUCTIVE SERVICE

TO: JACOB ANZANI
3623 Garrett Dr., Rockledge, FL 32955

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 8/13/2026, 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 La Gaceta.

WITNESS my hand and seal at Hillsborough County, Florida this 8th day of July, 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.

7/24-8/14/26LG 4T

MANATEE 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:

BUDS MINI MART

Owner: Rajvi Inc
1000 Carlton Arms Blvd
Bradenton, FL 34208

8/14/26LG 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:

GULF COAST CHILDREN'S DENTISTRY & ORTHODONTICS

Owner: Florida Suncoast Children's Dentistry PLLC
1744 Pope Road Unit A
Lakewood Ranch, FL 34211

8/14/26LG 1T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA.
CASE No. 2024CA001322AX
MORTGAGE ASSETS MANAGEMENT, LLC,
PLAINTIFF,
VS.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JOHN R.LAVELY A/K/A JOHN RICHARD LAVELY (DECEASED), ET AL.
DEFENDANT(S).

_____/

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 8, 2026 in the above action, the Manatee County Clerk of Court will sell to the highest bidder for cash at Manatee, Florida, on September 16, 2026, at 11:00 AM, at WWW.MANATEE.REALFORECLOSE.COM for the following described property:
LOT 10 AND THE SOUTH 1/2 OF LOT 9 OF BAHIA COURT AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 96, 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.
11080-1039349

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 September 30, 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.
11080-1039368

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
CASE #: 2026-CP-001562-AX

IN RE: ESTATE OF
GENE WAGGONER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GENE WAGGONER, deceased, whose date of death was May 28, 2026; is pending in the Circuit Court for MANATEE County, Florida, Probate Division; File Number 2026-CP-001562-AX; the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including 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 August 14, 2026.

Personal Representative:
Gene A. Waggoner
4410 24th Avenue E.
Palmetto, Florida 34221

Attorneys for Personal Representative:
Gregory A. Kaiser, Esquire
FBN 47376 ~ greg@wtpelf.com
Martin P. FitzGerald, Esquire
FBN 1044315 ~ marty@wtpelf.com
Attorneys for Gene A. Waggoner, PR
Wills, Trusts, Probate and Elder Law Firm
6751 Professional Parkway, Suite 104
Sarasota, Florida 34240
Telephone (941) 914-9145
Fax (941) 914-9514

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001190AX

IN RE: ESTATE OF
EDWARD SOUZA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of EDWARD SOUZA, deceased, whose date of death was April 24, 2026, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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 August 7, 2026.

Personal Representatives:
/s/ Lorraine M. Souza
8258 S. Long Bar Ranch Pl.
Vail, AZ 85641
/s/ Arleen J. Gallant
531 Fall River Ave.
Seekonk, MA 02771

Attorney for Personal Representatives:
/s/ Patrick Ruster
Email Address: patrick@rusterlaw.com
Florida Bar No. 123917
1990 Main St., Ste. 802
Sarasota, FL 34236
Telephone: 941-313-7208

8/7-8/14/26LG 2T

ORANGE COUNTY

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025-CA-004543-O

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-5CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-5CB,
Plaintiff,
vs.

(Continued on next page)

ORANGE COUNTY

CHARMAINE CAINES A/K/A
CHARMAINE N. CAINES A/K/A
CHARMAINE NELLIE CAINES; et al.
Defendants.

NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY

TO: DEMINCA HOLLEY A/K/A DEMICA LASHAWN HOLLEY WHOSE LAST KNOWN ADDRESS IS 1046 FLORIDA HOLLY DR., ORLANDO, FL 32811

ELWYN CAINES A/K/A ELWYN E. CAINES WHOSE LAST KNOWN ADDRESS IS 1046 FLORIDA HOLLY DR., ORLANDO, FL 32811

UNKNOWN TENANT # 1 WHOSE LAST KNOWN ADDRESS IS 1046 FLORIDA HOLLY DR., ORLANDO, FL 32811

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

LOT 8, HOLLY TREE VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 99 THROUGH 100, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

more commonly known as 1046 Florida Holly Drive, Orlando, FL 32811.

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

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Orange County, 425 N. Orange Ave., Suite 2110, Orlando, FL 32801, Telephone (407) 836-2000, via Florida Relay Service".

WITNESS my hand and seal of this Court on the 11th day of August, 2026.

Tiffany Moore Russell, Clerk of Courts
Civil Division Room 350
425 N Orange Ave, Orlando, FL 32801

By: s/ Rosa Avilés
Deputy Clerk

8/14-8/21/26LG 2T

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

CASE NO.: 2024-CA-005708-O

BANKUNITED, N.A.,
Plaintiff,
vs.
JOSEPH L. VIXAMA; SECRETARY OF HOUSING AND URBAN DEVELOPMENT,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered on October 28, 2025 in the above-captioned action, the following property situated in Orange County, Florida, described as:

LOT 55, WETHERBEE LAKES SUBDIVISION PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 46, AT PAGE(S) 61-64, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

shall be sold by the Clerk of Court, Tiffany Moore Russell, Esq., on the **6th day of October, 2026 on-line at 11:00 a.m.** (Eastern Time) at **www.myorangeclerk.realforeclose.com** to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 the 10th day of August, 2026

/s/ Michael C. Coyle
MICHAEL C. COYLE, ESQ.
Florida Bar No.: 1054501
Email: mcoyle@storeylawgroup.com
STOREY LAW GROUP, P.A.
221 NE Ivanhoe Blvd, Suite 300
Orlando, FL 32804
Telephone: 407-488-1225
Secondary Email:
sbaker@storeylawgroup.com
Attorneys for Plaintiff

8/14-8/21/26LG 2T

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

CIVIL DIVISION

CASE NO. 2025-CA-012775-O

NATIONSTAR MORTGAGE LLC,
Plaintiff,
vs.
MAJESTIC MOUNTAIN INVESTMENTS, LLC; et. al.,
Defendant(s).

NOTICE OF ACTION

TO: LIE HUNG TAN
Last Known Address:
3264 Ford Dr., Medford, OR 97504
Current Address: UNKNOWN
Previous Address:
3264 Ford Dr., Medford, OR 97504

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:

UNIT 216, BUILDING 2, VERANDA III AT LAKE HART, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8245, PAGE 3875, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

This property is located at the street address of 9441 Myrtle Creek Ln, Unit 216, Orlando, FL 32832.

YOU ARE REQUIRED to serve a copy of your written defenses on or before September 13, 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 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 August 11, 2026.

Tiffany Moore Russell
Clerk of The Circuit Court
425 North Orange Ave., Room 350
Orlando, Florida 32801

s/ Rasheda Thomas
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

8/14-8/21/26LG 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:

SUNSHINE'S SWEETS COMPANY

Owner: Sunshine's Main Squeeze LLC
17052 Volume Alley
Winter Garden, FL 34787

8/14/26LG 1T

NOTICE OF SUSPENSION

ORANGE COUNTY

To: STEVEN MERCADO

Case No.: CD202602616/G 3408751

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.

8/14-9/4/26LG 4T

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 Owners Association, Inc., a Florida Nonprofit Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 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 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: Victoria Leonardo Nepomuceno, 12401 TUFF TRL, Denton, TX 76207; VOI: 500278-01; TYPE: Annual; POINTS: 81000; TOTAL: $3,145.86; PER DIEM: $1.08; NOTICE DATE: July 29, 2026 OBLIGOR: Martin Schiavo Trustee of the Martin Schiavo Revocable Inter-Vivos Trust Dated September 6, 2012, 29352 CLIPPER WAY, Laguna Niguel, CA 92677-4620; VOI: 502005-01; TYPE: Annual; POINTS: 193000; TOTAL: $6,527.46; PER DIEM: $2.56; NOTICE DATE: July 29, 2026 OBLIGOR: Manuel Antonio Sayago, 157 THE MASTERS CIR, Costa Mesa, CA 92627-4640; VOI: 502152-02; TYPE: Annual; POINTS: 95700; TOTAL: $3,589.63; PER DIEM: $1.27; NOTICE DATE: July 29, 2026 OBLIGOR: Karen Jessica Garcia, 4016 GRESHAM ST, San Diego, CA 92109-5820; VOI: 502769-01; TYPE: Annual; POINTS: 44000; TOTAL: $2,028.40; PER DIEM: $0.58; NOTICE DATE: July 29, 2026 OBLIGOR: David Lloyd Jackson, 4401A CONNECTICUT AVE NW, # 203, Washington, DC 20008-2358; VOI: 511550-01; TYPE: Annual; POINTS: 81000; TOTAL: $3,145.86; PER DIEM: $1.08; NOTICE DATE: July 29, 2026 File Numbers: 26-015558, 26-015563, 26-015566, 26-015571, 26-015550
MDK-115135

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 Owners Association, Inc., a Florida Nonprofit Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 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 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: Manuel Antonio Sayago, 157 THE MASTERS CIR, Costa Mesa, CA 92627-4640; VOI: 502152-01; TYPE: Annual; POINTS: 95700; TOTAL: $3,583.28; PER DIEM: $1.27; NOTICE DATE: July 28, 2026 File Numbers: 26-015565
MDK-115134

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 Owners Association, Inc., a Florida Nonprofit Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 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 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: Betty J. Bowser, 5209 MCCORMICK CT, Antioch, CA 94531; VOI: 503396-02; TYPE: Annual; POINTS: 67100; TOTAL: $2,726.00; PER DIEM: $0.89; NOTICE DATE: July 29, 2026 OBLIGOR: Joseph D. Kasile Trustee of the Kasile Family Revocable Trust Dated November 2, 1998 and restated May 13, 2015, 36998 S RIDGEVIEW BLVD, Tucson, AZ 85739-1218; VOI: 506504-01; TYPE: Annual; POINTS: 44000; TOTAL: $1,337.73; PER DIEM: $0.41; NOTICE DATE: July 29, 2026 OBLIGOR: Mystic L. Lyftogt, 15887 PALMER WAY, Bloomington, IL 61705-9101; VOI: 517754-01; TYPE: Annual; POINTS: 44000; TOTAL: $2,028.40; PER DIEM: $0.58; NOTICE DATE: July 29, 2026 OBLIGOR: James Russell Palmitier, 7576 DOUBLOON DR SE, Grand Rapids, MI 49546-9115 and Patricia Leigh Palmitier, 7576 DOUBLOON DR SE, Grand Rapids, MI 49546-9115; VOI: 520130-01; TYPE: Annual; POINTS: 148100; TOTAL: $5,230.99; PER DIEM: $1.97; NOTICE DATE: July 29, 2026 OBLIGOR: Susan Allen Carpenter, 1508 GARDEN VALLEY DR, Wildwood, MO 63038 and Jeffrey Newton Moore, 1508 GARDEN VALLEY DR, Wildwood, MO 63038-1488; VOI: 522529-01; TYPE: Annual; POINTS: 67100; TOTAL: $2,726.00; PER DIEM: $0.89; NOTICE DATE: July 29, 2026 File Numbers: 26-015575, 26-015593, 26-015515, 26-015522, 26-015528
MDK-115128

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 Owners Association, Inc., a Florida Nonprofit Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 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 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: Eric Daniel Miller, 1619 PARKWOOD DR, San Mateo, CA 94403 and Roxanna Sheela Kayoumi, 1619 PARKWOOD DR, San Mateo, CA 94403; VOI: 505300-01; TYPE: Annual; POINTS: 105000; TOTAL: $3,870.58; PER DIEM: $1.40; NOTICE DATE: July 29, 2026 OBLIGOR: Sherry Ann Roark, 4581 AZALEA DR, Naples, FL 34119-9055; VOI: 505590-01; TYPE: Annual; POINTS: 81000; TOTAL: $3,178.15; PER DIEM: $1.08; NOTICE DATE: July 29, 2026 OBLIGOR: Sherry Ann Roark, 4581 AZALEA DR, Naples, FL 34119-9055; VOI: 505590-02; TYPE: Annual; POINTS: 81000; TOTAL: $3,093.98; PER DIEM: $1.08; NOTICE DATE: July 29, 2026 OBLIGOR: John Grant Wicklund, 6170 VIRGIL ST, Arvada, CO 80403-7468; VOI: 505980-01; TYPE: Even Biennial; POINTS: 81000; TOTAL: $1,922.97; PER DIEM: $0.54; NOTICE DATE: July 29, 2026 OBLIGOR: Ronald Wayne Howard Trustee of the Howard Family Trust Dated March 28, 2008, 301 AVENIDA GRANADA, Long Beach, CA 90814 and Patricia Ann Howard Trustee of the Howard Family Trust Dated March 28, 2008, 301 Avenida Granada, Long Beach, CA 90814; VOI: 506299-01; TYPE: Annual; POINTS: 81000; TOTAL: $3,145.86; PER DIEM: $1.08; NOTICE DATE: July 29, 2026 File Numbers: 26-015584, 26-015585, 26-015586, 26-015587, 26-015591
MDK-115132

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 Owners Association, Inc., a Florida Nonprofit Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the

(Continued on next page)

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 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: M Giardina-Beckett, 284 CROWLEY RD, Roscoe, NY 12776-5915; VOI: 504447-01; TYPE: Annual; POINTS: 81000; TOTAL: $3,145.86; PER DIEM: $1.08; NOTICE DATE: July 29, 2026 OBLIGOR: Ronald Wayne Howard Trustee of the Howard Family Trust Dated March 28, 2008, 301 AVENIDA GRANADA, Long Beach, CA 90814 and Patricia Ann Howard Trustee of the Howard Family Trust Dated March 28, 2008, 301 Avenida Granada, Long Beach, CA 90814; VOI: 506299-02; TYPE: Annual; POINTS: 81000; TOTAL: $3,145.86; PER DIEM: $1.08; NOTICE DATE: July 29, 2026 OBLIGOR: David Kerry Bengtson Trustee of the Bengtson Family Trust Dated May 2, 2001, 8045 E SADDLE HORN RD, Scottsdale, AZ 85255-2150 and Laura Mikeal Bengtson Trustee of the Bengtson Family Trust Dated May 2, 2001, 8045 E SADDLE HORN RD, Scottsdale, AZ 85255-2150; VOI: 506997-01; TYPE: Annual; POINTS: 55000; TOTAL: $2,360.70; PER DIEM: $0.73; NOTICE DATE: July 29, 2026 OBLIGOR: Albert Vincent Sniffen Trustee of the Albert Vincent Sniffen 2019 Trust U/A Dated 07/19/2019, 13844 SUN FOREST DR, Penn Valley, CA 95946-9566; VOI: 509400-01; TYPE: Annual; POINTS: 148100; TOTAL: $10,377.48; PER DIEM: $3.94; NOTICE DATE: July 29, 2026 OBLIGOR: Timothy Nelson Marks, 165 BIRNAMWOOD DR, Burnsville, MN 55337-2976; VOI: 509913-01; TYPE: Annual; POINTS: 148100; TOTAL: $5,171.94; PER DIEM: $1.97; NOTICE DATE: July 29, 2026 File Numbers: 26-015581, 26-015592, 26-015595, 26-015610, 26-015613
MDK-115121

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:

ClearCrest Pool Pro

Owner: F&N Smart Services, LLC
6808 Piazza Grande Ave #3303
Orlando, FL 32835

8/14/26LG 1T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001684-O

IN RE: ESTATE OF
MICHAEL BRUCE LEER
a/k/a MICHAEL B. LEER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Michael Bruce Leer a/k/a Michael B. Leer, deceased, whose date of death was April 29, 2026, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against 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 August 14, 2026.

Personal Representative:
Mary Shaw
22151 Obrien Road
Howey in the Hills, Florida 34737

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

8/14-8/21/26LG 2T

IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026-CC-013463-O

WINTER PARK WOODS CONDOMINIUM ASSOCIATION. INC.,
Plaintiff,

vs.

HECTOR FABIO RODRIGUEZ,
Defendant.

NOTICE OF ACTION

TO: HECTOR FABIO RODRIGUEZ
173 Scottsdale Square, Unit 173, Winter Park, FL 32792
772 Willner Circle, Sanford, FL 32773
203 Vine St., Oviedo, FL 32765

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

UNIT 173, OF WINTER PARK WOODS, A CONDOMINIUM, FORMERLY KNOWN AS PLACE 436, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3192, PAGE 297, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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 9/5/2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on August 6, 2026

Tiffany Moore Russell, Clerk of the Court
425 N Orange Ave, Orlando, FL 32801

By: /s/ Nancy Garcia
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

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-004125

IN RE: ESTATE OF
LAVONNE W. CLAY
a/k/a LAVONNE I. CLAY
a/k/a LAVONNE CLAY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of LAVONNE W. CLAY, deceased, whose date of death was July 22, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 August 14, 2026.

Personal Representative:
/s/ GREGG G. HECKLEY
15511 Woodfair Place
Tampa, FL 33613

Attorney for Personal Representative:
/s/ Gregg G. Heckley
Gregg G. Heckley, Esquire
gregghecklеyatty@outlook.com
Florida Bar No. 441414
15511 Woodfair Place
Tampa, FL 33613
(813) 936-1632

8/14-8/21/26LG 2T

IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2025-CC-025399-O

WINTER PARK WOODS CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

343 SCOTTSDALE SQ., LLC,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on August 3, 2026 by the County Court of Orange County, Florida, the property described as:

Unit 343, WINTER PARK WOODS, A CONDOMINIUM, FORMERLY KNOWN AS PLACE 436, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium, recorded in Official Records Book 3192, Pages 297 through 357, of the Public Records of Orange County, Florida.

ADDRESS: 343 Scottsdale Square, Unit 343, Winter Park, FL 32792

will be sold at public sale by the Orange County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.orange.realforeclose.com at **11:00 A.M. on September 8, 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 Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, Telephone: (407) 836-2303 within two (2) working days of your receipt of this (describe notice); If you are hearing or voice impaired, call 1-800-955-8771.

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

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA
Case No.: 2016-CA-000029-O

Crystal Cove Homeowners Association, Inc.,
Plaintiff,

vs.

Luis Castillo; et al.
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to an Order Granting Motion for Entry of Final Judgment, dated July 24, 2026, and entered in Case Number: 2016-CA-000029-O, of the Circuit Court in and for Orange County, Florida. To be published in the La Gaceta Newspaper, wherein Crystal Cove Homeowners Association, Inc. is the Plaintiff, and Luis Castillo, Unknown Spouse of Luis Castillo n/k/a Mercedes Castillo, and All Unknown Tenants/Owners n/k/a Denis Garcia 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 September 17, 2026**, the following described property as set forth in said Order Granting Motion for Entry of Final Judgment, to-wit:

Property Description:

LOT 59 OF CRYSTAL COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE(S) 32 THROUGH 34, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 5049 Mallard Pond Ct., Orlando, FL 32808

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 sche`duled 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 July 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/ Joshua Mowery
Joshua Mowery, Esquire
Florida Bar No. 1058705
joshua@dhnattorneys.com

8/7-8/14/26LG 2T

NOTICE OF ACTION
Orange County

BEFORE THE BOARD OF MASSAGE THERAPY

IN RE: The license to practice Massage

Marie Nicole Josecite, L.M.T.
3547 Spring Land Drive
Orlando, Florida 32818

CASE NO.: 2025-29671
LICENSE NO.: MA51562

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting Richard S. Wagner, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9842.

If no contact has been made by you concerning the above by September 18, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Massage Therapy in an informal proceeding.

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

8/7-8/28/26LG 4T

NOTICE OF ACTION
Orange County

BEFORE THE BOARD OF MASSAGE THERAPY

IN RE: The license to practice Massage Therapy

Yingwei Wu, L.M.T.
16570 Silversaw Palm Drive
Winter Garden, Florida 34787

CASE NO.: 2024-38698
LICENSE NO.: MA85235

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Dannie Hart, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 245-4640.

If no contact has been made by you concerning the above matter by September 18, 2026, the Administrative Complaint will be presented at an ensuing meeting of the Board of Massage Therapy in an informal proceeding.

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

8/7-8/28/26LG 4T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File/Case # 2025-CP-003231-O

IN RE: ESTATE OF
ALICE RODRIGUEZ BRADY, DECEASED

NOTICE TO CREDITORS

The formal administration of the estate of Alice Rodriguez Brady, deceased, is pending in the above-referenced court (the address of which is 2000 East Michigan Street, Orlando, Florida, 32806). Creditors must file claims against the estate with the court during the time periods set forth in Florida Statutes Section 733.702, or be forever barred. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216 to 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 August 7, 2026.

Personal Representative:
Jerry Van Campos
10722 Buck Road
Orlando, Florida, 32817

Attorney for Personal Representative:
Malcolm P. Galvin III, Esq
Galvin Law PL
390 North Orange Avenue, Suite 2300
Orlando, Florida, 32801

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
File No. 2026-CP-002208-O
Division Probate

In re Estate of
STEWART M. McDANIEL
Deceased

NOTICE TO CREDITORS

The administration of the estate of Stewart M. McDaniel, deceased, whose date of death was August 12, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 August 7, 2026.

Personal Representative:
/s/ Fletcher Dworkin-McDaniel
929 Walkers Grove Lane
Winter Garden, Florida 34787

Attorney for Personal Representative:
/s/ Larry P. Studer
Larry P. Studer Attorney
Florida Bar Number: 442402
StuderZobel Law P.L.L.C.
5401 South Kirkman Road, Suite 310
Orlando, Florida 32819
Telephone: (321) 800-2048
Fax: (321) 340-2674
E-Mail: lstuder@studerzobellaw.com
Secondary E-Mail:
para1@studerzobellaw.com

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
CASE NUMBER: 2026-CP-001961-O
JUDGE: GREG A. TYNAN

In RE: Estate of:
SARAH FLORENCE WILSON
Deceased

NOTICE TO CREDITORS

The administration of the estate of SARAH FLORENCE WILSON, deceased, whose date of death was April 29, 2026, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave #340 Orlando FL, 32801. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 7, 2026.

Petitioner:
Terri Wilson
4564 Lighthouse Circle
Orlando, Florida 32808

Attorney for Petitioner:
Clyde L. Lemon, Esq.
C. Lemon Law
1215 East Concord Street
Orlando, Florida 32803
clyde@clemonlaw.com
Florida Bar No. 1032835

8/7-8/14/26LG 2T

NOTICE OF SUSPENSION
ORANGE COUNTY

To: JAQUIN R. CATO

Case No.: CD202605488/D 1318665

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.

7/31-8/21/26LG 4T

NOTICE OF SUSPENSION
ORANGE COUNTY

To: ASHLEY L. HALL

Case No.: CD202606650/D 3544960

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

(Continued on next page)

ORANGE COUNTY

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.

7/31-8/21/26LG 4T

OSCEOLA COUNTY

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA
Case No.: 2025 CC 003803 CL

The Manors at Lake Berkley Resort Homeowners Association, Inc.,
Plaintiff,

vs.

Keith Michael Devlin and
Lorri Anne Devlin,
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to an Order on Final Judgment of Foreclosure, dated August 9, 2026, and entered in Case Number: 2025 CC 003803 CL, of the County Court in and for Osceola County, Florida. To be published in the La Gaceta Newspaper wherein The Manors at Lake Berkley Resort Homeowners Association, Inc. is the Plaintiff, and Keith Michael Devlin and Lorri Anne Devlin are the Defendants, the clerk will sell to the highest and best bidder for cash at the Osceola County Historic Courthouse, 3 Courthouse Square, Room 204, Kissimmee, FL 34741, at **11:00 o'clock A.M. on September 22, 2026**, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description:

LOT 70, OF LAKE BERKLEY RESORT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 1, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Property Address: 926 Lake Berkley Dr., Kissimmee, FL 34746

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 before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated the 12th day of August, 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

8/14-8/21/26LG 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:

BRG TAXES ACCOUNTING

Owner: Real Advance Business LLC
8235 Champions Gate Blvd
Champions Gate, FL 33896

8/14/26LG 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:

MOON AND HONEY CO.

Owner: Jacy Lee Oyola
2735 Barclay Ln
Kissimmee, FL 34743

8/14/26LG 1T

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2026-CC-000283

CREEKSIDE TOWNHOMES PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

PILAR YAMILE SANCHEZ,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on August 4, 2026 by the County Court of Osceola County, Florida, the property described as:

Lot 72, CREEKSIDE TOWNHOMES, according to the plat thereof, as recorded in Plat Book 31, Page(s) 187, of the Public Records of Osceola County, Florida.

ADDRESS: 4422 Small Creek Road, Kissimmee, FL 34744

will be sold at public sale by the Osceola County Clerk of Court, to the highest and best bidder, for cash, at **11:00 A.M.** at

OSCEOLA COUNTY

the Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741 on **September 8, 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, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, Florida 34741, (407) 742-2417, 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/ Jared W. Galaris
Jared W. Galaris, Esquire
Florida Bar No: 1069586
jgalaris@appletonreiss.com
Appleton Reiss, PLLC
215 N. Howard Ave., Suite 200
Tampa, FL 33606
Phone: (813) 542-8888
Attorney for Plaintiff

8/14-8/21/26LG 2T

NOTICE OF SUSPENSION
OSCEOLA COUNTY

To: CHRISTOPHER R. LAMPKIN
Case No.: CD202603670/D 3301374

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.

8/14-9/4/26LG 4T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026 CA 001504 MF
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
MARIA ALEJANDRA CHACON DE RANGEL AND HECTOR ELADIO RANGEL DIAZ, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Maria Alejandra Chacon De Rangel
Last Known Address: 1184 WOODY CYPRESS DRIVE, KISSIMMEE, FL 34746
Current Residence: UNKNOWN
TO: Hector Eladio Rangel Diaz
Last Known Address: 1184 WOODY CYPRESS DRIVE, KISSIMMEE, FL 34746
Current Residence: UNKNOWN
TO: Hector Eladio Rangel Diaz
Last Known Address: 13552 Pitanga St Clermont, FL 37411
Current Residence: UNKNOWN
TO: Hector Eladio Rangel Diaz
Last Known Address: 2340 Grasmere View PKWY S Kissimmee, FL 34746
Current Residence: UNKNOWN
TO: Hector Eladio Rangel Diaz
Last Known Address: 843 E Myers BLVD # D Mascotte FL 34753
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 485, CYPRESS HAMMOCK PHASE 2, according to the Plat thereof, as recorded in Plat Book 31, Pages 144 through 149, 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 Tromberg, Miller, Morris & Partners, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before September 13, 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 ADA Coordinator, Court Administrator 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.
WITNESS my hand and the seal of this Court this 23rd day of July, 2026.
KELVIN SOTO
As Clerk of Court
By: Deputy Clerk of the Court
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675
11080-1039442

NOTICE OF SUSPENSION
OSCEOLA COUNTY

To: JOSEPH A. MORGAN
Case No.: CD202603417/D 3315211

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

OSCEOLA COUNTY

last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

8/14-9/4/26LG 4T

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026 CC 003851

BELLALAGO AND ISLES OF BELLALAGO COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

HECTOR EDUARDO LIBERATORE MARQUEZ AND CARMEN VICTORIA LARA LEONETT,
Defendants.

NOTICE OF ACTION

TO: HECTOR EDUARDO LIBERATORE MARQUEZ AND CARMEN VICTORIA LARA LEONETT,

3615 Main Harbor Drive, Kissimmee, FL 34746

7939 New River Drive, Apt 15106, Orlando, FL 32821

12713 Anson Manor Ct. Apt 29301, Orlando, FL 32821

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

Let 37 of BELLALAGO POD G TOWNHOMES, according to.the Plat thereof, as recorded in Plat Book 33, Page(s) 12 through 16, of the Public Records of Osceola County, Florida.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 09/14/2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on August 6th, 2026.

Kelvin Soto, Esq., Clerk of the Circuit Court & County Comptroller

By: s/ KC
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

8/14-8/21/26LG 2T

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026 CC 003811 CF

BELLALAGO AND ISLES OF BELLALAGO COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

TAMARA CLEMENTS,
Defendant.

NOTICE OF ACTION

TO: TAMARA CLEMENTS

3758 Paradiso Circle, Kissimmee, FL 34746

336 Middlesex Street, Gloucester City, NJ 08030

210 S. Broadway, Apt A, Gloucester, NJ 08030

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

Lot 51, Bellalago - Phase 5 "O", according to the plat thereof recorded in Plat Book 22, Page 88, of the Public Records of Osceola County, Florida.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 16th September 2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on July 27th, 2026.

Kelvin Soto, Esq.
Clerk of the Court & Comptroller

By: s/ Susan Vis
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

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000424-PR

IN RE: ESTATE OF
ROBERT STEVEN BAGWELL
Deceased

NOTICE TO CREDITORS

The administration of the estate of ROBERT STEVEN BAGWELL, deceased, whose date of death was August 26, 2025; File Number 2026-CP-000424-PR, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Suite 2000, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS

OSCEOLA COUNTY

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

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

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

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

The date of first publication of this notice is August 7, 2026.

Personal Representative:
VALARIE J. GRIM
701 S. Howard Avenue, Suite 106339
Tampa, FL 33606

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

8/7-8/14/26LG 2T

NOTICE OF ACTION
Osceola County

BEFORE THE BOARD OF MASSAGE THERAPY

IN RE: The license to practice Massage

Niuniu LLC, MM
1045 N. John Young Pkwy
Kissimmee, FL 34741

CASE NO.: 2022-32175
LICENSE NO.: MM41843

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting Richard S. Wagner, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9842.

If no contact has been made by you concerning the above by September 18, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Massage Therapy in an informal proceeding.

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

8/7-8/28/26LG 4T

NOTICE OF PUBLIC SALE

The following personal property of Hector Maisonet of 1006 Walnut Ave., Lot #86, Saint Cloud, Florida 34769 will on August 25, 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, 1300 13th Street, St. Cloud, Florida 34769.

YEAR/MODEL	1967/TROT
VIN#	V613
Title#	0007384164

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

8/7-8/14/26 LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT
OSCEOLA COUNTY

To: KELWIN J. LOPEZ
Case No.: CD202606061/D 3439364

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.

7/24-8/14/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT
OSCEOLA COUNTY

To: ANGELO D. CUENCA MANZO
Case No.: CD202603620/D 3509132

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.

7/24-8/14/26LG 4T

PASCO COUNTY

PASCO COUNTY

PUBLIC SALE
LANDLORD LIEN SALE
F.S. 715.106
BOBBIE G. BRADY
11300 ORANGE TREE RD
DADE CITY,FL 33525
1962 OTHER VS 0096265
2001 GASTRON VS GLA26838B101
TENANT OWES
TOMMY VIRGIL JORDAN $950
SD08-31-26@10AM

8/14-8/21/26 LG 2T

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA
CIVIL DIVISION
Case No. 2026CC004361CCAXWS

JASMINE TRAILS HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

v.

BARBARA JANE COLLINS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., and UNKNOWN TENANT,

Defendants.

NOTICE OF ACTION

(Last Known Address)

TO: BARBARA JANE COLLINS at 10325 Flagship Avenue, Port Richey, FL 34668; and 610 East Zack Street, Suite 110-4250, Tampa, FL 33602.

YOU ARE NOTIFIED that an action for damages not exceeding $50,000.00 and to foreclose a Claim of Lien on the following property in Pasco County, Florida:

Lot 22, Block 4, Jasmine Trails, Phase 2, according to the map or plat thereof as recorded in Plat Book 25, Pages 109 and 110, of the Public Records of Pasco County, Florida.

Parcel Identification Number:
14-25-16-009B-00400-0220

Property Address: 10325 Flagship Avenue, Port Richey, FL 34668

has been filed against you, and you are required to file written defenses with the Clerk of the court and to serve a copy within twenty (20) days after the first date of publication on Knox Levine, P.A., the attorney for Plaintiff, whose address is 36354 U.S. 19 N., Palm Harbor, FL 34684, otherwise a default will be entered against you for the relief demanded in the Complaint. Due on or before 9/14/2026.

DATED August 11, 2026

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

Deputy Clerk: Shakira Ramirez Pagan

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001236

IN RE: ESTATE OF
KENNETH J. WILSON A/K/A
KENNETH WILSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Kenneth J. Wilson a/k/a Kenneth Wilson, deceased, whose date of death was July 1, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523-3894. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands 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 August 14, 2026.

Personal Representative:
/s/ Arthur Wright
602 Woodhill Court
Brandon, Florida 33511

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

8/14-8/21/26LG 2T

(Continued on next page)

PASCO COUNTY

NOTICE OF ADMINISTRATIVE COMPLAINT
PASCO COUNTY

To: GORDON R. ANDERSON, V

Case No.: CD202509564/D 3528889

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.

8/14-9/4/26LG 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:

DRAGONFLY DIRECTIONS BEHAVIORAL HEALTH

Owner: Dragonfly Directions LLC
31913 Turkeyhill Drive
Wesley Chapel, FL 33543

8/14/26LG 1T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No: 2026-CP-000778

IN RE: ESTATE OF
CATHERINE LEROSE O'HARA,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Catherine Lerose O'Hara, deceased, whose date of death was March 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.

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 August 14, 2026.

Personal Representative:
Cynthia Wosmansky
4432 Royal Oak Lane
New Port Richey, Florida 34653

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

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY
CIVIL DIVISION
Case No.: 2025CA000604CAAXES

REAL TIME RESOLUTIONS, INC.,
Plaintiff,

-vs-

ZEENA SINGH and MOHINDER PAL SINGH if living, and all unknown parties claiming by, through, under or against the above named Defendant 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; TALIA CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT #1; and UNKNOWN TENANT #2
Defendants.

NOTICE OF SALE

Notice is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., the Clerk of the Circuit Court, will sell the property situate in Pasco County, Florida, described as:

Unit 2068, Building C, TALIA CONDOMINIUM, according to the map or plat thereof as recorded in Plat Book 1385, Page 1852, of the Public Records of Pasco County, Florida.

PASCO COUNTY

at public sale, to the highest and best bidder for cash, in an online sale at www.pasco.realforeclose.com, beginning at **11 a.m. on September 15, 2026**.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.

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 either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED this 27th day of July, 2026.

VICTOR H. VESCHIO, Esquire
For the Court

By: /s/ Victor H. Veschio

Gibbons Neuman

8/7-8/14/26LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025-CC-3076

THE OAKS OF PASCO COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMAINTS CLAIMING BY, THROUGH, UNDER OR AGAINST AMANDA MCFADDEN, DECEASED,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on July 16, 2026, by the Circuit Court of Pasco County, Florida, the property described as:

Lot 25, OAKS OF PASCO, according to the Map or Plat thereof, as recorded in Plat Book 80, Page(s) 113 through 118 of the Public Records of Pasco County, Florida.

and more commonly known as 6256 Bradford Woods Drive, Zephyrhills, Florida 33542 (hereinafter "Property").

will be sold to the highest bidder for cash at public sale by the Pasco County Clerk of Court, electronically online at www.pasco.realforeclose.com at **10:00 A.M. on August 17, 2026**.

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

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

Dated this 3rd day of August 2026

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

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000894

IN RE: ESTATE OF
THEODORE PAUL KIEFER
A/K/A TEDDY PAUL KIEFER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of THEODORE PAUL KIEFER A/K/A TEDDY PAUL KIEFER, deceased, whose date of death was December 16, 2025, 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 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

PASCO COUNTY

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 August 7, 2026.

Personal Representative:
/s/ Kyle Kiefer
KYLE KIEFER
11024 Wingate Drive
Chagrin Falls, Ohio 44023

Attorney for Personal Representative:
/s/ Chelsea Waller-Douthard
CHELSEA WALLER-DOUTHARD, ESQ.
Attorney
Florida Bar Number: 112266
WALLER LAW, P.A.
P.O. Box 1668
Dade City, Florida 33526
Telephone: (352) 567-4690
Fax: (352) 567-1307
E-Mail: pleadings@wallerlawfl.com
Secondary E-Mail:
chelsea@wallerlawfl.com

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number 2026-CP-975-WS

IN RE: ESTATE OF
BETTY LOUISE DAVIS,
Deceased

NOTICE TO CREDITORS

The administration of the estate of BETTY LOUISE DAVIS, deceased, whose date of death was May 6, 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.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.3311. The written demand must be filed with the clerk.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE TIME 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 August 7, 2026.

Personal Representative:
LYNDA M. ECONOMOS
18624 Coats Street
Spring Hill, FL 34610

Attorney for Personal Representative:
/s/ Matt Ellrod
Matthew D. Ellrod
6642 Rowan Road
New Port Richey, FL 34653
(727) 843-0566
Fla. Bar No. 377937
email: mattellrod@verizon.net

8/7-8/14/26LG 2T

PINELLAS COUNTY

NOTICE OF PUBLIC AUCTION

1971 Mobile Home MALB Vin # 1621T, Former Owner Therese Louise Craig

1977 Mobile Home SEAB Vin #'s K7736FA and K7736FB, Former Owner Martha Jacqueline DeBerry

1972 Mobile Home ELDO Vin # 1937T, Former Owners Gordon and Elizabeth Linkletter

The above mobiles will be sold to the highest bidder on August 31, 2026 at 10:00 a.m. at 16416 US Highway 19 N Lot 1800 Clearwater, FL 33764 pursuant to S 715.108(2), F.S. of the Florida Statutes to satisfy reasonable costs of storage and advertising.

Embassy Mobile Park

8/7-8/14/26 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-007436-ES

IN RE: ESTATE OF
THOMAS SCOTT CONCANNON,
Deceased.

NOTICE TO CREDITORS

PINELLAS COUNTY

The administration of the estate of THOMAS SCOTT CONCANNON, deceased, whose date of death was June 29, 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 August 14, 2026.

Personal Representative:
MICHAEL BUZZELL
35128 Dale Avenue
Zephyrhills, Florida 33541-2168

Attorney for Personal Representative:
Jack F. White III
Florida Bar Number: 0985864
Sylvia Noel White P.A.
1108 S. Highland Avenue
Clearwater, Florida 33756
Telephone: (727) 735-0645
Fax: (727) 735-9375
E-Mail:
jack@clearwaterprobateattorney.com

8/14-8/21/26LG 2T

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA
CIVIL DIVISION
Case No. 26-003234-CO

WESTLAKE VILLAGE CIVIC ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,
v.
KATHLEEN RUTTA, and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated August 07, 2026, entered in Case No. 26-003234-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Florida, wherein WESTLAKE VILLAGE CIVIC ASSOCIATION, INC., a Florida Not-For-Profit Corporation is Plaintiff, and KATHLEEN RUTTA is Defendant, Ken Burke, as Clerk of Court for Pinellas County, will sell to the highest bidder for cash on **September 17, 2026**, in an online sale at www.pinellas.realforeclose.com **beginning at 10:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

Unit 69, Building 1 (Phase A), of The Townhomes of Westlake Village, Phase A, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 4865, Page(s) 58, and all amendments thereto, and as per plat thereof recorded in Condominium Book 34, Pages 102 through 107, inclusive, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida.

Property Address: 485 Westlake Blvd., Unit 69, Palm Harbor, FL 34683.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste 300 Clearwater, FL 33756, (727) 464-4880(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 impaired call 711.

Dated 8/10/2026

/s/ Bryan B. Levine, Esq.
Primary Email: pleadings@knoxlevine.com
Bryan B. Levine, Esq., FBN 89821
36354 U.S. 19 N.
Palm Harbor FL 34684
Main Line: (727) 223-6368
Fax: (727) 478-4579

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT, IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-006388-ES
DIVISION: PROBATE
SECTION: 3

IN RE: ESTATE OF:
TARSHA LINETTE JONES,
Deceased.

PINELLAS COUNTY

NOTICE TO CREDITORS

The administration of TARSHA LINETTE JONES, ("Decedent") deceased, whose date of death was May 9, 2026, and whose Social Security Number is XXX-XX-1973, 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 Petitioner and the Petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is August 14, 2026.

Petitioner:
SHERRION AKINS
7265 34th Ave. N.
St. Petersburg, Florida 33710

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

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-006342

IN RE: ESTATE OF
CAMERON RAEQUAN KEYS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CAMERON RAEQUAN KEYS, deceased, whose date of death was October 15, 2025; File Number 2026-CP-006342, is pending in the Circuit Court in and for PINELLAS County, Florida, Probate Division, the court address of which is 315 Court Street, Clearwater, Florida 33756.

The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. The fiduciary lawyer-client privilege in s. 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

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

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

All other creditors of the decedent and other persons having claims or demands 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 August 14, 2026.

Signed on August 11, 2026.

Personal Representative:
/s/ BARBARA KEYS

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

8/14-8/21/26 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-007390-ES

IN RE: ESTATE OF
NICHOLAS ADAM KURJANOWICZ,
Deceased.

NOTICE TO CREDITORS

The Administration of the Estate of Nicholas Adam Kurjanowicz, Deceased, whose date of death was March 19, 2026,

(Continued on next page)

PINELLAS COUNTY

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 August 14, 2026.

Personal Representative:
Luz Celina Kurjanowicz
9212 Rustic Pines Boulevard W.
Seminole, Florida 33776

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

8/14-8/21/26LG 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:

CONTINENTAL CHRISTIAN PRESS

Owner: Nathaniel Logan
7901 4th St Ste 300
St Petersburg, FL 33702

8/14/26LG 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:

THE HONEST FOUNDER

Owner: Sunstate Bay Ventures, LLC
727 24th Ave N
Saint Petersburg, FL 33704

8/14/26LG 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:

THE WONTON BAR

Owner: Alicia Mogé
824 15th Ave NW
Largo, FL 33770

8/14/26LG 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:

LENARA STUDIO

Owner: Lenara A Martins
1469 Monte Carlo Dr
Clearwater, FL 33764

8/14/26LG 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:

TALENT ENGINE

Owner: Nolutr, LLC
1862 Wood Owl Street
Tarpon Springs, FL 34689

8/14/26LG 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:

PUDI LEGACY

Owner: Nicholas M Puetz LLC
7901 4th St. N #26331
Saint Petersburg, FL 33702

8/14/26LG 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:

ORIGEN

Owner: Mickool Senor Rita's Restaurant LLC
923 Broadway
Dunedin FL 34698

8/14/26LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-006090-ES

IN RE: ESTATE OF
JOSEPH SAMUEL ATKINSON AKA JOSEPH ATKINSON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Joseph Samuel Atkinson aka Joseph Atkinson, deceased, whose date of death was May 19, 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 8/14/2026.

Personal Representative:
Susan Ann Briggs
29 Valley Vista Drive
Garden Valley, Idaho 83622-1077

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

8/14-8/21/26LG 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:

HANDY DAK'S HOME SERVICES

Owner: Dak Industries LLC
10586 Third St N, Apt B
Saint Petersburg, FL 33716

8/14/26LG 1T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-005034
Division: FD

ELIZABETH DIAZ,
Petitioner,
and
RAUL DIAZ RODRIGUEZ,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: RAUL DIAZ RODRIGUEZ
Last Address Unknown

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ELIZABETH DIAZ, whose address is 608 Westminster Blvd. Oldsmar, FL 34677, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court St Clearwater, FL 33756, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: 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 8/6/2026

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

By: /s/ Thomas Smith
Deputy Clerk

8/14-9/4/26LG 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:

ONFLAIR GROUP

Owner: Anthony Mellor
7901 4th St N, Suite 300
St. Petersburg, Florida 33702

8/14/26LG 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:

BLUE MARLIN TECHNOLOGY SOLUTIONS

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

8/14/26LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-7634-ES

IN RE: ESTATE OF
LYNN PIPPENGER, A/K/A
LYNN L. PIPPENGER, A/K/A
LYNN LACY PIPPENGER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of LYNN PIPPENGER, a/k/a LYNN L. PIPPENGER, a/k/a LYNN LACY PIPPENGER, deceased, whose date of death was March 7, 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 August 14, 2026.

Personal Representative:
/s/ LaRhonda D. Jones
RAYMOND JAMES TRUST, N.A.
By: LaRhonda D. Jones
880 Carillon Parkway
St. Petersburg, Florida 33716

Attorney for Personal Representative:
/s/ Kit Van Pelt
KIT VAN PELT, ESQ.
Florida Bar Number: 106754
Older, Lundy, Koch & Martino
200 N Garden Avenue
Clearwater, Florida 33755
Telephone: (813) 254-8998
Fax: (813) 839-4411
E-Mail: kvanpelt@olderlundylaw.com
Sec. E-Mail: mhinton@olderlundylaw.com

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY, FLORIDA
HEADLANDS RESIDENTIAL SERIES OWNER TRUST, SERIES H,
Plaintiff,
vs.
ROBERT A. MCCAHAN, et al.,
Defendants. Case No: 25-003647-CI

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 03/23/2026 and Agreed Order on Defendants' Motion to Cancel and Reschedule Foreclosure Sale dated 06/17/2026 , and entered in Case No. 25-003647-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida wherein HEADLANDS RESIDENTIAL SERIES OWNER TRUST, SERIES H, is the Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff's Assignee, and ROBERT A. MCCAHAN and CITY OF ST. PETERSBURG, FLORIDA, are Defendant(s), Ken Burke, Pinellas County Clerk of Courts, will sell to the highest and best bidder for cash at 10:00 a.m. at www.pinellas.realforeclose.com on August 27, 2026 the following described property set forth in said Final Judgment, to wit:

LOT 7 LESS THE EAST 34 FEET THEREOF AND ALL OF LOT 8 IN BLOCK 2, SNELL SHORES, UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 31, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Commonly known as: 734 44th Ave NE, Saint Petersburg, FL 33703

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

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

DATED July 28, 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 28th day of July 2026 to:
The Law Office of Paul A. Krasker, P.A.
1615 Forum Place, 5th Floor
West Palm Beach, Florida 33401
hearings@kraskerlaw.com
Kengvalson@kraskerlaw.com
david@kraskerlaw.com
Attorney for ROBERT A. MCCAHAN
Joseph P. Kelly, Asst. City Attorney
P.O. Box 2842
St. Petersburg, FL 33731
eservice@stpete.org
joseph.kelly@stpete.org
ATTORNEY FOR CITY OF ST. PETERSBURG, FLORIDA
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
11080-1039213

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA.
CASE No. 25-006532-CI
PHH MORTGAGE CORPORATION,
PLAINTIFF,
VS.
DIANNE WARDLOW A/K/A DIANNE B. WARDLOW, ET AL.
DEFENDANT(S).

_____/

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 16, 2026 in the above action, the Pinellas County Clerk of Court will sell to the highest bidder for cash at Pinellas, Florida, on September 16, 2026, at 10:00 AM, at www.pinellas.realforeclose.com for the following described property:

LOT 11, BLOCK 51, PINELLAS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK H-2, PAGE 91 AND 92, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.
SUBJECT TO EASEME

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
Bidder Number: 20286
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 Human Rights Office Pinellas County, at 400 South Fort Harrison Avenue, Ste. 500, Clearwater, FL 33756, Phone 727-464-4062 V/TDD 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.
11080-1039350

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-005449-ES

IN RE: ESTATE OF
MARTHA ANN HUBER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Martha Ann Huber, deceased, whose date of death was December 12, 2025, 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 August 14, 2026.

Personal Representative:
/s/ Robin Shertzinger
9233 Ballaster Pointe Loop
Parrish, Florida 34219

Attorney for Personal Representative:
/s/ Katie Everlove-Stone
Attorney
Florida Bar Number: 30271
5328 Central Avenue
St. Petersburg, Florida 33707
Telephone: (727) 471-0675
Fax: (866) 326-7610
E-Mail: katie@everlovelegal.com

8/14-8/21/26LG 2T

NOTICE OF SUSPENSION
PINELLAS COUNTY

To: DERVANTE O. STUBBS
Case No.: CD202603944/D 3526161

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.

8/14-9/4/26LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
File No. 2026-CP-005330
Division Probate

IN RE: ESTATE OF
DAVID H. HOOKS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DAVID H. HOOKS, deceased, whose date of death was April 26, 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 14, 2026.

Signed on this 21st day of May, 2026.

Personal Representatives:
/s/ JANET M. REYNOLDS
605 Ponce de Leon Blvd.
Belleair, FL 33756
/s/ RYAN H. HOOKS
3938 Plumcrest Circle
Smyrna, GA 30082

Attorney for Personal Representatives:
/s/ John K. Vreeland
Florida Bar No. 139668
GrayRobinson, P.A.
P.O. Box 3
Lakeland, FL 33802-0003
Telephone: (863) 284-2200
Email: john.vreeland@gray-robinson.com
2nd Email:
dena.bohall@gray-robinson.com

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-007317-ES

IN RE: ESTATE OF
DIANA P. WINKLER
Deceased.

NOTICE TO CREDITORS

(Continued on next page)

PINELLAS COUNTY

The administration of the estate of DIANA P. WINKLER, deceased, whose date of death was April 22, 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 August 14, 2026.

Personal Representative:
MICHAEL D. CAVONIS, Esq.
8640 Seminole Blvd.
Seminole, FL 33772

Attorney for Personal Representative:
MICHAEL D. CAVONIS, Esq.
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavonis, P.A.
8640 Seminole Blvd.
Seminole, FL 33772
Tele: 727-397-5571 Fax: 727-393-5418
E-Mail: mcavonis@dhclaw.com
Secondary E-Mail: gscheid@dhclaw.com

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-006431-ES

IN RE: ESTATE OF
CHRISTINE DUPUIS,
A/K/A CHRISTINE L. DUPUIS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CHRISTINE DUPUIS, a/k/a CHRISTINE L. DUPUIS, 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 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 August 14, 2026.

Personal Representative:
SOPHIA DUPUIS
22 Country Club Drive
Largo, FL 33771

Attorney for Personal Representative:
MICHAEL D. CAVONIS, Esq.
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavonis, P.A.
8640 Seminole Blvd.
Seminole, FL 33772
Tele: 727-397-5571 Fax: 727-393-5418
E-Mail: mcavonis@dhclaw.com
Secondary E-Mail: gscheid@dhclaw.com

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-6359-ES

IN RE: ESTATE OF
JEANNE ANNE SCHINN
a/k/a JEANNE A. SCHINN
a/k/a JEANNE SCHINN,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Jeanne Anne Schinn a/k/a Jeanne A. Schinn a/k/a Jeanne Schinn, deceased, whose date of death was May 7, 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 Representatives and the Personal Representatives' Attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 14, 2026.

Personal Representatives:
Elizabeth Stertz
2021 Nolan Drive
Dunedin, Florida 34698

Katherine Bergmann
13511 Hollow Cove
Tampa, Florida 33613

Attorney for Personal Representatives:
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

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-002955-ES

IN RE: THE ESTATE OF
GARY HOWARD WALKER
Aka GARRISON HOWARD WALKER
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Gary Howard Walker aka Garrison Howard Walker, deceased, whose date of death was February 22, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 20 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands 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 August 14, 2026.

Personal Representative:
Christopher Aunspaw
1501 Harrod Lane
Greensboro, NC 27410

Attorney for Personal Representative:
Valentina Wheeler, Esq.
Florida Bar Number: 0120531
Wheeler Law Firm, PLLC
801 W. Bay Drive, Suite 428B
Largo, FL 33770
Tel: (727) 300-9667
Fax: (727) 202-9944
E-Mail: vwheeler@vwheelerlawfirm.com

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-007106-ES, Section No. 4

IN RE: ESTATE OF
ROBERT ANTHONY BALL,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT ANTHONY BALL, deceased, whose date of death was June 9, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 8/14/2026.

Personal Representative:
Scott A. Headley, Esq.
1906 S. Florida Avenue
Lakeland, FL 33803
Tele: (863) 904-5520

Attorney for Personal Representative:
Scott A. Headley, Esq.
Florida Bar Number: 0954070
Headley Law, P.A.
1906 S. Florida Avenue
Lakeland, FL 33803
Tele: (863) 904-5520
Fax: (863) 582-9997
admin@headleylaw.net

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-007387-ES

IN RE: ESTATE OF
BRUCE ALLEN PRATT
A/K/A BRUCE A. PRATT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Bruce Allen Pratt a/k/a Bruce A. Pratt, deceased, whose date of death was January 9, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 August 14, 2026.

Personal Representative:
/s/ Alyssa N. Lewison
70 Deerpath Court
Oldsmar, Florida 34677

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

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-004881-FD

ROBIN DIANE WOOD,
Petitioner,

and

KRISTOPHER KEITH,
Respondent.

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

TO: KRISTOPHER KEITH
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 ROBIN DIANE WOOD, whose address is 320 Windrush Blvd, Indian Rocks, FL 33785 on or before 30 days from first publication, and file the original with the clerk of this Court at 545 1st Ave. North, 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 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 August 4, 2026

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

By: /s/ Illegible
Deputy Clerk

8/7-8/28/26LG 4T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-4854-FD

WASHFORD MILLER,
Petitioner,

and

OLA MILLER,
Respondent.

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

TO: OLA MILLER
Last known address: 4551 21st Ave.
South, St. Petersburg, FL 33711

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 WASHFORD MILLER, whose address is 3939 8th Street South, St. Petersburg, FL 33705 on or before 30 days from first publication, and file the original with the clerk of this Court at 545 1st Ave. North, 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 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 August 4, 2026

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

By: /s/ Illegible
Deputy Clerk

8/7-8/28/26LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-006817-ES

IN RE: ESTATE OF
JOHN FRANCIS HOGAN JR.
a/k/a JOHN F. HOGAN JR.
a/k/a JOHN HOGAN JR.,
Deceased.

NOTICE TO CREDITORS

The Administration of the Estate of John Francis Hogan Jr. a/k/a John F. Hogan Jr. a/k/a John Hogan Jr., Deceased, whose date of death was March 30, 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 August 7, 2026.

Personal Representative:
John Hogan
1613 W. Willow Run Drive
Wilmington, Delaware 19805

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

8/7-8/14/26LG 2T

IN THE COUNTY COURT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-006435-CO

ISLA DEL CAPRI ADULT
CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

LEO SCOTT SCHEMMEL,
Defendant.

NOTICE OF ACTION

TO: LEO SCOTT SCHEMMEL
11655 3rd Street E., Unit 4
Treasure Island, FL 33706

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

Unit 4 of ISLA DEL CAPRI ADULT CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4844, Page(s) 1125, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Katherine Martinez, Esq., 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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (727) 464-4880(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 impaired call 711.

WITNESS my hand and the seal of this Court on this 31st day of July, 2026.

Ken Burke, Clerk of Circuit Court
315 Court Street, Clearwater, FL 33756

By /s/ Illegible
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
BIR File: 021863.00002

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005751-ES

IN RE: ESTATE OF
CASSANDRA CRIDER CUSHING
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Cassandra Crider Cushing, deceased, whose date of death was May 1, 2025, 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.

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 other creditors of the decedent and other persons having claims or demands 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 August 7, 2026.

Personal Representative:
/s/ Victoria Woodhull
29020 Bigonia Dr
Big Pine Key, FL 33043

Attorney for Personal Representative:
/s/ Katie Everlove-Stone

(Continued on next page)

Attorney
Florida Bar Number: 30271
5328 Central Ave
St. Petersburg, FL 33707
Telephone: (727) 471-0675
Fax: (866) 326-7610
E-Mail: katie@everlovelegal.com

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 522025CA005183XXCICI

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff,

vs.

NICHOLAS INTHAVONG, et al,
Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated July 24, 2026, and entered in Case No. 522025CA005183XXCICI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and MORGAN INTHAVONG, NICHOLAS INTHAVONG, CAVALRY SPV I, LLC, AS ASSIGNEE OF CITIBANK, N.A. C/O CT CORPORATION SYSTEMS, REGISTERED AGENT, STATE OF FLORIDA DEPARTMENT OF REVENUE the Defendants. Ken Burke, CPA, Clerk of the Circuit Court in and for Pinellas County, Florida will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, the Clerk's website for on-line auctions at **10:00 A.M. on September 9, 2026**, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 124, GREENDALE ESTATES - FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE(S) 77, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

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

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

DATED at Pinellas County, Florida, this 29th 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, Esq.
Florida Bar No. 124795

JS0120/25-F001535

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-007363-ES

IN RE: ESTATE OF
GERTRUDE MARIA BENGYEL,
A/K/A GERTRUDE M. BENGYEL
Deceased

NOTICE TO CREDITORS

The administration of the estate of GERTRUDE MARIA BENGYEL, A/K/A GERTRUDE M. BENGYEL, deceased, whose date of death was April 15, 2025; File Number 26-007363-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 7, 2026.

Personal Representative:
SYLVIA SONJA CAIRNS
461 Still Meadows Circle East
Palm Harbor, Florida 34683

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

8/7-8/14/26LG 2T

NOTICE OF ACTION

Pinellas County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice as a Certified Nursing Assistant

Michael Knotts, C.N.A.
926 Delbar Court, Unit B
Largo, Florida 33770

CASE NO.: 2025-10089

LICENSE NO.: 3170771

The Department of Health has filed an Administrative Complaint against your license to practice as a Certified Nursing Assistant, a copy of which may be obtained by contacting Patricia Nelson, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee, Florida 32399-3265, (850) 558-9910.

If no contact has been made by you concerning the above by September 18, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4444, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

8/7-8/28/26LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 522026CP007599XXESPR
Probate Division

IN RE: ESTATE OF
RICHARD WHITNEY RATHKE,
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 RICHARD WHITNEY RATHKE, deceased, Case No. 522026CP007599XXESPR, by the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756; that the decedent's date of death was November 13, 2024; that the total value of the estate is approximately $36,064.08 and that the names and addresses of those to whom it has been assigned by such order are:

Patricia Isaack
232 Glade Street Hot Springs, AR 71901

Randall Rathke
879 S 8th Street Tacoma, WA 98444

Ronald Rathke
407 Bradford Pear, Clever, MO 65631

Kevin Hale
107 S Lane Street Decatur, TX 76234

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 August 7, 2026.

Petitioner:
PATRICIA ISAACK
232 Glade Street
Hot Springs, AR 71901

Attorney for Petitioner:
/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
Fax: (305) 397-2277
E-Mail: vega@trustcounsel.com
Secondary E-Mail:
eservice@trustcounsel.com

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-006070-ES

IN RE: ESTATE OF
ROBERT EUGENE LAKE, JR.
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT EUGENE LAKE, JR., deceased, whose date of death was May 27, 2026, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 7, 2026.

Personal Representative:
DAVID WAYNE LAKE
6438 109th Avenue N.
Pinellas Park, Florida 33782

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

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-006637-ES

IN RE: ESTATE OF
FELIX WILHELM MAUSSER,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Felix Wilhelm Mausser, deceased, whose date of death was May 20, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, 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 August 7, 2026.

Personal Representative:
Irmgard A. Haug
414 Lotus Path
Clearwater, Florida 33756

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

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-004664-ES

IN RE: ESTATE OF
JEFFREY JOHN DUNCAN
a/k/a JEFFREY J. DUNCAN
a/k/a JEFFREY DUNCAN,
Deceased.

NOTICE TO CREDITORS

The Administration of the Estate of Jeffrey John Duncan a/k/a Jeffrey J. Duncan a/k/a Jeffrey Duncan, deceased, whose date of death was March 21, 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.

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 August 7, 2026.

Personal Representative:
Scott Duncan
41 Mystic Drive
Ossining, New York 10562

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

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26005482ES
Division 4

IN RE: ESTATE OF HELEN F. KURZNER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of HELEN F. KURZNER, deceased, whose date of death was June 2, 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.

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 8/7/2026.

Personal Representative:
BRENDAN TAYLOR
80 Hadley Road
South Burlington, VT 05403

Attorney for Personal Representative:
TAMMIE B. MASSEY, Esq.
Florida Bar No. 0025143
Mettler Randolph Massey Ferguson
Carroll & Sterlacci, P.L.
340 Royal Palm Way, Suite 100
Palm Beach, FL 33480
Telephone: 561-833-9631
Fax: 561-655-2835
Primary Email: tmassey@mettlerlaw.com

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-4792-FD

FARAHMARZ ABOLFATHI,
Petitioner,

and

SHEIDA IZADI,
Respondent.

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

TO: SHEIDA IZADI
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 FARAHMARZ ABOLFATHI, whose address is 8600 29th Way N. Apt. 307, Pinellas Park, FL 33782 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: 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 July 27, 2026

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

By: /s/ Thomas Smith
Deputy Clerk

7/31-8/21/26LG 4T

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 26-004766-CO

JOHN FUNK and
BEACH TO BAY BROKERS, LLC,
Plaintiff,

vs.

GARY CARFAGNO,
Defendant.

_____

360 TITLE SOLUTIONS, LLC.
Intervenor.

vs.

JOHN FUNK
BEACH TO BAY BROKERS, LLC and
GARY CARFAGNO,
Respondents.

NOTICE OF ACTION

STATE OF FLORIDA

TO: GARY CARFAGNO,
whose residence address is UNKNOWN

YOU ARE NOTIFIED that an action for Declaratory Relief, Breach of Contract, Anticipatory Breach, Imposition of Constructive Trust and Equitable Lien 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:

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

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

DATED on this 23rd day of July, 2026

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

By: /s/ Thomas Smith
Deputy Clerk

7/31-8/21/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT

PINELLAS COUNTY

To: CORINTHIAN T. HENDERSON

Case: CD202602699/D 3540297/3600692

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.

7/24-8/14/26LG 4T

NOTICE OF SUSPENSION

PINELLAS COUNTY

To: ANTWAN J. ADDISON

Case No.: CD202606334/D 1415063

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.

7/24-8/14/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT

PINELLAS COUNTY

To: LOUIS P. ARLET

(Continued on next page)

PINELLAS COUNTY

Case: CD202602229/D 1801518/3600137

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.

7/24-8/14/26LG 4T

POLK COUNTY

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

CASE NO. 2023-CA-004995

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
v.
MARCELLA LORRAINE MILLER A/K/A MARCELLA L. MILLER N/K/A MARCELLA L. SCHOONE-JONGEN; et al.,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on August 27, 2024, in the above-captioned action, the following property situated in Polk County, Florida, described as:

LOT 70, LIBERTY SQUARE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 147, PAGES 39 THROUGH 44, INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, Stacy M. Butterfield, on the **23rd day of September, 2026 on-line at 10:00 a.m.** (Eastern Time) at **www.polk.realforeclose.com** to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

Dated the 8th day of July, 2026.

/s/ Michael C. Coyle
MICHAEL C. COYLE, ESQ.
Florida Bar No.: 1054501
Email: mcoyle@storeylawgroup.com
STOREY LAW GROUP, P.A.
221 NE Ivanhoe Blvd., Suite 300
Orlando, FL 32804
Telephone: 407-488-1225
Facsimile: 407-488-1177
Secondary Email:
sbaker@storeylawgroup.com
Attorneys for Plaintiff

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 002254
Division 14

IN RE: ESTATE OF
EILEEN L. KATZ,
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 EILEEN L. KATZ, deceased, File Number 2026 CP 002254; by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830; that Decedent's date of death was August 21, 2024; that the total value of the estate is other assets valued at approximately $22,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiary
BRADLEY REISS 5912 Spencer Ave., Apt 2
Bronx, New York 10471

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of Decedent and persons having claims or demands against the estate of 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 DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is August 14, 2026.

Person Giving Notice:
s/ MARK KATZ
4747 W. Waters Avenue, Apt. 4001
Tampa, Florida 33614

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

8/14-8/21/26 2T

NOTICE OF SUSPENSION
POLK COUNTY

To: CHEVAUGHN T. HIBBERT

Case No.: CD202603352/D 3445063

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.

8/14-9/4/26LG 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:

EXTRUDE ME PLEASE

Owner: Felix Pena
290 36th St NW
Winter Haven, FL 33880

8/14/26LG 1T

NOTICE OF ADMINISTRATIVE COMPLAINT
POLK COUNTY

To: CHERIE L. BURTON

Case: CD202603416/D 1129074/3601061

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.

8/14-9/4/26LG 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:

AFE FOOD GROUP

Owner: Alexander Silva
2034 Derwent Drive
Davenport, FL 33896

8/14/26LG 1T

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

CASE NO. 532025CA003091A000BA

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff,
vs.
JAHVAN JAFET NAVARRO; et al,
Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated July 28, 2026, and entered in Case No. 532025CA003091A-000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and JAHVAN JAFET NAVARRO; AMPARO NAVARRO; JENNIFER LEIGH BRANNEY; MTD MANAGEMENT, LLC; NELSON NAVARRO; RYAN EDWARD BRANNEY; VILLAMAR PHASE 1 HOMEOWNERS ASSOCIATION, INC., the Defendants. Stacy M. Butterfield, Clerk of the Circuit Court in and for Polk County, Florida will sell to the highest and best bidder for cash at www.polk.realforeclose.com, the Clerk's website for on-line auctions at **10:00 a.m. on September 29, 2026**, the following described property as set forth in said Order of Final Judgment, to wit:

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

LOT 84, VILLAMAR PHASE 2, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 177, PAGE 9, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

DATED at Polk County, Florida, this 11th day of August, 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-F001430

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, FLORIDA
FirstBank,
Plaintiff,
Case No: 2026CA002906A000BA
vs.
Kenrick L. Huyghue Sr.; et. al.,
Defendants.

_____/

NOTICE OF ACTION
TO:
UNKNOWN TENANT #1
1239 YORKSHIRE CT
DAVENPORT, FL 33896
UNKNOWN TENANT #2
1239 YORKSHIRE CT
DAVENPORT, FL 33896
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 54, DALES AT WEST HAVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGES(S) 37 THROUGH 39, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Anthony Vamvas, 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 22nd day of July, 2026.
CLERK OF THE CIRCUIT COURT
By: _/s/ S. Irlanda_____
Deputy Clerk
(COURT SEAL)
11080-1039022

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, FLORIDA
NEWREZ LLC,
Plaintiff,
vs.
JAMES JONATHAN GILES, ET AL.,
Defendants. Case No: 2025CA001876A000BA
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated July 20, 2026, and entered in Case No. 2025CA001876A000BA of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein NEWREZ LLC, is the Plaintiff and JAMES JONATHAN GILES; LAURIE ANN FRANKS; MIDLAND FUNDING LLC and IMPERIALAKES COMMUNITY SERVICES ASSOCIATION I, INC., are Defendants, the Polk County Clerk of Courts, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com beginning at 10:00 A.M. on October 20, 2026 the following described property set forth in said Final Judgment, to wit:
LOT 52, IMPERIALAKES PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE(S) 43 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Commonly known as: 3350 Cross Fox Dr, Mulberry, FL 33860
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 29, 2026
/s/ Bradford Petrino
Bradford Petrino, Esq.
Florida Bar No. 41883
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
bpetrino@lenderlegal.com
EService@LenderLegal.com
11080-1039254

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, FLORIDA
CMG MORTGAGE, INC.,
Plaintiff,
vs.
VICTOR GOTAY, et al,
Defendants. Case No: 2025CA003110A000BA
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated May 15, 2026, and entered in Case No. 2025CA003110A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida wherein CMG MORTGAGE, INC., is the Plaintiff and VICTOR GOTAY; PREAKNESS PRESERVE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF VICTOR GOTAY NKA JENNIFER GOTAY, are Defendant(s), Stacy M. Butterfield, CPA, Polk County Clerk of Courts, will sell to the highest and best bidder for cash at 10:00 a.m. at www.polk.realforeclose.com on August 25, 2026, the following described property set forth in said Final Judgment, to wit:
LOT 23 OF PREAKNESS PRESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGE(S) 4 AND 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Commonly known as: 129 CLOVERBROOK TRL, DAVENPORT, FL 33837
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 August 3, 2026
/s/ Philip Stecco
Philip Stecco, Esq.
Florida Bar No. 108384
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
pstecco@lenderlegal.com
EService@LenderLegal.com
11080-1039399

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

Case No.: 2025-CP-003266
Division: Probate

IN RE: ESTATE OF
ROBERT F. RICHARDSON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT F. RICHARDSON, deceased, whose date of death was August 3, 2025, and whose social security number is XXX-XX-5814, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, Florida 33830. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 14, 2026.

Personal Representative:
/s/ Dominique Wood
DOMINIQUE WOOD

Attorney for Personal Representative:
/s/ Samuel L. Wenzel, Jr.
Samuel L. Wenzel, Jr., Esq.
Florida Bar No. 1022217
OSENTON LAW GROUP, P.A.
1044 East Brandon Blvd., Suite 3
Brandon, Florida 33511
(813) 776-1282
slw@osentonlaw.com
service@osentonlaw.com

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001513A000BA

IN RE: ESTATE OF
JEFFREY MANN, a/k/a
JEFFREY STEPHEN MANN
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 Jeffrey Mann, also known as Jeffrey Stephen Mann, deceased, File Number 2026CP001513A000BA, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, FL 33830-3912; that the decedent's date of death was April 14th, 2026; that the total value of the estate is $NONE and that the names and addresses of those to whom it has been assigned by such order are:

Joel F. Mann
700 N Washington Ave #327
Minneapolis, MN 55401

Jason K. Mann
4 Casa Loma Way
Lakeland, FL 33813

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 person 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 August 14, 2026.

Person Giving Notice:
Joel F Mann
700 N Washington Ave, #327
Minneapolis, MN 55401

Attorneys for Person Giving Notice:
Cynthia M Petitjean Esq FBN947512
1306 Thonotosassa Road
Plant City, FL 33563
Telephone: (813) 659-2020

8/14-8/21/26LG 2T

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

CASE NO.: 2026-CC-004767-A000BA

SOLIVITA COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
RICARDO LESMEZ, LUCET LESMEZ, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WELLS FARGO BANK, N.A. AND UNKNOWN PARTIES IN POSSESSION,
Defendants.

NOTICE OF ACTION

TO: LUCET LESMEZ
200 Grand Canal Dr.
Poinciana, FL 34759

YOU ARE NOTIFIED that Plaintiff has instituted an action to enforce a lien foreclosure on the following real property located in Polk County, Florida:

Lot 495, Solivita Phase IIIA, a Subdivision according to the Plat thereof Recorded at Plat Book 127, Pages 10 Through 13, inclusive, in the Public Records of Polk County, Florida;
A/K/A
200 Grand Canal Dr. Poinciana, FL 34759.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, to it on JANA M. DALMIDA, ESQUIRE, Plaintiff's Attorney, whose address is CLAYTON & MCCULLOH, 1065 MAITLAND CENTER COMMONS BLVD., MAITLAND, FLORIDA 32751, within thirty (30) days after the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Lien Foreclosure Complaint. Default date 9/7/2026.

DATED August 3, 2026.

Stacy M. Butterfield, CPA
Clerk of the Circuit Court & Comptroller

By: s/ Ashley Saunders
As Deputy Clerk

8/14-8/21/26LG 2T

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

CASE NO. 2025CA005362A000BA

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff,
vs.
JOHN O. MCBRIDE, et al,
Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated 07/28/2026 and entered in Case No. 2025CA005362A-000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and JOHN O. MCBRIDE, WILLIAMS/CHERRY FAMILY TRUST, A PRIVATE FAMILY TRUST; UNKNOWN BENEFICIARIES OF WILLIAMS/CHERRY FAMILY TRUST, A PRIVATE FAMILY TRUST; LVNV FUNDING LLC; SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC., the Defendants. Stacy M. Butterfield, Clerk of the Circuit Court in and for Polk County, Florida will sell to the highest and best bidder for cash at www.polk.realforeclose.com, the Clerk's website for on-line auctions at **10:00 a.m. on September 11, 2026**, the following described property as set forth in said Order of Final Judgment, to wit:

THE REAL PROPERTY (THE "LAND") LOCATED IN POLK COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 112, SOLTERRA PHASE 2A1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, PAGE(S) 50, OF THE PUBLIC RECORDS OF POLK 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

(Continued on next page)

POLK COUNTY

sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

DATED at Polk County, Florida, this 5th day of August, 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-F001473
8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2026 CP 002238

IN RE: ESTATE OF
GLORIA MARIA LOPEZ,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GLORIA MARIA LOPEZ deceased, whose date of death was June 1, 2026, is pending in the Circuit Court for Polk County;

Clerk of the Court
Probate Division
225 North Broadway Avenue
Bartow, Florida 33830

The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida 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 date of the first publication of this notice is August 14, 2026.

Personal Representative:
WENDI RUSSELL
27493 Soult Road
Brooksville, Florida 34602

Attorney for Personal Representative:
Pedro P. Mendez, Esq.
Florida Bar No. 0975760
LAW OFFICES OF PETER P. MENDEZ,
P.A.
1622 Hillcrest Street
Orlando, Florida 32803
T: 407-895-2480
E: pmendez@mendezlaw.com

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001299A000BA

IN RE: ESTATE OF
HARVEY GENE MORTS
Deceased

NOTICE TO CREDITORS

The administration of the estate of HARVEY GENE MORTS, deceased, whose date of death was October 13, 2024; File Number 2026CP001299A000BA, 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 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 August 7, 2026.

Personal Representative:
JUDY FAY MORTS
2455 Highway 17 South
Oak Hammock #99
Bartow, Florida 33830

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

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No.: 53-2026-DR-006118-0000-00

HERMINIA SANTIAGO CRUZ,
Petitioner,
and
PAULINO SALAZAR SANCHEZ,
Respondent

NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE WITH DEPENDENT OR MINOR CHILDREN

TO: PAULINO SALAZAR SANCHEZ
Last known address:
4850 Indian Oak Dr., Mulberry, FL 33860

YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage with Dependent or Minor Children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on HERMINIA SANTIAGO CRUZ, whose address is 4850 Indian Oak Dr., Mulberry, FL 33860 on or before 9/7/26, 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 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 7/31/26

Stacy M. Butterfield
Clerk of the Circuit Court

By: s/ Illegible
Deputy Clerk

8/7-8/28/26LG 4T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-011015

SUNDANCE PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
MELQUI J. ROCHE and
ZULEY M. MATOS,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on July 29, 2026, by the County Court of Polk County, Florida, for the following property described as:

LOT 9, SUNSET COVE, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGES 41 AND 42, 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 **August 21, 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
Attorneys for Plaintiff

8/7-8/14/26LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026CP001303A000BA
Division: 14

IN RE: ESTATE OF
JUDITH ELAINE HAYS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JUDITH ELAINE HAYS, deceased, whose date of death was December 2, 2024; is pending in the Circuit Court for Polk County, Florida, Probate Division; File Number 2026CP001303A000BA; the mailing address of which is 255 N. Broadway Avenue, Bartow, Florida 33801. The names and addresses of the Curator and the Curator's attorney are set forth below.

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

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

The 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, Florida Statutes. The written demand must be filed with the Clerk.

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

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

The date of first publication of this notice is August 7, 2026.

Curator:
/s/ Marla E. Chavernay, Esq.
MARLA E. CHAVERNAY
P.O. Box 16459
Temple Terrace, Florida 33687

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

8/7-8/14/26LG 2T

SARASOTA COUNTY

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2026 CP 003748 NC

IN RE: ESTATE OF
JOAN THERESA DOMURAT,
Deceased.

NOTICE TO CREDITORS

The formal administration of the Estate of Joan Theresa Domurat, deceased, whose date of death was June 10, 2026; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, File No. 2026 CP 003748 NC; the address of which is the Judge Lynn N. Silvertooth Judicial Center, 2002 Ringling Boulevard, Sarasota, Florida 34237. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

First publication of this notice to creditors on the 14th day of August, 2026.

Personal Representative:
Paul R. Bernoulli
9826 Lewis Avenue
Fountain Valley, CA 92708

Attorney:
Jonathan R. Rubin, Esq.
Attorney for Petitioner
Florida Bar No.: 794716
8586 Potter Park Drive
Sarasota, FL 34238
(305) 598-7331

8/14-8/21/26LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 004409 NC
FREEDOM MORTGAGE CORPORATION,
PLAINTIFF,
VS.
LAURA FERGUSON, 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 30TH day of July, 2026, and entered in Case No. 2025 CA 004409 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LAURA FERGUSON; ERICK FERGUSON; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARTHUR MCCAUSLIN; VENICE EAST COMMUNITY ASSOCIATION, INC. are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com at 9:00 A.M. on the 15th day of September, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 28, BLOCK 24, 3RD ADDITION TO VENICE EAST SUBDIVISION, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 23, 23A AND 23B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Property address: 245 Manor Rd, Venice, FL 34293
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Sarasota County Jury Office, at P.O. Box 3079, Sarasota, FL 34230, Phone 941-861-7400 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 11th day of August, 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
11080-1039775

NOTICE OF PROPOSED AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Proposed Agency Action is approval of the application for a Water Use Permit, No. 20005393.012, to serve Public Supply activities for the City of Venice. The total authorized withdrawal is 6,864,000 gallons per day (GPD) Annual Average and 8,240,000 gpd Peak Month. The project is located the following Sections, Townships, Ranges and Counties: 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.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

8/14/26LG 1T

IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025CC000307

RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,
vs.
AMY NICOLE KOWALSKI, a single person and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC000307, of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC. is Plaintiff and AMY NICOLE KOWALSKI, is Defendant. The Clerk of the Court, Karen E. Rushing, will sell to the highest bidder for cash on **September 14, 2026** in an online sale at www.sarasota.realforeclose.com **beginning at 9:00 AM**, the following property as set forth in said Final Judgment, to wit:

Unit 38-C-7, Ramblewood Acres, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Official Records Book 1044, Page 1842, and amendments thereto, and as per plat thereof, recorded in Condominium Book 8, Page 4, and amendments thereto of the Public Records of Sarasota County, Florida.

Property Address: 3358 Ramblewood Place, Sarasota, FL 34237-3835

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

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (941) 861-7400. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

Dated August 5, 2026

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

8/7-8/14/26LG 2T

Invitation to Bid

Preferred Materials, Inc. requests quotes from approved State Small Business Enterprises (SBE) or other Maintenance of Traffic, Erosion Control, Milling & Milling Cleanup, Desilting, Grading & Excavation, Drainage, Concrete, Sod, Detectable Warnings, Signage, Pavement Markings, ITS, Signalization, Trucking/Hauling for **#IFB-26-00271 North Himes Avenue at West Waters Avenue Hillsborough County**. Efforts to assist interested SBE's in obtaining bonding, lines of credit, or insurance will be provided if needed. For your convenience, plans and specifications can be downloaded from our Preferred Materials FTP site or viewed at our office. Contractor assumes full responsibility for review of all current contract documents, to include any addenda that may be issued with his/her submission of a quote.

Wage Rate Decision Number: NA - **Please review these current wage decisions for each county as they will directly impact your bid, certified payroll reporting and classification usage**.

Bids are due **8/20/2026** prior to noon, via email: denise.dizon@preferredmaterials.com or via fax to 813-664-8526. Direct questions to Denise Dizon, at the Estimating Department #: 813-612-5740.

8/14/26LG 1T

NOTICE OF PROPOSED DESIGNATION OF A BROWNFIELD AREA FOR REHABILITATION IN THE CITY OF TAMPA

The City of Tampa, Florida, proposes to adopt a resolution designating a brownfield area for rehabilitation pursuant to Chapter 376, Florida Statutes.

The proposed brownfield area designation consists of three (3) adjoining parcels generally located in the vicinity of 3601 North Central Avenue, 3814 North Central Avenue, and 501 East Lake Avenue and is described in the "Staff Report on Robles Park Proposed Brownfield Area Designation" dated June 2026.

Public hearings shall be scheduled by the City Clerk to be held by City Council of the City of Tampa on September 3, 2026, at 10:30 a.m., or as soon thereafter as possible, and on September 24, 2026, at 5:01 p.m., or as soon thereafter as possible, at Old City Hall, 315 East Kennedy Boulevard, Third Floor in City Council Chambers, Tampa, FL 33602.

Meetings and workshops of the Tampa City Council are conducted with a live in-person quorum of the City Council present in City Council chambers. Members of the public can attend in person in City Council chambers in Old City Hall or virtually participate in this public hearing by using what is referred to by State of Florida statutes and rules as "communications media technology" ("CMT").

TO SPEAK REMOTELY DURING PUBLIC COMMENT WITH THE USE OF CMT PRE-REGISTRATION IS REQUIRED: Complete the form at https://www.tampa.gov/PublicComment **AND** state on the form under "Request Type" that you wish to speak live during the public comment period. You will then be contacted with additional instructions on how to participate live through the use of CMT. Registration for speaking **remotely** must be requested at least **24 hours prior to the meeting**.

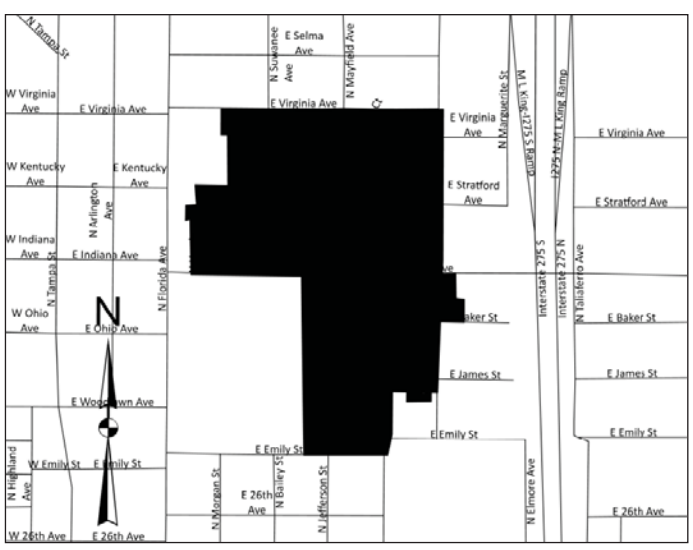
TO PARTICIPATE REMOTELY IN PUBLIC HEARINGS USING CMT PRE-REGISTRATION IS REQUIRED: Comments specific to a public hearing will be heard when it appears on the agenda. Instructions for participating in quasi-judicial and legislative public hearings are available at: https://www.tampa.gov/document/instructions-participate-virtual-public-hearing-34621.

Persons requiring help in accessing these means of public participation should call 813-274-8397 for assistance.

Should any person desire to appeal any decision of the Tampa City Council with respect to any matter to be considered at this meeting, that person shall ensure that a verbatim record of the proceeding is made including all testimony and evidence upon which any appeal may be based (F.S. 286.0105).

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 https://tampa.gov/ADARequest.

For further information, please contact the Solid Waste Department's Environmental Coordination Division at (813) 348-1158, 4010 W. Spruce Street, Tampa, Florida. Copies of the Staff Report are available for inspection in the Office of the City Clerk, Third Floor, City Hall, 315 East Kennedy Boulevard, Tampa, Florida.



8/14/26LG 1T

LEGAL ADVERTISEMENT

The City of Temple Terrace, FL is issuing an Invitation to Bid No. 26-005 (CDBG Project Code: CDG25A) for the **CDBG N 54th Street Water Main Improvement Project**

Scope of Work: 54th Street Water Main Improvement Project generally involves the installation of a new 6-inch water main on 54th and 55th Street, connecting from the 6-inch main on East Mission Hills Avenue to new 6-inch water mains for both 54th and 55th Street.

The project includes the installation of approximately 800 feet HDD of 6-inch fusible PVC water main, fittings, gate valves, fire hydrant assembly, cut-in-tee, disinfection, sampling, testing, and other appurtenances for a complete and operable system. Additionally, twelve new far side dual potable water services and twelve near side dual water services to be relocated and installed on private property to connect the residential customers to the new water main located in the front of the lots in the public right-of-way.

Location of Project: on 54th Street and 55th Street (from Mission Hills Ave to E. 98th Street), Temple Terrace, FL 33617

Project Name: CDBG N 54th Street Water Main Improvement Project

Bid Number: 26-005 (CDBG Project Code: CDG25A)

Sealed or electronic bids will be received from qualified and experienced general contractors with demonstrated experience in water utility construction for the project described herein until 11:00 a.m., September 17, 2026 via email at purchasing@templeterrace.gov

or

by mail at the Purchasing Department,11250 North 56th Street, Temple Terrace, FL 33617.

Please place the following statement on the subject line of the email or on the mail envelope:

CDBG N 54th Street Water Main Improvement Project

(Sealed Bid - Do Not Open Until after 11:00 a.m., September 17, 2026)

Any bid (proposal) received after time and date specified will not be considered.

Bid Specifications and Tabulation Sheets are available via https://network.demandstar.com/ and the City's website at https://www.templeterrace.gov/bids.aspx beginning August 7, 2026

In order to ensure all prospective bidders have sufficient information and understanding of the City's needs, a non-mandatory information conference will be held virtually via Microsoft Teams on Monday August 24, 2026, at 10:00 am at https://teams.microsoft.com/meet/257522513037856?p=B8HohQ8h9ujD7QDaNu

(Meeting ID: 257 522 513 037 856 and Passcode: mL9UM2ZK)

All questions regarding the project must be submitted in writing to purchasing@templeterrace.gov. The question period will be closed on Monday, August 31, 2026, at 4:00 PM EST. Responses to the questions will be issued as addenda to the construction documents and will be sent via email to all registered bidders by Friday, September 4, 2026 by 4 PM EST.

All bid proposal received prior to the submittal deadline of 11:00 a.m., September 17, 2026 will be opened virtually via conference will be held virtually via Microsoft Teams on Thursday, September 17, 2026, at 3:00 pm at https://teams.microsoft.com/meet/211903070926397?p=5ZSfB3TROFAqE7pD5u

(Meeting ID: 211 903 070 926 397 and Passcode: va7s2tw3)

This project is federally funded, in part or whole through the Hillsborough County, Affordable Housing Services, with Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). As such, bidder must comply with Presidential Executive Order 11246, as amended; Title VII of the Civil Rights Act of 1964 as amended; the Davis-Bacon Act of 1968, as amended; the Copeland Anti-Kickback Act; the Contract Work Hours and Safety Standards Act and all other applicable federal, state and local laws, regulations, and ordinances. All bidders must adhere to 2 CFR 200.317 - 2 CFR 200.326.

For projects funded by the U.S. Department of Housing and Urban Development (HUD), the Build America, Buy America (BABA) Act applies. BABA requires that all iron, steel, and specifically listed construction materials used for federally funded infrastructure projects are produced in the United States, unless otherwise exempt or subject to an approved waiver. Under Section 448.095, Florida Statutes, all contractors and subcontractors on this project are required to use the E-Verify system.

This project is also a Section 3 covered activity. Section 3 requires that job training, employment and contracting opportunities be directed to very low and low income persons or business owners who live in the project's area. The subrecipient and its contractors and subcontractors, where applicable, shall comply with Section 3 of the Housing and Urban Development Act of 1968, incorporated herein by reference, and made a part hereof, with regard to all its requirements including wage rates paid pursuant to or as a result of this Agreement. The Subrecipient also agrees to comply with the uniform administrative requirements contained in 24 CFR § 570.502.

Note that the successful bidder is required to pay workers on these projects the minimum wages as determined in the Wage Determination Decision included in the Bidder 's package; and that the contractor must ensure that employees are not discriminated because of race, color, religion, sex, or national origin.

The Awarding Authority reserves the right to reject any or all general bids, if it be in the public interest to do so, and to reject any bid if it determines that such bid does not represent the bid of a person competent to perform the work as specified or that less than three such bids were received and that the prices are not reasonable for acceptance.

8/7/-8/14/26 2T

(Continued on next page)

NOTICE OF BOARD MEETING
SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Spring Lake Community Development District will hold a meeting to address any and all business which may properly come before them on Tuesday, September 22, 2026, at 6:30 p.m., at the Lucaya Lake Clubhouse located at 11305 Lake Lucaya Drive, Riverview, FL 33579.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained on the District's website at www.springlakecdd.org or from the District Manager, Halifax Solutions, LLC., via email at edailey@halifax-solutions.com or by calling (813) 575-1955.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 575-1955 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Eric Dailey
District Manager

8/14/26LG 1T

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors ("Board") of the Fishhawk Ranch Community Development District ("District") will hold their regular meetings for Fiscal Year 2027 at **The Palmetto Club located at 17004 Dorman Road, Lithia, Florida 33547, on the fourth Wednesday of every month, at 6:30 p.m.**, unless otherwise indicated as follows:

October 28, 2026
November 18, 2026
December 9, 2026
January 27, 2027
February 24, 2027
March 24, 2027
April 28, 2027
May 26, 2027
June 23, 2027
July 28, 2027
August 25, 2027
September 22, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting Halifax Solutions, LLC, by mail at 4532 West Kennedy Blvd. #328, Tampa, FL 33609, or by calling (813) 575-1955 ("District Manager's Office"), or may be obtained on the District's website at https://www.fishhawkranchcdd.org/.

There may be occasions when one or more Board Supervisors or District staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at (813) 575-1955, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Fishhawk Ranch CDD
Eric Dailey, District Manager

8/14/26LG 1T

CITY OF ST. PETERSBURG
NOTICE OF STATE HOUSING INITIATIVES PARTNERSHIP (SHIP)
ANNUAL REPORT AND LOCAL HOUSING ASSISTANCE PLAN
AMENDMENT (LHAP)
AVAILABILITY FOR PUBLIC COMMENT

The City of St. Petersburg ("City") is hereby inviting citizens, representatives of public and private agencies and organizations, and other interested parties to review and comment on the City SHIP Annual Report for FY 2023/24, FY 2024/25 and FY 2025/26 prior to certification and transmission to the Florida Housing Finance Corporation ("Corporation"). The City invites all to review and comment on the SHIP LHAP Amendment for FY 2026/27. All comments must be received before 4:00 p.m., Wednesday, September 9, 2026. The SHIP Annual Report must be submitted to the Corporation by September 15, 2026.

The City receives SHIP program funding from the State of Florida for use in implementing programs to produce and preserve affordable housing. The program is administered by the Corporation statewide.

A copy of the proposed SHIP Annual Report may be reviewed by the public on the City's web page at https://www.stpete.org/residents/housing/documents.php. Members of the public may register written comments for the record to the City at: Housing and Community Development, PO Box 2842, St. Petersburg, FL 33731 or to Avery.Slyker@stpete.org. Comments will be submitted to the Corporation with the Annual Report. If you have any questions, please visit, write (at the address or email address above) or telephone (727) 893-7505.

CIUDAD DE ST. PETERSBURGO
AVISO DE
ASOCIACIÓN DE INICIATIVAS DE VIVIENDA ESTATAL (NAVE)
REPORTE ANUAL
DISPONIBILIDAD PARA COMENTARIOS PÚBLICOS

La Ciudad de St. Petersburg ("Ciudad") invita a los ciudadanos, representantes de agencias y organizaciones públicas y privadas, y otras partes interesadas a revisar y comentar sobre el Informe Anual de SHIP de la Ciudad para el año fiscal 2023/24, año fiscal 2024/25 y Año fiscal 2025/26 antes de la certificación y transmisión a Florida Housing Finance Corporation ("Corporación"). La Ciudad invita a todos a revisar y comentar la enmienda al plan SHIP LHAP para el año fiscal 2026/27. Todos los comentarios deben recibirse antes de las 4:00 p. m. del miércoles 9 de septiembre de 2026. El Informe Anual de SHIP debe enviarse a la Corporación antes del 15 de septiembre de 2026.

La ciudad recibe fondos del programa SHIP del estado de Florida para implementar programas para producir y preservar viviendas asequibles. El programa es administrado por la Corporación en todo el estado.

El público puede revisar una copia del Informe Anual SHIP propuesto en la página web de la Ciudad en https://www.stpete.org/residents/housing/documents.php. Los miembros del público pueden registrar comentarios por escrito para el registro de la Ciudad en: Vivienda y Desarrollo Comunitario, PO Box 2842, St. Petersburg, FL 33731 o Avery.Slyker@stpete.org. Los comentarios se enviarán a la Corporación con el Informe Anual. Si tiene alguna pregunta, visite, escriba (a la dirección o dirección de correo electrónico anteriores) o llame al (727) 893-7505.

8/14/26 1T

NOTICE OF PUBLIC MEETING DATES
CHEVAL WEST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Cheval West Community Development District will hold their regular meetings for Fiscal Year 2026/2027 at the Cheval Golf and Country Club, Sunset Room, located at 4312 Cheval Boulevard, Lutz, Florida, 33558, at 10:30 a.m. unless otherwise indicated, as follows:

October 15, 2026
November 19, 2026*
December 17, 2026
January 21, 2027
February 18, 2027
March 18, 2027
April 15 2027
May 20, 2027
June 17, 2027
July 15, 2027
August 19, 2027
September 16, 2027

*Please note that the November 19, 2026 meeting will take place at 4312 Cheval Boulevard, Lutz, Florida, 33558, at ***5:00 p.m.***

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice to a date, time, and location to be stated on the record.

A copy of the agenda may be obtained on the District's website at www.chevalwest.com or by contacting the District Manager, Halifax Solutions, LLC., via email at edailey@halifax-solutions.com or via telephone at (813) 575-1955.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Manager, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Manager.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Cheval West CDD
Eric Dailey, District Manager

8/14/26LG 1T

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