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:

LITTLE THINGS OF THE WOODS

Owner: Laura Monahan
992 SE Nature Coast Lane
Crystal River, FL 34429

10/30/26LG 1T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR CITRUS COUNTY, FLORIDA
Carrington Mortgage Services, LLC,
Plaintiff,
vs.
Angela J. Oglesbee, et al.,
Defendants. Case No: 2025 CA 000670 A
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated July 13, 2026, and entered in Case No. 2025 CA 000670 A of the Circuit Court of the FIFTH Judicial Circuit in and for Citrus County, Florida and Order Cancelling and Resetting Foreclosure Sale, entered on October 22, 2026, wherein Carrington Mortgage Services, LLC, is the Plaintiff and Angela J. Oglesbee; Brandon Eli Oglesbee; Secretary of Housing and Urban Development; Midland Funding, LLC; CACH, LLC; Portfolio Recovery Associates, LLC are Defendants, Tracy Perry, Citrus County Clerk of Court, will sell to the highest and best bidder for cash at URL: bid4assets.com/CitrusFLForeclosures beginning at 10:00 AM on December 3, 2026, the following described property set forth in said Final Judgment, to wit:
LOT 3, CRYSTAL OAKS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE(S) 138 THROUGH 140, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
Property Address: 191 N Big Oaks Point, Lecanto, FL 34461
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 October 23, 2026
/s/ Anthony Vamvas
Anthony Vamvas, Esq.
Florida Bar No. 42742
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
AVamvas@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 23 day of October 2026 to:
ANGELA J. OGLESBEE and BRANDON ELI OGLESBEE
191 N. Big Oaks Pt
Lecanto FL 34461
aoglesbee78@gmail.com
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
c/o John F Rudy III
400 North Tampa Street Suite 3200
Tampa, FL 33602
usaflm.hud@usdoj.gov
jaxsfforeclosures@hud.gov
MIDLAND FUNDING, LLC
MIDLAND CREDIT MANAGEMENT, INC.
13008 TELECOM DRIVE, SUITE 350
TAMPA, FL 33637
CACH, LLC
C/O CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301
PORTFOLIO RECOVERY ASSOCIATES, LLC
C/O CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
/s/ Nick Geraci
Nick Geraci, Esq.
11080-1044452

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 000524 A
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES ALLEN SMITH A/K/A JAMES A. SMITH, 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 24th day of September, 2026, and entered in Case No. 2025 CA 000524 A, of the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JUDY A. CLEVENGER, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES ALLEN SMITH A/K/A JAMES A. SMITH, UNKNOWN SPOUSE OF JAMES ALLEN SMITH A/K/A JAMES A. SMITH, JACK SMITH A/K/A JACK ALLEN SMITH AND SUNNOVA TE MANAGEMENT LLC 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 11:00 A.M. CST on the 12th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:
Lot 4, Block 140, Beverly Hills Unit 6 Section 2, according to the Plat thereof, recorded in Plat Book 11, Page(s) 132, of the public records of Citrus County, Florida.
Property address: 4 Utah St, Beverly Hills, FL 34465
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs 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 Citrus County, Trial Court Administrator, at Citrus County Courthouse, 110 North Apopka Avenue, Inverness, FL 34450, Phone 352-341-6700, Fax 352-341-7008 or adacoordinator@citrusclerk.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.
Dated this 15th day of October, 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
11080-1043995

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 000683 A
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
ALEXANDER D HOYT, UNKNOWN SPOUSE OF ALEXANDER D HOYT, ET AL.,
DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta Publishing, Inc)
NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 9th day of October, 2026, and entered in Case No. 2025 CA 000683 A, of the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ALEXANDER D HOYT A/K/A ALEXANDER HOYT, UNKNOWN SPOUSE OF ALEXANDER D HOYT , CASTLE CREDIT CO HOLDINGS, LLC AND UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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.com at 10:00 A.M. on the 17th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:
Lot 11, Block D, Whispering Oaks, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 20 through 24, inclusive, of the Public Records of Citrus County, Florida.
Property address: 12672 S Oakview Ave, Floral City, FL 34436
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 Boulevard, 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 14th day of October, 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
11080-1043941

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA.
CASE No. 2026 CA 000615 A
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2022-RP3,
PLAINTIFF,
VS.
TERRY R. SPELL, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
To: Unknown Spouse of Terry R. Spell A/K/A Terry Spell
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 9003 E Executive Loop, Inverness, FL 34450
To: Karon M. Spell
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 9003 E Executive Loop, Inverness, FL 34450
To: Terry R. Spell
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 9003 E Executive Loop, Inverness, FL 34450
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Citrus County, Florida:
Lot 40, of Barnette Estates, an unrecorded subdivision, being further described as follows:
Commence at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 19 South, Range 20 East, thence North 88 Degrees, 43` 00" East along the South line of said Southwest 1/4 of the Northwest 1/4, a distance of 30.01 feet to a point on the East right-of-way line of a 30 foot wide road, thence North along said right-of-way line, a distance of 420 feet, thence North 88 Degrees, 43`00" East parallel to said South line, a distance of 440 feet to the Point of Beginning, thence continue North 88 Degrees 43` 00" East parallel to said South line, a distance of 153.03 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 91 Degrees 17` 00" and a radius of 48.89 feet; thence Southeasterly along the arc of said curve, a distance of 77.90 feet to the P.T. of said curve, thence South parallel to said right-of-way line, a distance of 130 feet to the P.C. of a curve, concaved Northwesterly, having a central angle of 88 Degrees 43` 00" and a radius of 51.13 feet, thence Southwesterly along the arc of said curve, a distance of 79.17 feet to the P.T. of said curve, thence South 88 Degrees 43` 00" West parallel to said South line, a distance of 153.03 feet, thence North parallel to said right-of-way line, a distance of 230 feet to the Point of Beginning. Subject to a 15 foot wide easement along the North, East and South boundaries thereof for road right-of-way and utility purposes.
has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc.
Date: 10/15/2026
Traci Perry
Clerk of the Circuit Court
By: /s/
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 Citrus County, Trial Court Administrator, at Citrus County Courthouse, 110 North Apopka Avenue, Inverness, FL 34450, Phone 352-341-6700, Fax 352-341-7008 or adacoordinator@citrusclerk.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.
11080-1044109

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-779 A

IN RE: ESTATE OF
RICHARD F. SICLARI, JR.
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Richard F. Siclari, Jr, deceased, whose date of death was March 18, 2026, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 South 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 10/30/2026.

Personal Representative:
Wendy Becker
20 Cross Street
Greenwich, Connecticut 06831

Attorney for Personal Representative:
Andrew J. Oram
Attorney
Florida Bar Number: 1015374
Oram Law, PLLC
308 Avenue G SW, Suite 209
Winter Haven, Florida 33880
Telephone: (863) 259-4743
E-Mail: office@oram.law
Secondary E-Mail: andrew@oram.law

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA
CASE NO.: 2026-CA000660

FANTA LAND CORP,
Plaintiff,
v.
NORMAN W. BURPEE, ESTATE OF NORMAN W. BURPEE, UNKNOWN HEIRS OF NORMAN W. BURPEE, PRISCILLA A. BURPEE, ESTATE OF PRISCILLA A. BURPEE and UNKNOWN HEIRS OF PRISCILLA A. BURPEE,
Defendants.

NOTICE OF ACTION

TO: NORMAN W. BURPEE
9420 N Manashee Dr
Dunnellon, FL 34434

ESTATE OF NORMAN W. BURPEE
9420 N Manashee Dr
Dunnellon, FL 34434

UNKNOWN HEIRS OF NORMAN W. BURPEE
9420 N Manashee Dr
Dunnellon, FL 34434

PRISCILLA A. BURPEE
9420 N Manashee Dr
Dunnellon, FL 34434

ESTATE OF PRISCILLA A. BURPEE
9420 N Manashee Dr
Dunnellon, FL 34434

UNKNOWN HEIRS OF PRISCILLA A. BURPEE
9420 N Manashee Dr
Dunnellon, FL 34434

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

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

CITRUS SPRINGS UNIT 1 PLAT BK 5 PG 89 LOT 13 BLK 51 DESCR IN O R BK 529 PG 387.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 30 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 110 N. Apopka Ave, Inverness, Florida 34450 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

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

DATED the 13th day of October 2026
Traci Perry, Clerk of the Circuit Court
By: /s/ Illegible
As Deputy Clerk
C.W. Wickersham, Jr., P.A.

10/23-11/13/26LG 4T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA
Case No. 2026 CP 000593 A
Division: Probate

IN RE: ESTATE OF
MECHELLE MONITA PINKLEY A/K/A ME'CHELLE MONITA PINKNEY
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Mechelle Monita Pinkley a/k/a Me'Chelle Monita Pinkney, deceased, whose date of death was May 6, 2026, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Ave., Inverness, FL 34450. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or 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 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 October 23, 2026.

Personal Representative:
Monita Cunningham-Reddin
252 Grand Isle Court
Slidell, LA 70461

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

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001087

IN RE: ESTATE OF
MYRON DAVID MARINO
a/k/a MYRON MARINO,
Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: MICHAEL ANTHONY MARINO,
son of the Decedent and beneficiary of the Estate, whose last known address was P.O. Box 1052, Richards, North Carolina 28574

YOU ARE NOTIFIED that a Petition to Determine Protected Homestead Status of Real Property has been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address is: Ashly Mae Guernaccini, Esq., 314 South Missouri Avenue, Suite 201, Clearwater, Florida 33756, within 30 days of first publication, and to file the original of the written defenses with the clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or order for the relief demanded, without further notice.

Signed on the 9th day of October, 2026
Traci Perry
As Clerk of the Court
By: /s/ M. Mothershed
As Deputy Clerk
At Cause Law

10/16-11/6/26LG 4T

IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA
Case No.: 2026 DR 001145 A

KIMBERLING NOHEMI ALVARADO,
Petitioner,
and
ELIAS GABRIEL FRANCO GUILES,
Respondent.

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

TO: ELIAS GABRIEL FRANCO GUILES
6890 S Lecanto Hwy, Lecanto, FL 34461

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 KIMBERLING NOHEMI ALVARADO, whose address is 2580 North Bucknell Terrace, Hernando, FL 34442, on or before 30 days after first publication date, and file the original with the clerk of this Court at 110 N. Apopka Ave., Inverness, FL 34450 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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

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

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

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

Dated 10/1/2026
Clerk of the Circuit Court
315 Court St, Clearwater, FL 33756-5165
By: /s/ D.M.
Deputy Clerk

10/9-10/30/26LG 4T

HERNANDO COUNTY

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the Southwest Florida Water Management District ("District") issued an Environmental Resource Permit Minor Modification on October 8, 2026 for a project known as Chassahowitzka Mitigation Bank ("project"). The modification authorizes the following: the utilization of a format for financial responsibility forms that deviates from the forms adopted in Rule 62-342.700, F.A.C.; the release of 47.47 freshwater forested wetland mitigation credits pursuant to Specific Condition No. 24 and the Approved ERP Mitigation Credit Release Schedule as described in Specific Condition No. 23; approval of the Chassahowitzka Mitigation Bank Ledger of Mitigation Credits dated August 17, 2026; and pursuant to the Chassahowitzka Mitigation Bank Mod 002 Approved Ledger, the freshwater forested Credit Balance is 47.17 credits. The project is located in Hernando County, in the following Sec/Twp/Rge: S4/T22S/R17E, S9/T22S/R17E, S3/T22S/R17E, and S10/T22S/R17E. The permit applicant is EIP IV CHAZ, LLC whose address is 5550 Newbury St., Ste. B, Baltimore, MD 21209. The Permit No. is 43046078.002.

(Continued on next page)

HERNANDO COUNTY

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637, or can be viewed online at http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx.

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 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9788. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about. 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.

10/30/26LG 1T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR HERNANDO COUNTY, FLORIDA
Newrez LLC d/b/a/ Shellpoint Mortgage Servicing,
Plaintiff,
Case No: 26001006CAAXMX
vs.
Rigo Santana; et. al.,
Defendants.

_____/

NOTICE OF ACTION
TO:
RIGO SANTANA
1339 OVERLAND DR
SPRING HILL, FL 34608
RIGO SANTANA
235 W 61st St Ap 1A
New York NY 10023
RIGO SANTANA
235 W 71st Street Ap 1A
New York NY 10023
UNKNOWN SPOUSE OF RIGO SANTANA
1339 OVERLAND DR
SPRING HILL, FL 34608
UNKNOWN SPOUSE OF RIGO SANTANA
235 W 61st St Ap 1A
New York NY 10023
UNKNOWN SPOUSE OF RIGO SANTANA
235 W 71st Street Ap 1A
New York NY 10023
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 218, SEVEN HILLS UNIT 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE(S) 12, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 23rd day of October, 2026.
CLERK OF THE CIRCUIT COURT
By: _/s/ Elizabeth Markidis
Deputy Clerk
(COURT SEAL)
11080-1044540

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, STATE OF FLORIDA
PROBATE DIVISION
CASE NO.: 26-CP-001073

IN RE: ESTATE OF
GLENDA BRADSHAW,
Deceased.

NOTICE TO CREDITORS

ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of GLENDA BRADSHAW, deceased, File Number 26-CP-001073, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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 within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of the first publication of this Notice is October 23, 2026.

Personal Representative:
JENNIE CAMARILLO
5007 Cynthia Lane
Spring Hill, Florida 34606

Attorney for Personal Representative:
JOHN W. GARDNER, ESQUIRE
THE GARDNER LAW FIRM
221 East Robertson Street
Brandon, Florida 33511
(813) 651-0055
Florida Bar No.: 745219

10/23-10/30/26LG 2T

HILLSBOROUGH COUNTY

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 2025-DR-1634

IN THE MATTER OF THE ADOPTION OF:
A.M.T.

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION

TO: LENNY LEE TORRES
Tampa, Florida

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Thomika Taylor and Dolores Taylor, whose address is 7019 Featherwood Drive, Ruskin, Florida 33573, on or before 12/3/2026, and file the original with the clerk of this Court at Hillsborough County Clerk of Court, 800 E Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. **If you fall to do so, a default may be entered against you for the relief demanded in the petition.**

The minor child is identified as follows:

Name	Date of Birth	Place of Birth
A.M.T.	July 29, 2009	Tampa, Florida

Physical Description of Respondent:
Age: Forty-Eight (48)
Race: Caucasian
Hair Color: Brown
Eye Color: Brown
Approximate Height: Unknown
Approximate Weight: Unknown

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

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

Dated October 28, 2026
Victor Crist, Clerk of the Circuit Court
800 E Twiggs Street, Tampa, FL 33602
By: s/ Mary Glover
Deputy Clerk

10/30-11/20/26 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case Number: 2025-DR-1634

A. M. T.,
Adoptee(s).

AMENDED NOTICE OF HEARING

PLEASE TAKE NOTICE that the following issues in the above-styled matter will be called up for hearing as follows:

Judge: The Honorable Wesley Tibbals
Matter to be Heard:
Final Hearing on Joint Petition for Step-Parent Adoption
Location:
George E. Edgecomb Courthouse
800 E. Twiggs Street
Tampa, Florida 33602
Or via Zoom
Meeting ID: 846 6785 6882
Passcode: 703297
Date: Thursday, December 17, 2026
Time: 3:00 p.m.
15 Minutes Reserved

FAILURE TO APPEAR AT THIS HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN).

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

Respectfully submitted .
LINDSAY RUIZ BASH, P.A.
By: /s/ Lindsay R. Bash, Esq.
Lindsay R. Bash Esquire
Florida Bar No. 88941
P.O. Box 1981
Land O Lakes, FL 34639
Tel. (813) 501-2109
E-Mail: lbash3@gmail.com

10/30-11/20/26 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:

MouseDays Travel

Owner: David Pegg
19046 Bruce B Downs Blvd
#1176
Tampa, FL 33647

10/30/26LG 1T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 26-CC-038539
DIV: H

PANTHER TRACE HOMEOWNERS' ASSOCIATION. INC.,
a Florida not-for-profit corporation,
Plaintiff,
vs.
DYLAN MORGENSTERN and KRISTIN MORGENSTERN, husband and wife and UNKNOWN TENANT,
Defendants.

NOTICE OF ACTION

STATE OF FLORIDA
TO: DYLAN MORGENSTERN, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN.

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

Lot 34, Block 8A, PANTHER TRACE PHASE 1A, according to the Plat thereof, as recorded in Plat Book 93, Page 49, of the Public Records of Hillsborough County, Florida.

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

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

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 (813) 276-8100. 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 the 28th day of October, 2026.
Victor D. Crist, Clerk of the Circuit Court
800 E Twiggs St, Tampa, FL 33602
By: s/ Catherine Castillo
Deputy Clerk

10/30-11/6/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-021761

PARK EAST OF HILLSBOROUGH COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
CORETTA JENKINS AND STANLEY NATHANIEL JOSEPH, WIFE AND HUSBAND,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 26-CC-021761, that resulted from the Final Hearing on or about October 21, 2026, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 26-CC-021761 on about October 21, 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 4, of PARK EAST PHASE 1A, according to the Plat thereof, as recorded in Plat Book 145, Page 109, of the Public Records of Hillsborough County, Florida

and commonly known as: 2104 Victorious Falls Ave, Plant City, FL 33565; 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 **December 11, 2026 at 10:00AM**. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

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 October 23, 2026
/s/Logan E. Culp, Esq.
Nathan A. Frazier, Esq., for the firm
Jessica T. Dubsky, Esq., for the firm
Logan E. Culp, Esq., for the firm
Attorneys for Plaintiff
Frazier & Bowles, Attorneys at Law
45432.11

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
Case No.: 26-CP-002989
Division: Probate

IN RE: ESTATE OF
MINNIE M. SMITH,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MINNIE M. SMITH, deceased, whose date of death was April 6, 2026, and whose Social Security number is XXX-XX-3037, 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 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 October 30, 2026.

Personal Representative:
/s/ Twyla Hall
TWYLA HALL

Attorney for Personal Representative:
/s/ Samuel L. Wenzel, Jr.
Samuel L. Wenzel, Jr., Esq.
Florida Bar Number: 1022217
Osenton Law Group, P.A.
1044 East Brandon Blvd., Suite 3
Brandon, Florida 33511
(813) 776-1282
slw@osentonlaw.com
service@osentonlaw.com

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-002916
Division: A

IN RE: ESTATE OF
IRVING SYLVESTER SLEW
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Irving Sylvester Slew, whose date of death was July 10, 2026 and whose social security number is XXX-XX-0457, 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, October 30, 2026.

Personal Representative:
/s/ Nyisha Slew
11205 Lark Landing Court
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

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003203
Division: W

IN RE: ESTATE OF
RICHARD DALE LAND, JR.,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Richard Dale Land, Jr., deceased, whose date of death was February 09, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The 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 October 23, 2026.

Personal Representative:
Dawn Land
9454 Swift Creek Circle
Dover, Florida 33527

Attorney for Personal Representative:
Stephen L. Evans
104 North Thomas Street
Plant City, Florida 33563
Telephone: 813.752.1795
E-mail: evanslaw@verizon.net
Florida Bar No. 317505

10/30-11/6/26LG 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:

JOIE HOMEMAKER & COMPANION SERVICES

Owner: Nadege Augustin Enterprises LLC
429 Serenity Mill Loop
Ruskin, FL 33570

10/30/26LG 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:

FieldCert

Owner: Rooso Home Inspector LLC
708 W Everina Cir
Brandon, FL 33510

10/30/26LG 1T

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-46704
DIVISION: T

NOTICE TO APPEAR

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

Michael Hussey
1101 E 127th Ave Apt 134
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 Custody and Enjoinment upon the above-named Respondent, **Michael Hussey**.

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 **4th day of November, 2026 at 10:00 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 CONSTI-

(Continued on next page)

HILLSBOROUGH COUNTY

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 seal, this 24th day of September, 2026.

Victor D. Crist
As Clerk of the Court
By: s/ C.S.
Deputy Clerk
813-276-8100 x4362

10/30/26LG 1T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
COUNTY CIVIL DIVISION
Case No.: 26-CC-026033

LANDPRO ENTERPRISES, INC,
a Florida corporation,
Plaintiff,
vs.
PACIFICA S.D. MANAGEMENT LP, A Foreign Limited Partnership, PACIFICA INTERBAY, LLC, a Foreign Limited Liability Company, PACIFICA GREEN OAKS, LLC, a Foreign Limited Liability Company,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Default Judgment dated September 24, 2026 and entered in Division I of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein LANDPRO ENTERPRISES, INC is the Plaintiff and PACIFICA S.D. MANAGEMENT LP, a Foreign Limited Partnership, PACIFICA INTERBAY, LLC, a Foreign Limited Liability Company, PACIFICA GREEN OAKS, LLC, a Foreign Limited Liability Company are the Defendants. Victor D. Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, on **November 13, 2026, at 10:00 A.M.**, the following described property as set forth in said Final Judgment, to wit:

Parcel One:

Lots 1 and 2, Block 5, GANDY MANOR, a subdivision according to the plat thereof recorded at Plat Book 31, Page 48, in the Public Records of Hillsborough County, Florida, LESS that part of Lot 1 deeded to the State of Florida by that certain instrument filed in O.R. Book 3237, Page 167, Public Records of Pinellas County, Florida; Folio Identification No.: 132653-0000; Property Address: 3802 W. Tyson Avenue, Tampa, Florida; and

Parcel Two:

Lots 1 and 2, Block 11, GANDY MANOR ADDITION, a subdivision according to the plat thereof recorded at Plat Book 31, Page 64, in the Public Records of Hillsborough County, Florida, LESS that part of said Lots 1 and 2 deeded to the State of Florida by that certain instrument filed in O.R. Book 3237, Page 169, Public Records of Hillsborough County, Florida; Folio Identification No.: 132745-0000; Property Address: 3802 W. Wallace Avenue, Tampa, Florida; and

Parcel Three:

Lots 11 and 12, MONNETTE, a subdivision according to the plat thereof recorded at Plat Book 12, Page 73, in the Public Records of Hillsborough County, Florida, LESS right of way contained in that certain instrument filed in Deed Book 1295, Page 12, Public Records of Hillsborough County, Florida; Folio Identification No.: 137340-0000; Property Address: 6901 Interbay Blvd., Tampa, Florida; and

Parcel Four:

Lot 14, Block 3, WALL'S SUBDIVISION, according to the plat thereof recorded at Plat Book 3, Page 69, in the Public Records of Hillsborough County, Florida, LESS the North 120 feet thereof; Folio Identification No.: 137344-0000; Property Address: 6815 Interbay Blvd., Tampa, 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 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 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 the 26th day of October, 2026

By: /s/ Peter J. Vasti
Peter J. Vasti, Esq., FBN 0506311
Leavengood, Dauval, Boyle & Vasti, PLLC
3900 First Street N., Suite 100
St. Petersburg, FL 33703
Telephone: (727) 327-3328
Facsimile: (727) 327-3305
pvasti@leavenlaw.com
Attorney for Plaintiffs

10/30-11/6/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-024374

SHORE COLONY CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,
vs.
LAUREL LUPCHO,
Defendant.

NOTICE OF SALE

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

Unit 101, Building 1, of SHORE COLONY CONDOMINIUMS, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 3635, Pages 539 through 592, inclusive, and all amendments thereto, of the Public Records of Hillsborough County, Florida, together with an undivided interest in the common elements and limited common elements appurtenant thereto as set forth in said Declaration.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on **December 11, 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

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26--013735
Division: L-P

YULIET BORRAJO CASTILLO,
Petitioner,
and
JOSE MIGUEL DIAZ ALVAREZ,
Respondent

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

TO: JOSE MIGUEL DIAZ ALVAREZ
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 YULIET BORRAJO CASTILLO, whose address is 9757 Oaks Street, Tampa, FL 33635 on or before 12/01/2026, 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 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 October 26, 2026

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

10/30-11/20/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No: 24-CA-009282
Division: O

BAY AREA LENDING SERVICES, LLC, a Florida limited liability company,
Plaintiff,
vs.
AAUDF FINANCIAL LLC, a Florida limited liability company, RODERICK CARWISE, individually, DAVID GRIFFIN, individually and UNKNOWN TENANTS IN POSSESSION,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to the "Uniform Final Judgment Of Foreclosure," (the "Final Judgment") entered in Case No. 24-CA-009282 on August 23, 2026, in the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, wherein Victor Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash, the real property situated in Hillsborough County, Florida, described below at Public Sale, online at www.hillsborough.realforeclose.com at **10:00 A.M.** on the **16th day of November 2026**, the following described property as set forth in said Final Judgment, to wit:

Lot 324, FERN CLIFF, according to the map or plat thereof as recorded in Plat Book 11, Page 33, Public Records of Hillsborough County, Florida

Property Address: 1705 E. Maple Avenue, Tampa FL 33604

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 October 27, 2026

/s/ Catherine Paige Andringa

FRANK A. LAFALCE, ESQUIRE
Florida Bar Number 0980609
C. PAIGE ANDRINGA
Florida Bar Number 1028374
Anthony & Partners, PLLC
100 S. Ashley Drive, Suite 1600
Tampa, Florida 33602
Telephone: 813/273-5616
Telecopier: 813/221-4113
Attorney for the Plaintiff

10/30-11/6/26LG 2T

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Zoning Hearing Master, pursuant to Hillsborough County Ordinance 92-05, beginning at 6:00 p.m., **November 16, 2026**, at the Board Room, 2nd floor of the County Center, 601 E. Kennedy Blvd., Tampa, FL 33602 to hear the following requests. **Virtual participation in this public hearing is available through communications media technology, as described below.**

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

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

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

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

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

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFL.gov website by going to HCFL.gov/Newsroom and selecting the "Meetings & Events" button
- Listening to the hearing on smart phones by going to the above YouTube link.

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

Review of the application by the Board of County Commissioners is restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. In order to present testimony to the Board, you must be a party of record.

The review of the Zoning Hearing Master's recommendation by the Board of County Commissioners of Hillsborough County shall be restricted to the record as defined in Hillsborough County Ordinance 92-05, unless additional evidence and/or oral argument is permitted pursuant to the terms of the ordinance.

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

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

REZONING REQUESTS

Petition RZ-PD 26-1359, filed on 08/07/26 by Idalis Jimenez, represented by Patricia Ortiz / Ortiz Planning Solutions, LLC, of 2810 N Central Ave, Tampa, FL 33602, ph (813) 817-8492. Requesting a Rezone to Planned Development. The property is presently zoned BPO and is located at 132 Lithia Pinecrest Rd.

Petition RZ-PD 26-1366, filed on 08/10/26 by MAG Genesis Property Holdings, LLC, represented by P. Colin Rice / Older, Lundy, Koch & Martino, of 1000 W Cass St, Tampa, FL 33606, ph (813) 915-6371. Requesting a Rezone to Planned Development. The property is presently zoned CN and is located at 406 E Bearss Ave.

Petition RZ-PD 26-1370, filed on 08/07/26 by Nuwave Composites, represented by Isabelle Albert / Halff Assoc., of 1000 N Ashley Dr, Ste 900, Tampa, FL 33602, ph (813) 331-0976. Requesting a Rezone to Planned Development. The property is presently zoned AR and is located at 3030 Cockroach Bay Rd.

Petition RZ-PD 26-1372, filed on 08/10/26 by Ledbetter MHP, LLC, represented by Celia Carruthers / Oxbow Engineering, LLC, of 4206 National Guard Dr, Ste 1, Plant City, FL 33563, ph (954) 683-8085. Requesting a Rezone to Planned Development. The property is presently zoned AR, CG, PD (92-0234), & PD (25-0939) and is located at NW corner of the Hillsborough Cir & E Old Hillsborough Ave intersection.

Petition RZ-STD 26-1468, filed on 09/04/26 by Todd Pressman, of 200 2nd Ave S, Ste 451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Rezone to RSC-2. The property is presently zoned ASC-1 and is located at 17850 Simmons Rd.

Petition RZ-STD 26-1501, filed on 09/09/26 by Howard Johnson, of 1220 Debuel Rd, Lutz, FL 33549, ph (813) 918-1197. Requesting a Rezone to RSC-4. The property is presently zoned ASC-1 and is located at N of Debuel Rd & Willow Pond Dr intersection.

Petition RZ-STD 26-1569, filed on 09/21/26 by Jose Lugo, represented by Mariela Lugo, of 2617 Fritzke Rd, Dover, FL 33527, ph (813) 426-9038. Requesting a Rezone to CG. The property is presently zoned ASC-1 & CG and is located at 208 W 92 Hwy.

Petition RZ-STD 26-1580, filed on 09/22/26 by Todd Pressman / Pressman & Assoc., Inc., of 200 2nd Ave S, Ste 451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Rezone to CN. The property is presently zoned AS-1 and is located at 11715 Rhodine Rd.

MAJOR MODIFICATION REQUESTS

Petition MM 26-1269, filed on 07/17/26 by Todd Pressman / Pressman & Assoc., Inc., of 200 2nd Ave S, Ste 451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Major Modification to a Planned Development. The property is presently zoned PD (24-1202) and is located at 6022 & 6040 Maple Ln.

Petition MM 26-1344, filed on 08/04/26 by Jacob T. Cremer / Barbas Cremer, PLLC, of 2002 W Cleveland St, Ste 203, Tampa, FL 33602, ph (813) 419-3914. Requesting a Major Modification to a Planned Development. The property is presently zoned PD (24-0238) and is located at 8617 Temple Terrace Hwy.

Petition MM 26-1358, filed on 08/06/26 by Barracuda Stations, LLC, represented by R. Clay Mathews, of 100 S Ashley Dr, Tampa, Tampa, FL 33611, ph (813) 819-2552. Requesting a Major Modification to a Planned Development. The property is presently zoned PD (86-0149) and is located at 12877 E 92 Hwy.

10/30/26LG 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:

BuiltByMod

Owner: Success Lion LLC
625 E. Twiggs St. Ste 1000
#95770
Tampa, FL 33602

10/30/26LG 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:

Alchemy Auctions

Owner: Kevin Rabinowitz
226 8th Avenue Northeast, Apt 3
St. Petersburg, FL 33701

10/30/26LG 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:

LUMINA WEDDINGS US

Owner: Starshiphop LLC
401 E Jackson St. Suite 3300
Tampa, FL 33602

10/30/26LG 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:

CheapWeddings.us

Owner: Starshiphop LLC
401 E Jackson St. Suite 3300
Tampa, FL 33602

10/30/26LG 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:

ROLLS WITH IT

Owner: Rolls With It Tampa Limited Liability Company
12141 Lily Magnolia Lane
Riverview, FL 33596

10/30/26LG 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.: **0513580206**
Certificate No.: **2024 / 5383**
File No.: **2026-877**
Year of Issuance: **2024**

Description of Property:
SOUTH BAY LAKES UNIT 1 LOT 26 BLOCK 2
PLAT BK / PG: 100 / 57
SEC - TWP - RGE: 35 - 30 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
JAQUAN JACQUEZ JACKSON

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 (12/10/2026) 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 10/9/2026

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

By Adrian J. Salas, Deputy Clerk

10/30-11/16/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: **0771030000**
Certificate No.: **2019 / 9338**
File No.: **2026-881**
Year of Issuance: **2019**

Description of Property:
TAMIAMI TOWNSITE REVISED LOTS 7 AND 8 LESS STATE RD 43 R/W BLOCK 5
PLAT BK / PG: 24 / 94
SEC - TWP - RGE: 29 - 30 - 20
Subject To All Outstanding Taxes

Name(s) in which assessed:
KENNEDY INVESTMENT PROPERTIES LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/10/2026) 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 10/9/2026

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

By Adrian J. Salas, Deputy Clerk

10/30-11/20/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: **0978820000**
Certificate No.: **2019 / 12187**
File No.: **2026-882**
Year of Issuance: **2019**

Description of Property:
TAMPA'S NORTH SIDE COUNTRY CLUB AREA UNIT NO 1 SOUTHGATE

(Continued on next page)

HILLSBOROUGH COUNTY

W 15 FT OF LOT 6 BLOCK 50
PLAT BK / PG: 27 /22
SEC - TWP - RGE: 23 - 28 - 18
Subject To All Outstanding Taxes
Name(s) in which assessed:
TOMASA ORTIZ

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 (12/10/2026) 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 10/9/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk

10/30-11/20/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

—

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

Folio No.: **1366680020**
Certificate No.: **2024 / 12804**
File No.: **2026-883**
Year of Issuance: **2024**

Description of Property:
TROPICAL PINES LOT 170 LESS PORTION BEG SW COR LOT 170 E 50.06 FT FOR POB THN N 92.05 FT E 1.6 FT THN S 92.05 FT W 1.6 FT TO POB---S 1/2 OF CLOSED ALLEY ABUTTING THEREON
PLAT BK / PG: 11 / 20
SEC - TWP - RGE: 15 - 30 - 18
Subject To All Outstanding Taxes
Name(s) in which assessed:
JOSEPH MEHEGAN
LISA M CHESSER

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

HILLSBOROUGH COUNTY

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/10/2026) 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 10/13/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk

10/30-11/20/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

—

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

Folio No.: **0777751458**
Certificate No.: **2024 / 8696**
File No.: **2026-884**
Year of Issuance: **2024**

Description of Property:
BELMONT PHASE 1B LOT 34 BLOCK 1
PLAT BK / PG: 124 / 1
SEC - TWP - RGE: 19 - 31 - 20
Subject To All Outstanding Taxes
Name(s) in which assessed:
DINA J CORONA

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 (12/10/2026) 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

HILLSBOROUGH COUNTY

hearing or voice impaired, call 711.

Dated 10/13/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk

10/30-11/20/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

—

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

Folio No.: **2054240000**
Certificate No.: **2024 / 17455**
File No.: **2026-885**
Year of Issuance: **2024**

Description of Property:
ORANGE HEIGHTS N 15 FT OF LOT 3, LOT 4 & S 20 FT OF LOT 5 BLOCK D
PLAT BK / PG: 11 / 28
SEC - TWP - RGE: 20 - 28 - 22
Subject To All Outstanding Taxes
Name(s) in which assessed:
HARDEE FRANCES A TRUSTEE
FRANCES A HARDEE (TRUSTEE)
THE FRANCES A HARDEE REVOCABLE LIVING TRUST DATED APRIL 19, 2016

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 (12/10/2026) 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 10/13/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk

10/30-11/20/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

—

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

Folio No.: **2050101022**
Certificate No.: **2024 / 17376**
File No.: **2026-886**
Year of Issuance: **2024**

Description of Property:
WALDEN LAKE SUBDIVISION UNIT 1 LOT 11 BLOCK 1
PLAT BK / PG: 45 / 92
SEC - TWP - RGE: 32 - 28 - 22
Subject To All Outstanding Taxes
Name(s) in which assessed:
ROBERT ALAN PARKER

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 (12/10/2026) 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 10/13/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk

10/30-11/20/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

—

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

Folio No.: **1388240000**
Certificate No.: **2024 / 12932**
File No.: **2026-889**
Year of Issuance: **2024**

Description of Property:
PORT TAMPA CITY MAP LOTS 17 TO 22 INCL AND W 1/2 OF CLOSED ALLEY ABUTTING SAID LOT ON E AND N 1/2 OF CLOSED BRADLEY ST ABUTTING LOT 17 ON S BLOCK 147
PLAT BK / PG: 1 / 56
SEC - TWP - RGE: 20 - 30 - 18
Subject To All Outstanding Taxes
Name(s) in which assessed:
USED OUTBOARD DEPOT LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/10/2026) 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 10/13/2026

HILLSBOROUGH COUNTY

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk

10/30-11/20/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

—

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

Folio No.: **0578132030**
Certificate No.: **2024 / 6109**
File No.: **2026-890**
Year of Issuance: **2024**

Description of Property:
FAIRMONT MOBILE ESTATES SECOND ADDITION TO LOT 15 BLOCK 8
PLAT BK / PG: 43 / 63
SEC - TWP - RGE: 18 - 32 - 19
Subject To All Outstanding Taxes
Name(s) in which assessed:
DONNA R HERNANDEZ
JAMES P WOODGEARD
DONNA R WOODGEARD

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 (12/10/2026) 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 10/13/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk

10/30-11/20/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

—

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

Folio No.: **0720040000**
Certificate No.: **2024 / 7657**
File No.: **2026-892**
Year of Issuance: **2024**

Description of Property:
CLAIR MEL CITY UNIT NO 50 LOT 12 BLOCK 1
PLAT BK / PG: 36 / 14
SEC - TWP - RGE: 30 - 29 - 20
Subject To All Outstanding Taxes
Name(s) in which assessed:
ESTATE OF MARY ROBINSON
HOME SOLUTION INVESTMENT LLC
CHRIS ROBINSON
COURTNEY ROBINSON
JUSTIN ROBINSON
JOSH ROBINSON

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 (12/10/2026) 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 10/13/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk

10/30-11/20/26LG 4T

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-044287
DIVISION: T

NOTICE TO APPEAR

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

Elijah Thommel Sutton Muhammad
734 Providence Trace Cir, Apt 303
Brandon, FL 33511

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 Custody and Enjoinment upon the above-named Respondent, **Elijah Thommel Sutton Muhammad**.

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 **4th day of November, 2026 at 10:00 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.

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.

Witness my hand and seal, this 2nd day of October, 2026.

Victor D. Crist
As Clerk of the Court
By: s/ LaShontaeia Shedrick
Deputy Clerk
813-276-8100 x4362

10/30/26LG 1T

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-46703
DIVISION: T

NOTICE TO APPEAR

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

William Todd
3710 Crenshaw St
Tampa, Fl 33604

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 Custody and Enjoinment upon the above-named Respondent, **William Todd**.

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 **4th day of November, 2026 at 10:00 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.

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.

Witness my hand and seal, this 24th day of September, 2026.

Victor D. Crist
As Clerk of the Court
By: s/ C.S.
Deputy Clerk
813-276-8100 x4362

10/30/26LG 1T

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/18/2026 at 10:00 AM the following vehicle(s) may be sold at public sale at 12729 N FLORIDA AVE. LOT B TAMPA, FL 33612 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.

3C4NJDEB4MT601361
2021 JEEP COMPASS 9147.60

The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is:
Lienor Name: CORCHO BODYSHOP LLC
Lienor Address: 12729 N FLORIDA AVE, LOT B, TAMPA, FL 33612
Lienor Telephone #: 656-247-1832
MV License #: MV115631
Location of Vehicles: 12729 N FLORIDA AVE, LOT B, TAMPA, FL 33612

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

(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 **11/4/2026** 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-26-0001204
NAME OF VIOLATOR: ELVIRA MENJIVAR
LOCATION OF VIOLATION: 859 NORMANDY TRACE DR, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(13)
LEGAL DESCRIPTION: ISLAND WALK A CONDOMINIUM UNIT 859 BLDG 6
FOLIO: 199294.1686

CASE NO: COD-26-0001257
NAME OF VIOLATOR: ISLAND WALK ASSOCIATION INC.
LOCATION OF VIOLATION: 859 NORMANDY TRACE RD, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(15)b
LEGAL DESCRIPTION: ISLAND WALK A CONDOMINIUM UNIT 859 BLDG 6
FOLIO: 199294.1686

CASE NO: COD-26-0002302
NAME OF VIOLATOR: MULU AWEKE AND ASMERA
LOCATION OF VIOLATION: 3324 W NASSAU ST, TAMPA, FL
CODE SECTIONS: 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: MACFARLANE PARK BLOCKS 11 THRU 40 W 38 FT OF LOT 11 AND LOT 12 BLOCK 14 & N 1/2 VACATED ALLEY ABUTTING ON SOUTH
FOLIO: 110604.0000

CASE NO: COD-26-0002310
NAME OF VIOLATOR: SHERYL BANSCHBACH
LOCATION OF VIOLATION: 1107 W YUKON ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)c 27-283.11(b) 27-326
LEGAL DESCRIPTION: EL PORTAL W 65 FT OF LOTS 9 AND 10 BLOCK 10
FOLIO: 98586.0000

CASE NO: COD-26-0002345
NAME OF VIOLATOR: ARMANDINA SANCHEZ AND
LOCATION OF VIOLATION: 6502 N 31ST ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: HILL'S SUBDIVISION LOT 5 BLOCK 2
FOLIO: 151397.0000

CASE NO: COD-26-0002363
NAME OF VIOLATOR: KEVIN C WALTERS
LOCATION OF VIOLATION: 6004 N 36TH ST, TAMPA, FL
CODE SECTIONS: 19-50
LEGAL DESCRIPTION: W 100 FT OF E 125 FT OF NE 1/4 OF SW 1/4 OF NE 1/4 OF SE 1/4 LESS S 281 FT
FOLIO: 151074-0000

CASE NO: COD-26-0002382
NAME OF VIOLATOR: AMRIN LLC
LOCATION OF VIOLATION: 3614 E NORTH ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: HANKINS' SUBURBAN HOMESITES REVISED S 1/2 OF LOT 27
FOLIO: 151992.0000

CASE NO: COD-26-0002441
NAME OF VIOLATOR: SAMMIE AND ISABEL SIMMONS
LOCATION OF VIOLATION: 4205 E POWHATAN AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: BELLMONT HEIGHTS NO 2 PB 12 PG 88 LOT 593
FOLIO: 152451.0030

CASE NO: COD-26-0002508
NAME OF VIOLATOR: DANIELLE WILLIAMS
LOCATION OF VIOLATION: 3303 W ARCH ST, TAMPA, FL
CODE SECTIONS: 22-8
LEGAL DESCRIPTION: MACFARLANE PARK BLOCKS 11 THRU 40 LOT 23 BLOCK 12
FOLIO: 110576.0000

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

CASE NO: COD-26-0001984
NAME OF VIOLATOR: AZRA LARA
LOCATION OF VIOLATION: 5405 N 9TH ST, TAMPA, FL
CODE SECTIONS: 27-211.8 27-283.2 27-283.7
LEGAL DESCRIPTION: POWHATAN HEIGHTS BLOCK 1 S 42 1/2 FT OF LOTS 1 2 3 AND 4
FOLIO: 170647.00100

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

10/9-10/30/26LG 4T

HILLSBOROUGH COUNTY

voice with the Clerk of Circuit Court where the disputed transaction occurred.

10/30/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-003583
Division: B

IN RE: ESTATE OF
JOSEPH WILLIAM ROCHE, II
A/K/A JOSEPH W. ROCHE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Joseph William Roche, II A/K/A Joseph W. Roche deceased, whose date of death was July 19, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602 (Mailing Address: Post Office Box 1110, Tampa, Florida 33601). The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
Christine E. Van Buren
2747 Winston Way
Duluth, Georgia 30096

Attorney for Personal Representative:
Charles W. Malloy, Esq.
E-Mail Address: cwmalloy@verizon.net
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

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003641
Division A

IN RE: ESTATE OF
ROBIN B. PHILIPS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBIN B. PHILIPS, deceased, whose date of death was August 31, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of Decedent's death by Decedent or 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 October 30, 2026.

Signed on this 27th day of October, 2026.

Personal Representative:
/s/ CHRISTOPHER K. PHILIPS
485 Severn Avenue
Tampa, Florida 33606

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

10/30-11/6/26LG 2T

Notice of Public Auction

Notice of public online auction at Lockerfox.com for monies due on storage units. The auction will be held on November 10, 2026, at or after 8:00 a.m. and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

5404 W. Waters Ave., Tampa, FL 33634

Eduardo Verea Vega	1378	$694.85
Israel Vazquez Osorio	1251	$379.85
Porchae' Thompson	1120	$469.85
Kathleen Coleman	2126	$1,243.10

3182 Curlew Rd., Oldsmar, FL 34677

Nakia Kelley	C269	$534.75
Heather Ulatowski	D010	$1,004.55
Elizabeth Gomez	C025	$1,454.75
Heather Ulatowski	E007	$1,154.75

9505 N. Florida Ave., Tampa, FL 33612

Alaina McDonald	B262	$619.80
Ronald Breseman	B047	$529.90
HKPS Bar Mgmt LLC Bar	1034	$639.85
Green Orchid Lawn Care LLC	1002	$639.85

3939 W. Gandy Blvd., Tampa, FL 33611

Daniel Hancock	5010	$259.90
Tazim Jaffer	2031-33	$1,287.40
Al Wright	5584	$223.70
Brandon Frydrak	4438	$612.20
Diana Gold	2130	$394.85

6111 Gunn Hwy., Tampa, FL 33625

Jacqueline Griffin	2027	$400.70
Lazarus Sims	3534-35	$496.90
Deyanna Dejesus	2454	$424.85
Brandon Guerra	1616	$529.90
Ricardo Lagares	3303	$209.90

10415 N. Florida Ave., Tampa, FL 33612

Maribell Rengifo	1007	$904.75
Sirreese Jones	1175	$569.80
Antonio Wimberly	408	$438.75
Maribell Rengifo	1015	$904.75
Tatiyana Amos	1205-06	$634.85
Kenijah Woods	1332	$670.70
Briana Winthrop	206	$414.85
Cindy Sterling	1229	$454.75
Erik Torrente	1325	$454.85
Silvana Rodrigues Beraldo	236	$574.85
Nubia De Montoya	1005	$904.75
Quanesha Fisher	166	$601.70
Ronald Hare	133	$674.50
Ronald Hare	140	$851.60

2309 Angel Oliva Senior St., Tampa, FL 33605

Lutricha Monroe	3012E	$599.80
Twila Johnson	2111W	$529.85
Keith Esp	0173	$514.85
Twila Johnson	3044E	$604.85
Cherrell Williams	1238W	$225.60

11401 W. Hillsborough Ave., Tampa, FL 33635

Jenny Almanzar Holguin	1012	$1,019.80
Gregory Peeples	2215	$819.55
Kelvin Brannon	1321	$709.85
Gustavo Sanchez	2199	$359.90

14123 State Rd. 54, Odessa, FL 33556

Alex Boisvert	1229	$379.85

4406 W. Hillsborough Ave., Tampa, FL 33614

Maria Otto	3058	$882.70
Christopher Carlson	1706	$679.85
Anthony Boyd	3051	$706.70

3826 W. Marcum St., Tampa, FL 33616

Alexys Daye	023	$417.80

10/30-11/6/26LG 2T

NOTICE UNDER FICTITIOUS NAME
LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of St. Pete Builds, located at 1208 E Kennedy Blvd #231, in the County of Hillsborough, in the City of Tampa, Florida 33602, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 19th day of October, 2026.

10/30/26LG 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:

Hugh's OnPoint Fresh & Frozen Co.

Owner: OnPoint Dispatch & Logistic LLC
9066 Pinebreeze Dr.
Riverview, FL 33578

10/30/26LG 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:

Alt21 Development

Owner: Wilde Media LLC
3410 S Virginia Ct
Tampa, FL 33629

10/30/26LG 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:

publish.law

Owner: Wilde Media LLC
3410 S Virginia Ct
Tampa, FL 33629

10/30/26LG 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 LEGAL EXAMINER

Owner: Wilde Media LLC
3410 S Virginia Ct
Tampa, FL 33629

10/30/26LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 26-CA-003853

EQUITY TRUST COMPANY,
Custodian FBO Floyd P. Bradbury IRA,
Plaintiff
vs.
RODRIGO LUNA, UNKNOWN TENANTS IN POSSESSION, the name being fictitious to account for parties in possession, ANY AND ALL UNKNOWN PARTIES claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants,
Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Default Judgment of Foreclosure dated October 23, 2026, entered in Case No. 26-CA-003853, of the Circuit Court of Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein EQUITY TRUST COMPANY, Custodian FBO Floyd P. Bradbury IRA is Plaintiff, and RODRIGO LUNA, UNKNOWN TENANTS IN POSSESSION, the name being fictitious to account for parties in possession, ANY AND ALL UNKNOWN PARTIES claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on **December 1, 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 11 and West ½ of Lot 12, Block 13, SUN CITY, as per plat thereof, recorded in Plat Book 17, Page 21 of the Public Records of Hillsborough County, Florida.

Property address: 2211 Chaplin Dr., Ruskin, FL 33570.

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. To request such an accommodation, please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, FL 33602, (813) 272-7040, within two working days of the date service is needed. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770; or email ada@fljud13.org.

DATED October 26, 2026

/s/ Valentina Wheeler
Valentina Wheeler, Esq.
(FLSB# 0120531)
Wheeler Law Firm, PLLC
801 W. Bay Drive, Suite 428B
Largo, FL 33770
Telephone: (727) 300-9667
Facsimile: (727) 202-9944
Primary E-Mail:
vwheeler@vwheelerlawfirm.com

10/30-11/6/26LG 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:

DR. KRISTEN'S CHIRO LAB

Owner: Kristen Hankins DC, PLLC
7901 4th St. N. Ste 300
St. Petersburg, FL 33702

10/30/26LG 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:

YMAQ MOBILE MECHANIC

Owner: YMAQ Enterprises LLC
4708 Mullins Rd.
Tampa, FL 33614

10/30/26LG 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:

ShopValleSpin

Owner: Daykel Espinosa Valles
4902 N Macdill Ave Apt 923
Tampa, FL 33614

10/30/26LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
UCN.NO: 26-DP-509
DIVISION: V

IN THE INTEREST OF:
K. K. DOB: 6/12/2011
Minor Child.

AMENDED NOTICE OF ACTION FOR PETITION TO DOMESTICATE FOREIGN JUVENILE ORDER. ADJUDICATE THE CHILD DEPENDENT AND FOR SUPPLEMENTAL FINDINGS

TO: Derval Kirlew
Last Address Unknown

YOU ARE NOTIFIED that an action for a Petition to Determine Paternity and for Related relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on C. Christine Smith, Esq., attorney for Lucia del Carmen Garcia Yanez, whose address is 6318 US Highway 301 S., Riverview, Florida 33578, on or before **November 30, 2026**, and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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 10/26/2026

Victor D. Crist, Clerk of the Circuit Court
By: s/ L. Hunt
Deputy Clerk

10/30-11/20/26LG 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2026-CC-014690

BAYSHORE POINTE HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
GALLAGHER INVESTMENT GROUP, LLC,
Defendant.

AMENDED NOTICE OF SALE

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

Lot 6, Block T, Bayshore Pointe Townhomes Phase 2, according to the plat thereof, as recorded in Plat Book 88, Page 12, of the Public Records of Hillsborough County, Florida.

ADDRESS: 3017 Pointeview Drive, Tampa, FL 33611

will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at **10:00 A.M. on November 20, 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/ 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
Fax: 813-542-5054
Attorney for Plaintiff

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 26-DR-011955
DIV.: C

YOLANDA F. THOMAS,
Petitioner,
vs.
CICELIA S. THOMAS,
MARQUARIUS D. O'NEAL,
Respondents.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Marquarius D. O'Neal, also known as Marquarius D. Oneal,
whose last known address is 12527 Tinsley Cr., #302, Tampa, FL 33612

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

Laura Ankenbruck, Esquire
Fla. Bar No. 0966400
Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400
Tampa, Florida 33605
(813) 232-1222, ext. 138

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 11/25/26; otherwise judgment may be entered against you for the relief demanded in the Petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.912.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

WITNESS my hand and the seal of said Court on 10/20/2026.

Victor D. Crist
Clerk of the Circuit Court
By: s/ Dhimitrula Binjaku
Deputy Clerk

10/30-11/20/26LG 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026-CC-039329 – DIVISION X

RAINTREE VILLAGE CONDOMINIUM NO. 4 ASSOCIATION, INC.,
Plaintiff,
vs.
CONNOR OLITSKY, an unmarried person
Defendant.

AMENDED NOTICE OF SALE
(amended as to correct property address)

NOTICE IS HEREBY GIVEN that, pursuant to the Agreed Final Judgment of Foreclosure entered in this cause on September 26, 2026 by the County Court of Hillsborough County, Florida, the property described as:

Unit No. 11702-A of RAINTREE VILLAGE CONDOMINIUM NO. 4, according to the Declaration of Condominium recorded in Official Records Book 4309, Page 1097, and any amendments thereto, and according to the Plat thereof recorded in Condominium Plat Book 6, Page 68, of the Public Records of Hillsborough County, Florida; together with an undivided

(Continued on next page)

NOTICE OF PROPOSED APPROVAL OF A DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES

The City of Tampa proposes to approve a Development Agreement for property located at 3812 and 3816 Temple Street, Tampa, Florida, encompassing approximately 0.49 acres, as legally described below ("Property") .

Public hearings will be held on November 19, 2026, at 1 :30 p.m., and on December 3, 2026 at 10:30 a.m., in City Council Chambers located at 315 E. Kennedy Blvd., Third Floor, City Hall, Tampa, Florida 33602, at which public hearings all parties in interest and citizens may appear and be heard as to any and all matters pertinent to the proposed Development Agreement.

The proposed Development Agreement for the Property would allow the Developer to construct on the above-described property up to 14 dwelling units on the 0.49 acre site, with at least 10% of the residential units as affordable units as defined in Section 420.0004, Florida Statutes, with a proposed maximum building height of 37 feet, subject to the terms and conditions of the Development Agreement.

A copy of the proposed Development Agreement may be inspected by the public in the office of the City Clerk, 315 E. Kennedy Blvd., Third Floor, City Hall, Tampa, Florida 33602, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except holidays.

Please note that if any person decides to appeal any decision made by the City Council with respect to any matter considered at the meeting or hearing, they will need a record of the proceedings, and that, for such purpose, will need to ensure that a verbatim record of the proceedings in made, which record includes the testimony and evidence upon which the appeal is to be based.

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

The Property is legally described as follows:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9,10,11 AND 12, BLOCK 5, GRANT PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 3D, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THAT PART OF LOT 1 IN RIGHT-OF-WAY FOR STATE ROAD 583 AS RECORDED IN OFFICIAL RECORDS BOOK 313, PAGE 403 AND IN OFFICIAL RECORDS BOOK 721, PAGE 175, AND LESS THAT PART OF LOTS 2 AND 3 IN RIGHT-OF-WAY FOR STATE ROAD 583 AS RECORDED IN OFFICIAL RECORDS BOOK 282, PAGE 372, HILLSBOROUGH COUNTY, FLORIDA.

10/30/26LG 1T

HILLSBOROUGH COUNTY

interest in the common elements and appurtenance thereto.

PROPERTY ADDRESS: 11702 Raintree Village Blvd., Unit A, Temple Terrace, FL 33617

will be sold by the Hillsborough County Clerk at public sale on **November 13, 2026 at 10:00 A.M.**, electronically online at http://www.hillsborough.realforeclose.com.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

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

10/30-11/6/26LG 2T

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

HILLSBOROUGH COUNTY

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

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

vs.

ALEXANDER BENJAMIN RODRIGUES, a single man,
Defendant.

NOTICE OF SALE

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

Lot 21, Block 1, SOUTH POINTE, PHASE 2A – 2B, according to the plat thereof as recorded in Plat Book 84, Pages 77-1 through 77-9, inclusive, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 12402 Dawn Vista Drive, Riverview, FL 33578.

will be sold by the Hillsborough County Clerk at public sale on **November 13, 2026 at 10:00 A.M.**, electronically online at http://www.hillsborough.realforeclose.com.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

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

10/30-11/6/26LG 2T

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

CASE NO.: 26-CA-006047 – DIVISION B

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

vs.

CARL EDWARD EVERET, JR., a single man,
Defendant.

NOTICE OF SALE

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

Lot 49, Block 1, SOUTH POINTE, PHASE 3A through 3B, according to the plat thereof as recorded in Plat Book 86, Page 43, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 12226 Dawn Vista Drive, Riverview, FL 33578.

will be sold by the Hillsborough County Clerk at public sale on **November 30, 2026 at 10:00 A.M.**, electronically online at http://www.hillsborough.realforeclose.com.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

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

10/30-11/6/26LG 2T

HILLSBOROUGH COUNTY

(SANDBILL CRANE TRAIL) CAMERON ACRES REVISED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, AT PAGE 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TOGETHER WITH A DOUBLE WIDE MOBILE HOME VIN# GMHGA10460180A/B
Commonly known as: 3607 Sandhill Crane Trail, Plant City, FL 33565
Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.
If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
DATED October 22, 2026
/s/ Susanna Lehman
Susanna Lehman, Esq.
Florida Bar No. 15449
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
slehman@lenderlegal.com
EService@LenderLegal.com
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 within 2 working days 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.
CERTIFICATE OF SERVICE
I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 22nd day of October 2026 to:
MONICA E. SHEHL
3607 Sandhill Crane Trail
Plant City, FL 33565
John F. Rudy, III
Assistant U.S. Attorney
Attorney for SECRETARY OF HOUSING AND URBAN DEVELOPMENT
400 N. Tampa St., Suite 3200
Tampa, FL 33602
USAFLM.HUD@usdoj.gov
JAXSFFORECLOSURES@hud.gov
UNKNOWN TENANT #1 NKA MONICA SHEHL
3607 SANDHILL CRANE TRAIL
PLANT CITY, FL 33565
UNKNOWN TENANT #2 NKA Justin Marsee
3607 Sandhill Crane Trail
Plant City, FL 33585
/s/ Susanna Lehman
Susanna Lehman, Esq.
11080-1044448

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE No. 26-CA-003805
LAKEVIEW LOAN SERVICING, LLC,
PLAINTIFF,
VS.
ANGELINE PILOTO VAUGHN, ET AL.
DEFENDANT(S).

_____/
NOTICE OF ACTION
To: Unknown Spouse of Angeline Piloto Vaughn A/K/A Angeline Vaughn
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 18106 Peregrines Perch Pl #5204, Lutz, FL 33558
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida:
Unit No. 5204 of LAKEVIEW AT CALUSA TRACE, A CONDOMINIUM, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium recorded in Official Records Book 15389, Page 533, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 20, Page 36, Public Records of Hillsborough County, Florida.
has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 11/29/2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc.
Date: Oct 16, 2026 Victor D. Crist
Clerk of the Circuit Court
By: /s/ Patricia Rorer
Deputy Clerk of the Court
Copies furnished to:
Unknown Spouse of Angeline Piloto Vaughn A/K/A Angeline Vaughn
18106 Peregrines Perch Pl #5204
Lutz, FL 33558
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.
11080-1044395

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE No. 26-CA-005911
LAKEVIEW LOAN SERVICING, LLC,
PLAINTIFF,
VS.
KENNETH REID SCHAAF JR. , ET AL.
DEFENDANT(S).

_____/
NOTICE OF ACTION
To: Unknown tenant in possession of the subject property
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 3025 Via Siena Street, Plant City, FL 33566
To: Diane Schaaf
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 520 N Larry Cir , Brandon , FL 33511
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida:
Lot 5, Block 3, Walden Pointe, according to the map or plat thereof, as recorded in Plat Book 112, Page(s) 210 through 217„ inclusive, of the Public Records of Hillsborough County, Florida.
has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 11/29/2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the Business Observer-Tampa Bay.
Date: October 23, 206 Victor D. Crist
Clerk of the Circuit Court
By: /s/ Patricia Rorer
Deputy Clerk of the Court
Copies furnished to:
Unknown tenant in possession of the subject property
3025 Via Siena Street
Plant City, FL 33566
Diane Schaaf
520 N Larry Cir
Brandon , FL 33511
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.
11080-1044502

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-7, ASSET-BACKED CERTIFICATES, SERIES 2006-7,
Plaintiff,
vs.
DARRELL HANCOCK, et al. ,
Defendants.
Case No: 24-CA-009812
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure entered on September 22, 2025, and entered in Case No. 24-CA-009812 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-7, ASSET-BACKED CERTIFICATES, SERIES 2006-7, is the Plaintiff and DARRELL HANCOCK; OAKS AT WINDEMERE HOMEOWNERS' ASSOCIATION, INC., A DISSOLVED CORPORATION; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE AS NOMINEE FOR LOANCITY; STATE OF FLORIDA, DEPARTMENT OF REVENUE; KRISTIE B. HARNISH A/K/A KRISTIE BETH HARNISH; HILLSBOROUGH COUNTY CLERK OF COURT, are Defendants, Victor D. Crist, Hillsborough Clerk of Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com at 10:00 a.m. on December 16, 2026 the following described property set forth in said Final Judgment, to wit:
LOT 4, OAKS AT WINDEMERE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE 60 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Commonly known as: 18131 Swan Lake Dr, Lutz, FL 33549
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 October 16, 2026
/s/ Joseph Dillon
Joseph Dillon, Esq.
Florida Bar No. 95039
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
jdillon@lenderlegal.com
EService@LenderLegal.com
11080-1044089

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE No. 25-CA-002108
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF MFA 2021-RPL1 TRUST,
PLAINTIFF,
VS.
CYNTHIA P. ULRICH A/K/A CYNTHIA

(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 **11/18/2026** 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-26-0001850
NAME OF VIOLATOR: SHAMAR G MCGHIE
LOCATION OF VIOLATION: 3708 E LAMBRIGHT ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: HANKINS' SUBURBAN HOMESITES REVISED W 29.75 FT OF S 140 FT OF LOT 2 & E 50.25 FT OF S 140 FT OF LOT 3
FOLIO: 151934.0000

CASE NO: COD-26-0002412
NAME OF VIOLATOR: SUNIER RAMOS IZAGUIRRE
LOCATION OF VIOLATION: 5108 N MACDILL AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: HOMELANDS S 65 FT OF LOTS 162 TO 165 INCL BLOCK 3
FOLIO: 107336.0000

CASE NO: COD-26-0002420
NAME OF VIOLATOR: COLLIE ANTHONY AND KAREN ANN
LOCATION OF VIOLATION: 17703 HAMPSHIRE OAK DR, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: HUNTER'S GREEN PARCEL 18A PHASE 2 LOT 90
FOLIO: 59403.2720

CASE NO: COD-26-0002457
NAME OF VIOLATOR: BRADLEY A FREEMAN
LOCATION OF VIOLATION: 2807 W SAN RAFAEL ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: PALMA CEIA PARK LOT 13 BLOCK 13
FOLIO: 125680.0000

CASE NO: COD-26-0002463
NAME OF VIOLATOR: BENJAMIN VILLAGOMEZ
LOCATION OF VIOLATION: 10002 N 29TH ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: ALTMAN COLBY LAKE SUBDIVISION LOT 12 BLOCK 7
FOLIO: 143212.0000

CASE NO: COD-26-0002464
NAME OF VIOLATOR: THAO THANH LA
LOCATION OF VIOLATION: 9316 N FOREST HILLS DR, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: TAMPA'S NORTH SIDE COUNTRY CLUB AREA UNIT NO 1 SOUTHGATE LOT 23 BLOCK 16
FOLIO: 97472-0100

CASE NO: COD-26-0002522
NAME OF VIOLATOR: DERICK ALLEN AND KRISTEN
LOCATION OF VIOLATION: 3224 W LAWN AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: HARBOR VIEW PALMS LOT 1 BLOCK 6
FOLIO: 127577.0000

CASE NO: COD-26-0002535
NAME OF VIOLATOR: MOLLY PROPERTIES LLC
LOCATION OF VIOLATION: 106 S DELAWARE AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: KELLY'S ALICE SUBDIVISION S 26 FT OF LOT 2 AND N 25 FT OF LOT 3 BLOCK 7
FOLIO: 184913.0000

CASE NO: COD-26-0002981
NAME OF VIOLATOR: SP CENTRAL COURT 2012 LP
LOCATION OF VIOLATION: 2510 N CENTRAL AVE, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(17)
LEGAL DESCRIPTION: CAMPBELL'S SUBDIVISION LOT 12 NE 1/4 LESS N 31.5 FT FOR R/W BLOCK 5 AND LESS E 25 FT FOR R/W
FOLIO: 1911152.0000

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

CASE NO: COD-26-0002320
NAME OF VIOLATOR: JOSE ROJAS
LOCATION OF VIOLATION: 8717 N OLA AVE, TAMPA, FL
CODE SECTIONS: 27-284.2.5.(c)
LEGAL DESCRIPTION: MANOR HILLS SUBDIVISION LOTS 41 AND 42 BLOCK 15
FOLIO: 100158.0000

CASE NO: COD-26-0002437
NAME OF VIOLATOR: KILEY E PETRACEK AND SEAN A
LOCATION OF VIOLATION:1429 E POWHATAN AVE, TAMPA, FL
CODE SECTIONS: 27-287.25.(e).(3)
LEGAL DESCRIPTION: HAMPTON TERRACE LOT 1 BLOCK 11
FOLIO: 170879.0000

CASE NO: COD-26-0002473
NAME OF VIOLATOR: JABER JABIRI
LOCATION OF VIOLATION: 4328 S COOLIDGE AVE, TAMPA, FL
CODE SECTIONS: 27-287.25.(e).(3).
LEGAL DESCRIPTION: MANHATTAN MANOR REVISED PLAT S 10 FT OF LOT 16 AND N 65 FT OF LOT 17 BLOCK 6
FOLIO: 129572.0000

CASE NO: COD-26-0002518
NAME OF VIOLATOR: DANIEL AND OYA GALATI
LOCATION OF VIOLATION: 2802 N MORGAN ST, TAMPA, FL
CODE SECTIONS: 27-287.25.(e).(3).
LEGAL DESCRIPTION: FAIRBURN S 1/2 OF E 115 FT OF LOT 16 BLOCK 3
FOLIO: 182167.0000

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

10/23-11/13/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001843

IN RE: ESTATE OF
MONA SUE ALLEN
a/k/a MONA S. ALLEN
Deceased.

NOTICE OF ACTION
(formal notice by publication)

TO: **Rodney Allen**, Nephew of Mona Sue Allen a/k/a Mona S. Allen

Hefzibah Harris, Great Niece of Mona Sue Allen a/k/a Mona S. Allen

Leland Smith, Nephew of Mona Sue Allen a/k/a Mona S. Allen

YOU ARE NOTIFIED that a Petition for Discharge, Final Accounting of Personal Representative and a Notice of Final Accounting have been filed in this Court. You are required to serve a copy of your written defenses, if any on Petitioner's Attorney, whose name and address are: Ashly Mae Guernaccini, Esq., 314 South Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before 11/30/26, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or Order for the relief demanded without further notice.

Signed on the 22nd day of October, 2026

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

By: /s/ Ryan Marsh
As Deputy Clerk

10/30-11/20/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
vs.
MONICA E. SHEHL; et al.,
Defendants. Case No: 25-CA-008284
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 04/27/2026, and entered in Case No. 25-CA-008284 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and MONICA E. SHEHL; UNKNOWN SPOUSE OF MONICA E. SHEHL; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2, is/are Defendant(s), Victor D. Crist, Hillsborough Clerk of Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com on January 7, 2027 at 10:00 a.m. on the following described property set forth in said Final Judgment, to wit:
LOT K, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 15 FEET OF EASEMENT 3, OF

HILLSBOROUGH COUNTY

PERKINS ULRICH, ET AL.
DEFENDANT(S).

_____/
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated November 3, 2025 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on December 14, 2026, at 10:00 AM, at www.hillsborough.realforeclose.com for the following described property:
LOT 3, BLOCK 1, OF SUN CITY CENTER UNIT 162, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN
PLAT BOOK 72, PAGE 55, 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: 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.
11080-1043846

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-007033
GITSIT SOLUTIONS, LLC NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACAITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC2,
PLAINTIFF,
VS.
RABBIT WHOLE HOMES, LLC, ET AL.,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta Publishing, Inc)
NOTICE IS HEREBY GIVEN pursuant to Amended Uniform Final Judgment of Foreclosure dated the 28th day of September, 2026, and entered in Case No. 25-CA-007033 , of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein RABBIT WHOLE HOMES, LLC; ASHLEIGH RABIDEAU; MICHAEL LANGENBURG; RYAN PLESOTIS, AS TRUSTEE OF THE LBC GROWTH & INCOME TRUST; CLERK OF THE COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA; SYNERGY ALLIANCE CONSULTING INC; IPLAN GROUP A/K/A IRA PLAN PARTNERS LLC; SARAH PAYNE; and CHRISTOPHER PAYNE are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 A.M. on the 16th day of November 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 3, BLOCK 6 OF NEBRASKA HEIGHTS, AS PER MAP OR PLAT RECORDED IN PLAT BOOK 4, PAGE 66, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Hillsborough County ADA Coordinator, at Hillsborough County Courthouse, 800 E Twiggs Street, Room 604, Tampa, FL 33602, Phone 813-272-7040 at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 19th day of October, 2026.
By: /s/ Ezra Scrivanich
Ezra Scrivanich, Esq.
Bar No. FBN 0028415
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
11080-1044242

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-010449
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 BEVERLY J. KESTER A/K/A BEVERLY JEAN KESTER, 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 28th day of September, 2026, and entered in Case No. 25-CA-010449, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN SPOUSE OF BEVERLY J. KESTER A/K/A BEVERLY JEAN KESTER, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BEVERLY J. KESTER A/K/A BEVERLY JEAN KESTER, SEAN MARTIN KESTER A/K/A SEAN MARTIN BARAC, AS PETITIONER OF THE ESTATE OF BEVERLY J. KESTER A/K/A BEVERLY JEAN KESTER, SEAN MARTIN KESTER A/K/A SEAN MARTIN BARAC AND CYPRESS COVE PROPERTY ASSOCIATION, INC. are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 A.M. on the 18th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 2, BLOCK 4 OF CYPRESS COVE TOWNHOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE(S) 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Property address: 10004 Tranquility Way, Tampa, FL 33625
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Hillsborough County ADA Coordinator, at Hillsborough County Courthouse, 800 E Twiggs Street, Room 604, Tampa, FL 33602, Phone 813-272-7040 at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 14th day of October, 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
11080-1043904

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 25-CA-011189
DIVISION:
RF -Section I
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff,
vs.
BANES CHARLES; HERLINE CHARLES; PROVIDENCE TOWNHOMES HOMEOWNERS ASSOCIATION, INC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

_____/
NOTICE OF SALE
PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated September 30, 2026, and entered in Case No. 25-CA-011189 of the Circuit Court in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and BANES CHARLES; HERLINE CHARLES; PROVIDENCE TOWNHOMES HOMEOWNERS ASSOCIATION, INC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on November 4, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 1, BLOCK 15, OF PROVIDENCE TOWNHOMES PHASES 3 AND 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGE 7, 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 DESCRETION, 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. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS 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. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.
DATED ___10/6/2026_____.
By: __/s/ Sheena M. Diaz_____
Sheena M. Diaz
Florida Bar No.: 97907
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
Publish in: Business Observer
Please fax a first insertion to Diaz Anselmo & Associates, P.A. (954) 564-9252 and include price.
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
1496-219236 / GS1
11080-1043935

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 26-CC-028563

COPPER CREEK OF RIVERVIEW HOMEOWNERS' ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,
vs.
KARLA M. RIVERA, an unmarried woman, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, HILLSBOROUGH COUNTY HOUSING FINANCE AUTHORITY 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-028563, 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 KARLA M. RIVERA, an unmarried woman, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, HILLSBOROUGH COUNTY HOUSING FINANCE AUTHORITY and UNKNOWN TENANT n/k/a JOSE FIGUREO are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on **December 4, 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(s) 174, 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: 12854 Buffalo Run Drive, Gibsonton, FL 33534-5672

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 October 22, 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

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 292026CA003451A001HC

PACIFIC RBLF FUNDING TRUST
Plaintiff,
vs.
MR INVESTMENTS & TRADE, LLC, et al,
Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated October 6, 2026 and entered in Case No. 292026CA003451A001HC of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein PACIFIC RBLF FUNDING TRUST is the Plaintiff and MR INVESTMENTS & TRADE, LLC, EDUARDO MANUEL NUNEZ VILLEGAS, EDUARDO ALBERTO MAURET GALILEA 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, **beginning at 10:00 a.m.** on **December 7, 2026**, the following described property as set forth in said Order of Final Judgment, to wit:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN HILLSBOROUGH, FLORIDA, TO-WIT:

THE WEST 52 FEET OF LOT 10, BLOCK 5, NORDICA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 32, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS RIGHT OF WAY FOR LAKE AVENUE BY LIS PENDENS IN EMINENT DOMAIN PROCEEDINGS RECORDED IN O.R. BOOK 2204, PAGE 138 AND FINAL JUDGMENT RECORDED IN O.R. BOOK 2276, PAGE 696, 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 21st day of October, 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/ Joseph N. Dayan
Joseph N. Dayan, Esq.
Florida Bar No. 0125660

TL/26F51

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-DR- 011222

IN THE MATTER OF THE ADOPTION OF S.J.A.C.

NOTICE OF ACTION

TO: OMAR AVILA, Address unknown

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on **Adam B. Landeen, Esq, at 2511 W Columbus Dr, Tampa, FL 33607** on or before 11-23-26 and file the original with the Clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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 October 16, 2026

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

10/30-11/20/26LG 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:

DORELLE LIVING LLC

Owner: Theodora Patsioura
2442 W Mississippi Ave Unit 8
Tampa, FL 33629

10/30/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-003492
Division: B

IN RE: ESTATE OF
ARTHUR MORRIS ERICKSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ARTHUR MORRIS ERICKSON, 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 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 MORE THAN 2 YEARS AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 30, 2026.

Personal Representative:
John Palmer
203 Grayson Ct.
Sun City Center, FL 33573

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

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-003548
Division: B

IN RE: ESTATE OF
STEPHEN R. MITCHELL,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of STEPHEN R. MITCHELL, deceased, whose date of death was September 17, 2026, and whose social security number is xxx-xx-0289 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is October 30, 2026.

Personal Representative:
Stanley B. Mitchell
1302 Williams Road
Plant City, Florida 33565

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

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-003334

IN RE: ESTATE OF
BETTY F. FISSEL,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Betty F. Fissel, deceased, whose date of death was April 22, 2026, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 East Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal represen-

(Continued on next page)

tative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
/s/ Katherine Louise Scott
5101 Five Acre Road
Plant City, Florida 33565

Attorney for Personal Representative:
/s/ D. Christopher Alfonso
D. Christopher Alfonso, Esquire
Florida Bar Number: 0731455
3002 West Kennedy Blvd.
Tampa, Florida 33609
Telephone: (813) 523-9009
E-Mail: chris@wealthplanninglaw.com

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-002359
DIVISION A

IN RE: ESTATE OF
ROBERT B SOWINSKI
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT B SOWINSKI, 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 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 10/30/2026.

Personal Representative:
LAURETTA GALLINARO
2559 Jardin Manor
Weston, Florida 33327

Attorney for Personal Representative:
MICHAEL D. WILD
Florida Bar Number: 28643
10360 West State Road 84
Fort Lauderdale, Florida 33324
Telephone: (954) 944-2855
Fax: (954) 653-2917
E-Mail: mwild@wfplaw.com
Secondary E-Mail: msegall@wfplaw.com

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 26-CP-003554
Division: Probate

IN RE: ESTATE OF
CONSTANTINE PANAGAKIS,
Deceased

NOTICE TO CREDITORS

The administration of the Estate of Constantine Panagakis, deceased, whose date of death was January 28, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 October 30, 2026.

Personal Representative:
Yadira A. Benitez
4007 W. Wisconsin Ave.
Tampa, FL 33616

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

10/30-11/6/26LG 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:

SETTE ITALIAN KITCHEN & SOCIAL BAR

Owner: Plate Tampa LLC
13134 N Dale Mabry Hwy
Tampa, FL 33618

10/30/26LG 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:

ClearPath Processing

Owner: William James Springer
15447 Osprey Glen Dr.
Lithia, FL 33547

10/30/26LG 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:

Handgy

Owner: AGTDK LLC
1908 W Busch Blvd Ste B
Tampa, FL 33612

10/30/26LG 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:

MED BEAUTY AND WELLNESS

Owner: Dorelle Living LLC
2442 W Mississippi Ave Unit 8
Tampa, FL 33629

10/30/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003469
Division A

IN RE: ESTATE OF
ALICE FAY SULLIVAN,
a/k/a ALICE SULLIVAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Alice Fay Sullivan, also known as Alice Sullivan, deceased, whose date of death was June 19th, 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.

All creditors of the decedent and other persons having claims or 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 October 30, 2026.

Personal Representative:
Stella N Kelly
P.O. Address: 5905 Butler Road
Plant City, FL 33567

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

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-003019
Division: B

IN RE: ESTATE OF
FRANK JAMES MILLER, SR.,
a/k/a, FRANK JAMES MILLER,
a/k/a FRANK MILLER SR.
Deceased.

NOTICE TO CREDITORS

The administration of the estate of FRANK JAMES MILLER, SR., deceased, whose date of death was March 31, 2026; is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File Number 26-CP-003019; the mailing address of which is Post Office Box 1110, Tampa, FL 33610. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
/s/ QUANTA P. NANCE
1537 Deerbourne Drive
Wesley Chapel, FL 33543

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

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-004341
Division B

IN RE: ESTATE OF
JONI CAROLE JIMISON
Deceased.

AMENDED NOTICE TO CREDITORS

The administration of the estate of JONI CAROLE JIMISON, deceased, whose date of death was 10/16/25, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

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

The date of first publication of this notice is October 23, 2026.

Personal Representative:
/s/ Sonja Sadovsky
SONJA SADOVSKY
231 E. Osage Drive
Springfield, MO 65810

Attorney for Personal Representative:
/s/ Dana Kemper
Dana Kemper, Esq.
Florida Bar # 0044337
HEMNESS FALLER ELDER LAW
309 N. Parsons Avenue
Brandon, FL 33510-4515
(813) 661-5297
(813) 689-8725 fax
dana@hemnesslaw.com
service@hemnesslaw.com

10/23-10/30/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-033266

BERRY BAY VILLAGE COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

DESIRAE THELET DUNN,
A SINGLE WOMAN
Defendant.

NOTICE OF ACTION

TO: DESIRAE THELET DUNN
5339 Night Tide Lane
Wimauma, FL 33598

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

Lot 103, 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.

Commonly known as 5339 Night Tide Lane, Wimauma, FL 33598, 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 11/12/2026, (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 October 7, 2026

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

By: s/ Patricia Ronen
Deputy Clerk

Frazier & Bowles, Attorneys at Law

10/23-10/30/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-030490

SOUTH FORK III COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

EDWIN ANIBAL SANTANA VEGA,
A SINGLE MAN
Defendant.

NOTICE OF ACTION

TO: EDWIN SANTANA VEGA
11803 Blackeyed Susan Dr
Riverview, FL 33579

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

Lot 83, of SOUTH FORK TRACT U, according to the plat thereof, as recorded in Plat Book 135, Page 26, of the Public Records of Hillsborough County, Florida.

Commonly known as 11803 Blackeyed Susan 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 11/11/2026, (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 October 6, 2026

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

By: s/ Patricia Ronen
Deputy Clerk

Frazier & Bowles, Attorneys at Law

10/23-10/30/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-023546

BERRY BAY VILLAGE COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

CORY DAVIS, UNMARRIED
Defendant.

NOTICE OF ACTION

TO: CORY DAVIS
3173 Marine Grass Dr.
Wimauma, FL 33598

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

Lot 121 of BERRY BAY SUBDIVISION VILLAGE M, according to the Plat thereof as recorded in Plat Book 142, Page(s) 135 through 141 , of the Public Records of Hillsborough County, Florida.

Commonly known as 3173 Marine Grass Dr., Wimauma, FL 33598, 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 11/11/2026, (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 October 6, 2026

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

By: s/ Patricia Ronen
Deputy Clerk

Frazier & Bowles, Attorneys at Law

10/23-10/30/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-028327

OSPREY RUN HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

JOSHUA RICHMOND,
AN UNMARRIED MAN
Defendant.

NOTICE OF ACTION

TO: JOSHUA RICHMOND
6309 Osprey Lake Cir
Riverview, FL 33578

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

Lot 4, Block 12 Osprey Run Townhomes Phase 2, according to the map or plat thereof as recorded in Plat Book 91, Page 12, of the Public Records of Hillsborough County, Florida

Commonly known as 6309 Osprey Lake Cir, Riverview, FL 33578, 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 11/11/2026, (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 October 6, 2026

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

By: s/ Patricia Ronen
Deputy Clerk

Frazier & Bowles, Attorneys at Law

10/23-10/30/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-040452

COPPER RIDGE / BRANDON HOMEOWNERS' ASSOCIATION, INC.,
Plaintiff,

vs.

KAREN MELISA PAGUADA AND PEDRO LEONEL BERRIOS,
WIFE AND HUSBAND
Defendant.

NOTICE OF ACTION

TO: KAREN MELISA PAGUADA
4617 Horseshoe Pick Ln
Valrico, FL 33594

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

Lot 13, Block B, Copper Ridge - Tract 83, according to the map or plat thereof, as recorded in Plat Book 84, Page(s) 98, of the Public Records of Hillsborough County, Florida.

Commonly known as 4617 Horseshoe Pick Ln, Valrico, FL 33594, has been filed against you and you are required to serve a copy of your written defenses, if

(Continued on next page)

HILLSBOROUGH COUNTY

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 11/12/2026, (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 October 7, 2026

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

By: s/ Patricia Ronen
Deputy Clerk

Frazier & Bowles, Attorneys at Law

10/23-10/30/26LG 2T

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

Case No.: 26 DR 13526
Division: RP

IN RE: THE ADOPTION OF:

LOPEZ-VERDUGO, SANTIAGO ALBERTO SEBASTIAN-VERDUGO, ANAHY LETICIA
Adoptees

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION

TO: NAZARIO LOPEZ SANTIAGO
1601 Alabama St., Apt. 302
Plant City, FL 33563

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Sebastian Martinez, Samuel, whose address is 502 W. Lee St., Plant City, FL 33563, on or vefore 11/25/26, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fall to do so, a default may be entered against you for the relief demanded in the petition.**

The minor children are identified as:

Date of Birth	Place of Birth
03/09/2009	Miami, FL
12/11/2010	Tampa, FL

Physical Description of Respondent:
Age: 54
Race: Hispanic
Hair Color: Black
Eye Color: Brown
Approximate Height: 5'8"
Approximate Weight: 140

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.

Dated October 20, 2026

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

By: s/ Tina Harley
Deputy Clerk

10/23-11/13/26 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003580
Division A

IN RE: ESTATE OF

YOSVANI DIAZ, A/K/A YOSVANI DIAZ GALVEZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Yosvani Diaz, a/k/a Yosvani Diaz Galvez, deceased, whose date of death was September 6, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is 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 October 23, 2026.

Personal Representative:
/s/ Karol C. Alvarez
9911 Tate Lane
Tampa, FL 33626

Attorney for Personal Representative:
/s/ Kit Van Pelt, Esq.
Florida Bar Number: 106754
Older Lundy Koch & Martino
200 N. Garden Avenue
Clearwater, FL 33755
Telephone: (813) 254-8998
Fax: (813) 839-4411
E-Mail: kvanpelt@olderlundylaw.com
Secondary E-Mail:
mhinton@olderlundylaw.com

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 26-DR-006137
DIVISION: L

IN RE: THE MATTER OF:

SHARLEEN MARIE SERRANO VILLANUEVA,
Petitioner/Mother,

and

LUIS GILBERTO DEJESUS RODRIGUEZ,
Respondent/Father.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Luis Gilberto Dejesus Rodriguez, whose last known residence is 1239 Market St., Apt. B, Harrisburg, PA 17103

YOU ARE HEREBY NOTIFIED that an action for Petition for Court Order Establishing Petitioner as the Sole Custodial Parent and Legal Guardian of the Minor Child or in the Alternative, Granting the Issuance of a Passport with Unrestricted Travel for Minor Child has been filed against you by Sharleen Marie Serrano Villanueva, and you are required to serve a copy of your written defenses, if any, to it, on the Attorney, whose name and address is:

Raeseen Kennedy, Esquire
Florida Bar No. 1003473
Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400
Tampa, Florida 33605-5230
(813) 232-1222, ext. 134
rkennedy@bals.org

and file the original with the Clerk of the above-styled Court on or before November 23, 2026; otherwise judgment may be entered against you for the relief demanded in the Petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.912.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding you are entitled at no cost to you, to the provision of certain assistance. Please contact the Court Administrator's A.D.A. Coordinator (813) 272-7040, 800 E. Twiggs St., Room 600, Tampa, FL 33602, within 7 working days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled apperance is less than 7 days; if you are hearing or voice imipaired, call 711.

WITNESS my hand and the seal of said Court on October 17, 2026.

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

By: s/ Catherine Castillo
Deputy Clerk

10/23-11/13/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No: 2026-CP-003307
Division: B

IN RE: ESTATE OF

JAMES KENNETH ROBERTS A/K/A JAMES K. ROBERTS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of James Kenneth Roberts a/k/a James K. Roberts, deceased, whose date of death was June 9, 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 October 23, 2026.

Personal Representative:
/s/ Billy Wentz
1720 Orange Hill Drive
Brandon, Florida 33510

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

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003552
Division B

IN RE: ESTATE OF

TIMOTHY W. JOHNSON,
Deceased.

NOTICE TO CREDITORS

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

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

The personal representative has no duty to discover whether any property held at the time of Decedent's death by Decedent or 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 October 23, 2026.

Personal Representative:
Leticia Del Carmen Roberts
P.O. Box 46004
Tampa, Florida 33646

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

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1506
Division B

IN RE: ESTATE OF
ARLEGNE A. WENTZ AKA ARLEGNE ALTAGARCIA WENTZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ARLEGNE A. WENTZ AKA ARLEGNE ALTAGARCIA WENTZ, deceased, whose date of death was September 15, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 23, 2026.

Signed on this 20th day of October, 2026.

Personal Representative:
/s/ COLLEEN A. JOHNSON
698 Geneva Place
Tampa, Florida 33606

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

10/23-10/30/26LG 2T

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

Case No: 26-DR-012428

AVILA SIERRA, KERWIN JOEL,
Petitioner,

vs.

DIAZ CASTRO, MIREYA MARILU,
Respondent.

AMENDED NOTICE OF ACTION

TO: MIREYA MARILU DIAZ CASTRO
Address unknown

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on **Taino Law Group at 2511 W Columbus Drive, Tampa FL 33607** on or before 11/23/2026 and file the original with the Clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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 10/17/2026

Victor D. Crist
Clerk of the Circuit Court

By: s/ Catherine Castillo
Deputy Clerk

10/23-11/13/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003487

IN RE: ESTATE OF

CARL PRESTON MCCORMICK A/K/A CARL P. MCCORMICK
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Carl Preston McCormick a/k/a Carl P. McCormick, deceased, whose date of death was September 14, 2026, 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 October 23, 2026.

Personal Representative:
/s/ Susan S. McCormick
7802 Hidden Island Lane
Temple Terrace, Florida 33617

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

10/23-10/30/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-044238

COUNTRY PLACE COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

MARIA A. GREMLI SANDERS, and BEDIA P. GREMLI,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 16, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

Lot 13, Block 4, COUNTRY PLACE UNIT V, as per plat thereof, as recorded in Plat Book 49, Page 67, 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 **December 4, 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

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25-CA-011484
Division: D

SEACOAST NATIONAL BANK, as successor-by merger to PROFESSIONAL BANK,
Plaintiff,

vs.

ARTURO GIAMMUGNANI, an individual, JENNY GIAMMUGNANI, an individual, ARJEN HOMES, LLC, a Florida limited liability company, ARJEN INVESTMENTS, LLC, a Florida limited liability company, and GMG 1, LLC, a Florida limited liability company, and ADVANCED ENGINEERING CONSULTANTS, LLC, a Florida limited liability company,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to the "Amended Final Judgment of Foreclosure," entered in Case No. 25-CA-011484 on July 10, 2026, in the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, wherein Victor Crist, the Clerk of Court for Hillsborough County, will sell to the highest and best bidder for cash, the real property situated in Hillsborough County, Florida, described below at Public Sale, online at www.hillsborough.realforeclose.com at **10:00 A.M. on the 9th day of November 2026**, the following described property as set forth in said Final Judgment, to wit:

A TRACT LYING IN THE SW 1/4 OF THE SW 1/4 IN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SW CORNER OF SECTION 14, RUN N 89°20' EAST ALONG SOUTH BOUNDARY OF SECTION 14, A DISTANCE OF 150.0 FEET TO THE POINT OF BEGINNING; THENCE N 00°27' W PARALLEL TO THE WEST BOUNDARY OF SECTION 14, A DISTANCE OF 490.92 FEET; THENCE N 54°32' WEST A DISTANCE OF 185.21 FEET TO A POINT ON THE WEST BOUNDARY OF SECTION 14; THENCE NORTHERLY ALONG SAID WEST BOUNDARY OF SECTION 14, A DISTANCE OF 24.70 FEET, THENCE S 54°32' E, A DISTANCE OF 455.10 FEET, THENCE S 89°54'05" E, A DISTANCE OF 155.75 FEET; THENCE SOUTH 354.90 FEET TO A POINT ON THE SOUTH BOUNDARY OF SECTION 14; THENCE S 89°20' WEST ALONG SOUTH BOUNDARY A DISTANCE 0F 1371.16 FEET TO THE POINT OF BEGINNING;

LESS THE SOUTH 30.0 FEET OF SAID TRACT FOR RIGHT-OF-WAY FOR VAN DYKE ROAD.

AND

LESS AND EXCEPT THE PARCEL OF LAND DESCRIBED IN O.R. BOOK 7012, PAGE 1543, RECORDED IN PUBLIC RECORDS OF HILLSBOR-

(Continued on next page)

HILLSBOROUGH COUNTY

OUGH COUNTY, FLORIDA:

A TRACT IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA; DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, RUN NORTH ALONG THE EAST BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, A DISTANCE OF 343.15 FEET, THENCE NORTH 89°56'00" WEST A DISTANCE OF 879.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'43" WEST A DISTANCE OF 324.90 FEET TO THE NORTH RIGHT OF WAY LINE OF VAN DYKE ROAD; THENCE NORTH 90°00'00" WEST ALONG THE NORTH RIGHT OF WAY LINE OF VAN DYKE ROAD A DISTANCE OF 135.50 FEET, THENCE NORTH 00°36'34" EAST A DISTANCE OF 325.07 FEET, THENCE SOUTH 89°56'00" EAST A DISTANCE OF 132.11 FEET TO THE POINT OF BEGINNING.

Property Address: 1029 Van Dyke Road, Lutz, Florida 33548

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 October 16, 2026

/s/ Catherine Paige Andringa
Attorney

JOHN A. ANTHONY, ESQUIRE
Florida Bar Number: 0731013
janthony@anthonyandpartners.com
C. PAIGE ANDRINGA
Florida Bar No.: 1028374
cpandringa@anthonyandpartners.com
Anthony & Partners, PLLC
100 S. Ashley Drive, Ste 1600
Tampa, Florida 33602
Telephone: 813/273-5616
Telecopier: 813/221-4113
Attorney for the Plaintiff

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-003322
Division: A

IN RE: THE ESTATE OF:
DEBORAH A. KASCHYK,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of DEBORAH A. KASCHYK, deceased, whose date of death was August 28, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 October 23, 2026.

Personal Representative:
Bruce T. Kaschyk
2210 Climbing Ivy Drive
Tampa, Florida 33618

Attorney for Personal Representative:
Gregory A. Richards, Jr.
LONGHOUSE, RICHARDS, OLSEN & RIEF, PLLC
202 S. Rome Avenue, Suite 110
Tampa, Florida 33606
Telephone: (813) 223-5351
E-mail: grichards@lrorlaw.com
Secondary E-mail: sferraro@lrorlaw.com
Florida Bar No.: 0028339

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-003556
Division: B

IN RE: THE ESTATE OF:
SCOTT WILLIAM RICHARDS,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of SCOTT WILLIAM RICHARDS, deceased, whose date of death was August 8, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 October 23, 2026.

Personal Representative:
Angell D. Richards
14907 Evershine Street
Tampa, Florida 33624

Attorney for Personal Representative:
Gregory A. Richards, Jr.
LONGHOUSE, RICHARDS, OLSEN & RIEF, PLLC
202 S. Rome Avenue, Suite 110
Tampa, Florida 33606
Telephone: (813) 223-5351
E-mail: grichards@lrorlaw.com
Secondary E-mail: sferraro@lrorlaw.com
Florida Bar No.: 0028339

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 25-CA-004141

COMMUNITY LOAN SERVICING, LLC, N/K/A SILVER HILL CAPITAL, LLC, a Delaware limited liability company,
Plaintiff,

v.

MIDTOWN VENTURE GROUP, LLC, a Florida limited liability company; et al.,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to a Final Summary Judgment of Foreclosure entered in the above-entitled cause in the Circuit Court of Hillsborough County, Florida, that Victor D. Crist, the Clerk of this Court will sell the property at public sale, to the highest bidder, online at www.hillsborough.realforeclose.com at **10:00 A.M. on November 30, 2026** situated in Hillsborough County, Florida, with the property address 903 East 124th Avenue, Tampa, Florida 33612 (the "Property"), situate and being in Hillsborough County, Florida as more fully described below:

THE WEST 50 FEET OF THE NORTH 108 FEET OF LOT 11, REVISED MAP OF FLOWERS & STUART OAK GROVE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 77, 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.

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 the 12th day of October, 2026

/s/ Jason Myatt
Jason Myatt, Esq.
ROSENBERG & CUMMINGS PLLC
Counsel for Plaintiff
802 NE 20th Avenue
Fort Lauderdale, Florida 33304
(954) 769-1344
jason@rosenbergcummings.com
Florida Bar Number: 629332

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003531

IN RE: ESTATE OF
PAMELA JILL WERNER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Pamela Jill Werner, deceased, whose date of death was August 10, 2026, 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 October 23, 2026.

Personal Representative:
/s/ Mary Moffa
8208 Oakwilde Street
Riverview, Florida 33578

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

10/23-10/30/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-019690, DIVISION V

FLETCHER'S MILL TOWNHOUSE ASSOCIATION, INC.,
Plaintiff,

vs.

DANIEL C. FECHT and TAINARA FECHT, husband and wife,
Defendants.

AMENDED NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on August 28, 2026 by the County Court of Hillsborough County, Florida, the property described as:

The East 21.12 feet of Lot 11, Block 5, FLETCHERS MILL, according to the plat thereof, as recorded in Plat Book 55, Page 26, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 13929 Fletcher's Mill Drive, Tampa, FL 33613.

will be sold by the Hillsborough County Clerk at public sale on **December 11, 2026 at 10:00 A.M.**, electronically online at http://www.hillsborough.realforeclose.com.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

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

10/23-10/30/26LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-020165

SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

DEBORAH RENEE TOLBERT, A SINGLE WOMAN, AND SERINA RENEE ALLEN WITHERSPOON, A SINGLE WOMAN,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 26-CC-020165, that resulted from the Final Hearing on or about October 19, 2026, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 26-CC-020165 on about October 19, 2026 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist,the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 18, Block 3, SOUTH FORK UNIT 9, a subdivision according to the plat thereof recorded in Plat Book 106, Page 269, of the Public Records of Hillsborough County, Florida

and commonly known as: 11622 Ashton Field Ave, Riverview, FL 33579; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, **on the HILLSBOROUGH County public auction website at http://www.hillsborough.realforeclose.com,** on **December 11, 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 October 19, 2026

/s/Nathan A. Frazier, Esq.

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

Frazier & Bowles, Attorneys at Law
45049.280

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-3567
Division A

IN RE: ESTATE OF
KAREN L. HILBERT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Karen L. Hilbert, deceased, whose date of death was July 25, 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 October 23, 2026.

Personal Representative:
Diane M. Kilpatrick
4851 W. Gandy Blvd, B10/L27
Tampa, Florida 33611

Attorney for Personal Representative:
/s/ Lorien Smith Johnson
Florida Bar Number: 26662
LORIEN S. JOHNSON, PLLC
1715 W. Cleveland Street
Tampa, Florida 33606
Telephone: (813) 758-3492
E-Mail: lsjohnson@loriensjohnson.com
Secondary E-Mail:
admin@loriensjohnson.com

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
PROBATE DIVISION
CASE NO.: 26-CP-003534
DIVISION: A

IN RE: THE ESTATE OF:
VICKEN SERPEKIAN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of VICKEN SERPEKIAN, deceased, whose date of death was October 2, 2026, and whose Social Security Number is xxx-xx-0211, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 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 October 23, 2026.

Personal Representatives:
AVEDIS SERPEKIAN
905 Heritage Groves Drive
Brandon, FL 33510

Attorney for Personal Representatives:
RACHEL L. GRIFFIN, ESQUIRE
Griffin & Associates, P.A.
1430 Oakfield Drive
Brandon, FL 33511
(813) 681-2612
Fla. Bar No. 1002421
Primary email: service@egriffinlaw.com
Secondary email: rlg@egriffinlaw.com

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003256
Division B

IN RE: ESTATE OF
KATHERINE LUZ EVANS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Katherine Luz Evans, deceased, whose date of death was June 18, 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.

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 October 23, 2026.

Personal Representative:
Taylor Owen Evans
702 Burlwood Street
Brandon, Florida 33511

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

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003505
Division B

IN RE: ESTATE OF
ROBERT ALLEN CROSS,
A/K/A ROBERT A. CROSS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Robert Allen Cross, a/k/a Robert A. Cross, deceased, whose date of death was January 10, 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.

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.

(Continued on next page)

HILLSBOROUGH COUNTY

The date of first publication of this notice is October 23, 2026.

Personal Representative:
Sandra Burgess
7404 Spring Court
Tampa, Florida 33634

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

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 26-CP-003404

IN RE: ESTATE OF
SHARON SYKES OWEN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Sharon Sykes Owen, deceased, whose date of death was February 24, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 23, 2026.

Personal Representative:
Erika Brosch
1609 Harvest Grove Court
Valrico, Florida 33596

Attorney for Personal Representative:
Marley Dodd, Esq.
Florida Bar No. 1058457
Brice Zoecklein, Esq.
Florida Bar No. 0085615
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511
marley@zoeckleinlawpa.com
brice@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-003203
Division: W

IN RE: ESTATE OF
RICHARD DALE LAND, JR.,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Richard Dale Land, Jr., deceased, whose date of death was February 09, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The 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 October 23, 2026.

Personal Representative:
Dawn Land
9454 Swift Creek Circle
Dover, Florida 33527

Attorney for Personal Representative:
Stephen L. Evans
104 North Thomas Street
Plant City, Florida 33563
Telephone: 813.752.1795
E-mail: evanslaw@verizon.net
Florida Bar No. 317505

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No.: 26-CA-010179

OHIO REAL ESTATE GROUP LLC,
Plaintiff,
vs.
IHLA PHILLIPS SLOMAN; and ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST F.E. REANEY a/k/a FRANCIS E. REANEY a/k/a FRANK REANEY, deceased, D/O/D 3/7/49, and ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant.

NOTICE OF ACTION

TO: ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST F.E. REANEY a/k/a FRANCIS E. REANEY a/k/a FRANK REANEY, deceased, D/O/D 3/7/49, and ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED
Last known residence: 2402 E. Palifox Street Tampa, FL 336010
Current residence: UNKNOWN

YOU ARE NOTIFIED that an ACTION TO QUIET TITLE A TAX DEED regarding the following property:

SILVER MOON ALLOTMENT NO. 1, LOTS 13 AND 14, BLOCK D, PLAT BOOK 18, PAGE 2, SEC-TWP-RGE: 05-29-19, Hillsborough County, Florida
Property Address: 2402 E. Palifox Street, Tampa, Florida 33610
Folio No.: 156624-0000

has been filed against you and you are required to serve a copy of your written defenses on or before 11/10/2026, (a date not less than 28, nor more than 60 days after the first publication of the notice) if any, to it on PERRY G. GRUMAN, Esquire, Plaintiff's attorney, whose address is 3400 W. Kennedy Boulevard, Tampa, Florida 33609, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

Dated on 10/5/2026
Victor Crist, Clerk of Court
800 E. Twiggs St., Tampa, FL 33602
By: s/ Jennifer Taylor
Deputy Clerk
Attorney for Petitioner
Perry G. Gruman, Esquire
Florida Bar No.: 396052
3400 W. Kennedy Blvd, Tampa, FL 33609
(813) 870-1614
perry@grumanlaw.com
PGPA: 26-1159

10/16-11/6/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-DR-010829
Division: FP

IDEL GONZALEZ RUIZ,
Petitioner,
and
THICIARA CARDOZO CAMBRI,
Respondent

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

TO: THICIARA CARDOZO CAMBRI
5645 Kingfish Drive, Lutz, FL 33558

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 IDEL GONZALEZ RUIZ, whose address is 8731 Serene Retreat Ln Apt 307, Tampa, FL 33619 on or before 11/16/2026, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file 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 October 2, 2026
Victor Crist, Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
By: s/ Illegible
Deputy Clerk

10/16-11/6/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 26-DR-010955
DIV.: I

CARLINE BLACK,
Petitioner,
vs.
RENITA BLACK,
ROBERT DONTAY MCCALLUM,
Respondents.

AMENDED NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Robert Dontay McCallum aka Robert Dontay Ellison, Jr., Respondent/Father,
whose last known address is 4205 Kenneth Ct., #305, Tampa, FL 33610

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

Laura Ankenbruck, Esquire
Fla. Bar No. 0966400
Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400
Tampa, Florida 33605
(813) 232-1222, ext. 138

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 11/13/2026; otherwise judgment may be entered against you for the relief demanded in the Petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.912.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

NOTICE TO PERSONS WITH DISABILITIES: If you are a person with a disability who needs any accommodation in order to participate in this proceeding you are entitled at no cost to you, to the provision of certain assistance. Please contact the Court Administrator's A.D.A. Coordinator (813) 272-7040, 800 E. Twiggs St., Room 600, Tampa, FL 33602, within 7 working days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled apperance is less than 7 days; if you are hearing or voice imipaired, call 711.

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

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

10/16-11/6/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CASE NO.: 26-CA-007400

BEACON SALES ACQUISITION, INC., a foreign corporation, d/b/a QXO and BEACON BUILDING PRODUCTS,
Plaintiff,
vs.
FLORIDA ELITE ROOFING & HOME IMPROVEMENT LLC, a Florida limited liability company, d/b/a FLORIDA ELITE ROOFING, and SCHUYLER SCHMIDT, jointly and severally,
Defendants.

NOTICE OF ACTION – CONSTRUCTIVE SERVICE

TO: SCHUYLER SCHMIDT
1876 Star Anise Cir, Apt. 125
Apopka, FL 32703

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 11/4/2026, and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for four (4) consecutive weeks in the LA GACETA.

WITNESS my hand and seal at Hillsborough County, Florida this 29th day of September 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.

10/9-10/30/26LG 4T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-CC-014049

DIRECT GENERAL INSURANCE COMPANY,
Plaintiff,
v.
FRANCISCO ARAYA, BASTIAN CAMILO ORELLANA CACERES, MANUEL ALEJANDRO GONZALEZ LOUZAO, WILLIAM RABELO, and NEADRESNI BRUD TEJADA,
Defendants.

NOTICE OF ACTION

TO: NEADRESNI BRUD TEJADA
Address Unknown

YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the County Civil Court, in and for Hillsborough County and you are required to serve a copy of your written defenses, if any, to it on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 11/10/2026, 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 for Declaratory Judgment.

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

Witness my hand and seal of this Court on 10/5/2026.
Victor D. Crist
As Clerk of the Court
By: s/ Jennifer Taylor
As Deputy Clerk

10/9-10/30/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26 DR 012834
Division: AP

ALEXIS LOPEZ FONSECA,
Petitioner,
and
DAMIANA RODRIGUEZ GUERRA,
Respondent.

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

TO: DAMIANA RODRIGUEZ GUERRA
Last address: N/A

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ALEXIS LOPEZ FONSECA, whose address is 1508 Lakehurst Way, Brandon, FL 33511 on or before 11/9/2026, and file the original with the clerk of this Court at 301 N Michigan Ave, Plant City, FL 33563 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated 10/2/26
Victor D. Crist, Clerk of the Circuit Court
800 E Twiggs St, Tampa, FL 33602
By: s/ Kathi M. Simmons
Deputy Clerk

10/9-10/30/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-DR-006030
Division: CP

ESTEBAN CALEB GIRALDO JAIMES,
Petitioner,
and
CAROLINE PHAM,
Respondent

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

TO: CAROLINE PHAM
4385 Carrabelle River Ln
Lakeland, FL 33811

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ESTEBAN CALEB GIRALDO JAIMES, whose address is 4385 Carrabelle River Ln, Lakeland, FL 33811 on or before 11/9/2026, and file the original with the clerk of this Court at 800 East Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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

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

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

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

Dated October 6, 2026
Victor D. Crist, Clerk of the Circuit Court
800 E Twiggs St, Tampa, FL 33602
By: s/ Mirian Roman-Perez
Deputy Clerk

10/9-10/30/26LG 4T

NOTICE OF SUSPENSION
HILLSBOROUGH COUNTY
To: ISAIAH D. WILLIAMS
Case No.: CD202610424/D 3545121

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.

10/9-10/30/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 26-DR-007599
DIV.: C

WILFRED GABRIEL ORTIZ COLON and ILEANA ORTIZ,
Petitioner,
vs.
STEPHANIE REYES,
And DARRIUS T. LEWIS
Respondents.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Darrius T. Lewis,
Respondent/Father,
whose last known address is 4404 John Bell Jr. Drive, Tampa, FL 33610

YOU ARE HEREBY NOTIFIED that an action for Temporary Custody of Minor

(Continued on next page)

HILLSBOROUGH COUNTY

Child by Extended Family has been filed against you by **Wilfred Gabriel Ortiz and Ileana Ortiz**, and you are required to serve a copy of your written defenses, if any, to it, on the Attorney, whose name and address is:

Laura Ankenbruck, Esquire
Fla. Bar No. 0966400
Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400
Tampa, Florida 33605
(813) 232-1222, ext. 138

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa FL 33602 on or before 11/4/2026; otherwise judgment may be entered against you for the relief demanded in the Petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.912.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding you are entitled at no cost to you, to the provision of certain assistance. Please contact the Court Administrator's A.D.A. Coordinator (813) 272-7040, 800 E. Twiggs St., Room 600, Tampa, FL 33602, within 7 working days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled apperance is less than 7 days; if you are hearing or voice imipaired, call 711.

WITNESS my hand and the seal of said Court on September 29, 2026.

Victor D. Crist, Clerk of the Circuit Court
800 E Twiggs St, Tampa, FL 33602
By: s/ Jennifer Taylor
Deputy Clerk
10/9-10/30/26LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
JUVENILE DIVISION
CASE NO. 25-DP-193
DIVISION: S

IN THE INTEREST OF:
A.S. DOB: 11/13/2023
A.W. DOB: 10/27/2024
MINOR CHILDREN

NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS

TO: DENISE SOLER, DOB 2/13/1996
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: A.S. born on 11/13/2023, A.W. born on 10/27/2024. You are hereby **commanded** to appear on **December 4, 2026, at 9:20 AM** before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 E. Twiggs St. Courtroom #312, Tampa, FL 33602, for an **ADVISORY HEARING**.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 1st day of October, 2026.

Victor D. Crist, Clerk of Court
800 E Twiggs Street, Tampa, FL 33602
By: s/ Santiago Zambrano
Deputy Clerk
10/9-10/30/26LG 4T

HILLSBOROUGH COUNTY

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 1st day of October, 2026.

Victor D. Crist, Clerk of Circuit Court
800 E Twiggs Street, Tampa, FL 33602
By: s/ Santiago Zambrano
Deputy Clerk
10/9-10/30/26LG 4T

MANATEE COUNTY

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 4120026CP002405CPAXMX

IN RE: ESTATE OF
DONNA JEAN TORK
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DONNA JEAN TORK, deceased, whose date of death was October 1, 2025; File Number 4120026CP002405CPAXMX, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
DONNA-JEAN FEATHERS
2919 156th Terrace East
Parrish, Florida 34219

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
10/30-11/6/26LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP002318AX

IN RE: ESTATE OF
KEITH ALLEN SMITH
Deceased.

NOTICE TO CREDITORS

The administration of the estate of KEITH ALLEN SMITH, deceased, whose date of death was March 20, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
DARIEN KENDRICK SMITH
1505 E. Stagecoach Drive
Olathe, Kansas 66062

MANATEE COUNTY

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
10/30-11/6/26LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 412026CP000558CPAXMA

IN RE: ESTATE OF
EUGENE POLITE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of EUGENE POLITE, deceased, whose date of death was December 8, 2024; File Number 412026CP000558CPAXMA, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
GLORIA JEAN GANISON
6060 Braxton Lane, Apt. 101
Memphis, TN 38115

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com
10/30-11/6/26LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY, FLORIDA
NEWREZ LLC,
Plaintiff,
vs.
BOBBY HALL, et al,
Defendants. Case No: 2026CA000979AX
NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated October 7, 2026, and entered in Case No. 2026CA000979AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida wherein NEWREZ LLC, is the Plaintiff and BOBBY HALL; PAULA E. HALL; J&M RESIDENTIAL SERVICES FLORIDA DIVISION LLC; J&M RESIDENTIAL SERVICES, LLC; SILVERSTONE NORTH COMMUNITY ASSOCIATION, INC., are Defendant(s), Angelina Colonneso, Manatee County Clerk of Courts will sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 a.m. on November 17, 2026 the following described property set forth in said Final Judgment, to wit:

LOT 37, SILVERSTONE NORTH, PHASE IA & IB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGES 1-17, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Commonly known as: 5120 GRANITE DUST PL PALMETTO, FL 34221

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 October _____, 2026
/s/ Philip Stecco
Philip Stecco, Esq.
Florida Bar No. 108384
Lender Legal PLLC
1800 Pembrook Drive, Suite 360
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
pstecco@lenderlegal.com
EService@LenderLegal.com
11080-1043946

IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 2026CC002933

ABERDEEN HOMEOWNERS' ASSOCIATION OF MANATEE COUNTY, INC., a Florida not-for-profit corporation,
Plaintiff,
vs.
ALICIA RUSSELL, a single woman and
UNKNOWN TENANT,
Defendant.

NOTICE OF ACTION

STATE OF FLORIDA

TO: ALICIA RUSSELL, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN.

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

Lot 62, Aberdeen, according to the map or plat thereof as recorded in Plat Book 46, Page 61, of the Public Records of Manatee County, FL

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

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

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 Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, telephone (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.

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 747-1628 or https://www.legalaid-ofmanasota.org or Gulfcoast Legal Services at (941) 746-6151 or https://www.gulfcoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/.

DATED the 20th day of October, 2026.

Angelina Colonneso Esq, Clerk of Court
1115 Manatee Ave W, Bradenton, FL
By: s/ Kris Gaffney
Deputy Clerk
Tankel Law Group
10/23-10/30/26 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 1672
Division Probate

IN RE: ESTATE OF
ZARO ELTON FOSTER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ZARO ELTON FOSTER, deceased, whose date of death was September 15, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Attn: Probate and Guardianship, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 23, 2026.

Personal Representative:
BRYCE HARPER
46 San Lucas Court
Odessa, TX 79765

Attorney for Personal Representative:
Jami C. Worley, Esq.
Florida Bar Number: 1003559
WORLEY ELDER LAW, PLLC
4916 26th Street West, Suite 152
Bradenton, FL 34207
Telephone: (941) 448-1302
E-Mail: jami@worleyelderlaw.com
10/23-10/30/26LG 2T

ORANGE COUNTY

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: David Leonardo Leon Rodriguez, CARRERA 26F 34-35 SUR, Bogota 111811 Colombia and Luisa Fernanda Morantes Vela, CARRERA 26F 34-35 SUR, Bogota 111811 Colombia; VOI: 313862-01; TYPE: Annual; POINTS: 25800; TOTAL: $12,597.39; PER DIEM: $4.41; NOTICE DATE: October 19, 2026 OBLIGOR: Jose Rafael Calix Ng, 15 CALLE 15-23 ZONA 16 JACARANDAS DE CAYALA, Guatemala 01016 Guatemala and Norma Lucia Jo Mejia De Calix, 15 CALLE 15-23 ZONA 16 JACARANDAS DE CAYALA, Guatemala 01016 Guatemala; VOI: 336670-01; TYPE: Annual; POINTS: 81000; TOTAL: $32,259.51; PER DIEM: $10.39; NOTICE DATE: October 19, 2026 OBLIGOR: Ricardo Jose Ramos Levy, RUA VILA AMAZONAS, 488 CHAMPS ELYSEES APT 401A, Manaus 69057-240 Brazil; VOI: 336991-01; TYPE: Annual; POINTS: 34000; TOTAL: $16,747.80; PER DIEM: $5.98; NOTICE DATE: October 19, 2026 OBLIGOR: Colleen Genice Adams, 18109 ADDINGTON DRIVE, Commerce Township, MI 48390; VOI: 337848-01; TYPE: Annual; POINTS: 35000; TOTAL: $18,239.31; PER DIEM: $6.34; NOTICE DATE: October 19, 2026 OBLIGOR: Ronisha Renee Williams, 714 W 120TH ST, Los Angeles, CA 90044; VOI: 338098-01; TYPE: Annual; POINTS: 86000; TOTAL: $37,975.59; PER DIEM: $13.92; NOTICE DATE: October 19, 2026 File Numbers: 26-022908, 26-022989, 26-022990, 26-022993, 26-022994
MDK-125587

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Luis Ricardo Aleman, 18603 HARDY TRACE DR, Tomball, TX 77377-2564 and Nora Angelica Rangel Santacruz, 18603 HARDY TRACE DR, Tomball, TX 77377-2564; VOI: 285641-01; TYPE: Annual; POINTS: 20700; TOTAL: $6,995.41; PER DIEM: $2.24; NOTICE DATE: October 19, 2026 OBLIGOR: Jessica Marie Hogenson, 317 MAIGE RD, Tallahassee, FL 32310 and John Michael Hogenson, 317 MAIGE RD, Tallahassee, FL 32310; VOI: 327405-01; TYPE: Annual; POINTS: 51700; TOTAL: $21,371.96; PER DIEM:

(Continued on next page)

ORANGE COUNTY

$5.13; NOTICE DATE: October 19, 2026 OBLIGOR: William Muniz, 461 BELLE MONTCLAIR LOOP, Brandon, FL 33510; VOI: 331782-01; TYPE: Annual; POINTS: 164000; TOTAL: $82,972.18; PER DIEM: $27.75; NOTICE DATE: October 19, 2026 OBLIGOR: Anna Marie Parker, 1900 PICADILLY LOOP APT B, Yorktown, VA 23692 and Benjamin Maurice Brown, 1900 PICADILLY LOOP APT B, Yorktown, VA 23692; VOI: 331811-01; TYPE: Annual; POINTS: 30000; TOTAL: $14,418.45; PER DIEM: $4.69; NOTICE DATE: October 19, 2026 OBLIGOR: Salman Sameer, 9810 PALAZZO ST, Seffner, FL 33584; VOI: 337138-01; TYPE: Annual; POINTS: 20700; TOTAL: $11,763.57; PER DIEM: $3.71; NOTICE DATE: October 19, 2026 File Numbers: 26-022942, 26-022957, 26-022972, 26-022973, 26-022991
MDK-125605

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Vistana Fountains II Condominium Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Vistana Fountains II Condominium described as: Unit Week (See Exhibit A-Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Vistana Fountains II Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 4598, Page 3299, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ('Declaration').. 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: Jose Oliverio Espinoza-Mercado, CALLE PLOMO #7 COLONIA VALLE GOMEZ, Ciudad De Mexico 06240 Mexico; WEEK: 45; UNIT: 1462; TYPE: Annual; TOTAL: $2,142.23; PER DIEM: $0.59; NOTICE DATE: October 14, 2026 OBLIGOR: Jose Oliverio Espinoza-Mercado, CALLE PLOMO #7 COLONIA VALLE GOMEZ, Ciudad De Mexico 06240 Mexico; WEEK: 46; UNIT: 1462; TYPE: Annual; TOTAL: $2,142.23; PER DIEM: $0.59; NOTICE DATE: October 14, 2026 OBLIGOR: Dzulkifli David Abdullah, #8 LORONG DAMAI 8 OFF JALAN DAMAI, Kuala Lampur 50400 Malaysia and Rahana Yahil, #8 LOGONG DAMAI 8 OFF JALAN DAMAI, Kuala Lampur 50400 Malaysia; WEEK: 43; UNIT: 1635; TYPE: Annual; TOTAL: $2,142.23; PER DIEM: $0.59; NOTICE DATE: October 14, 2026 OBLIGOR: Pedro Ranieri, ALBERTO WILLIAMS #5634 VILLA URQUIZA, Barrio Parque Saavedra 1431 Argentina and Valentina S. De Ranieri, ALBERTO WILLIAMS #5634 VILLA URQUIZA, Barrio Parque Saavedra 1431 Argentina; WEEK: 21; UNIT: 1636; TYPE: Annual; TOTAL: $2,119.84; PER DIEM: $0.59; NOTICE DATE: October 14, 2026 OBLIGOR: Mario Antonio Flores-Estrada, CALLE TLAPACOYA # 50 COL. PUEBLO DE SANTA URSULA COAPA, Ciudad De Mexico 04650 Mexico and Maria Luisa Hernandez-Dominguez, CALLE TLAPACOYA # 50 COL. PUEBLO DE SANTA URSULA COAPA, Ciudad De Mexico 04650 Mexico; WEEK: 23; UNIT: 1711; TYPE: Annual; TOTAL: $2,142.23; PER DIEM: $0.59; NOTICE DATE: October 14, 2026 File Numbers: 26-023521, 26-023522, 26-023482, 26-023483, 26-023511
MDK-125547

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 482024CA007751A001OX
NATIONSTAR MORTGAGE LLC,
Plaintiff,
vs.
HERMAN MCCORMICK, JR.; MARY PRINGLE-MCCORMICK; REDWOOD HEI FINANCING TRUST 1, A DELAWARE STATUTORY TRUST,; LAKEVILLE OAKS HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

_____/
RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated September 3, 2025 and an Order Resetting Sale dated September 30, 2026 and entered in Case No. 482024CA007751A001OX of the Circuit Court in and for Orange County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and HERMAN MCCORMICK, JR.; MARY PRINGLE-MCCORMICK; REDWOOD HEI FINANCING TRUST 1, A DELAWARE STATUTORY TRUST,; LAKEVILLE OAKS HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, TIFFANY MOORE RUSSELL, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.myorangeclerk.realforeclose.com, 11:00 A.M., on November 24, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 53, SOMERSET AT LAKEVILLE OAKS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 108, OF THE PUBLIC RECORDS OF ORANGE 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 DESCRETION, 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 _____October 13, 2026_____.
By: _____/s/ Gregg R. Dreilinger_____
Gregg R. Dreilinger
Florida Bar No.: 25615
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
Publish in: Business Observer
Please fax a first insertion to Diaz Anselmo & Associates, P.A. (954) 564-9252 and include price.
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
1463-206578 / GS1
11080-1043938

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT,
IN AND FOR ORANGE COUNTY, FLORIDA
Jasmin Hernandez, as Foreclosure Trustee for Palm Financial Services, LLC
Plaintiff,
vs.
Edmund J. Oman, et al.
Defendants. Case No.: 2026-CC-009960-O
Division:
Judge Heather G. Guarch

_____/
PUBLISH 4 CONSECUTIVE WEEKS
NOTICE OF INTERPLEADER ACTION AGAINST DEFENDANT EDMUND J. OMAN
To:
EDMUND J. OMAN
3807 WEST ELMWOOD TERRACE
TAMPA, FL 33616
UNITED STATES OF AMERICA
and all parties claiming interest by, through, under or against Defendant(s) EDMUND J. OMAN, and all parties having or claiming to have any right, title or interest in the property herein described;
YOU ARE NOTIFIED that an interpleader action involving funds available following the enforcement of a lien on the following described Timeshare Ownership Interest in Orange County, Florida:
An undivided 0.2627% interest in Unit 23A of the Disney's Saratoga Springs Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 7419, Page 4659, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')
Contract No.: 12207.4
has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on ELLA ROBERTS, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
WITNESS my hand and seal of this Court on the 29 day of September, 2026.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
By: /s/ Lauren Scheidt
Deputy Clerk
NOTICE TO PERSONS WITH DISABILITIES
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
FOR PUBLICATION – RETURN TO COPY:
THE MANLEY LAW FIRM LLC
11080-1043741

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2026-CC-012947-O

METRO PARK ONE CONDOMINIUM ASSOCIATION, INC.,
Plaintiff
vs.
MACHINERY & PARTS EXPORT, LLC, GEITH, A DIVISION OF DOOSAN BOBCAT NORTH AMERICA, INC., JP MORGAN CHASE BANK, N.A. AND UNKNOWN PARTIES IN POSSESSION,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

Notice is given that pursuant to the Amended Final Judgment of Foreclosure Upon Default dated October 22, 2026, in Case No. 2026-CC-012947-O, of the County Court in and for Orange County, Florida, in which METRO PARK ONE CONDOMINIUM ASSOCIATION, INC., is the Plaintiff and MACHINERY & PARTS EXPORT, LLC., GEITH, A DIVISION OF DOOSAN BOBCAT NORTH AMERICA, INC., and JP MORGAN CHASE BANK, N.A., are the Defendants, the Clerk of the Court shall sell the property at public sale on **January 4, 2027**, online at **11:00 a.m.**, according to Administrative Order 201-01, at www.myorangeclerk.realforeclose.com, in accordance with F.S. Section 45.031. The following described property set forth in the Amended Final Judgment of Foreclosure Upon Default:

Condominium Unit No. 206 of METRO PARK ONE CONDOMINIUM, according to the Declaration of Condominium thereof, recorded under Clerk's File No. 20030682233, in Official Records Book 7207, Page 2196, of the Public Records of Orange County, Florida, together with an undivided interest in the common elements appurtenant thereto;

A/K/A

6000 Metrowest Blvd. Suite 206, Orlando, Florida 32835.

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

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

Dated October 27, 2026

/s/ Jana M. Dalmida
JANA M. DALMIDA, ESQUIRE
Florida Bar No.: 0043641
RUSSELL E. KLEMM, ESQUIRE
Florida Bar No.: 0292826
CLAYTON & McCULLOH, P.A.
1065 Maitland Center Commons Blvd.
Maitland, Florida 32751
(407) 875-2655 Telephone
eservice@clayton-mcculloh.com
jdalmida@clayton-mcculloh.com
mgonzalez@clayton-mcculloh.com
Attorneys for Plaintiff

10/30-11/6/26LG 2T

IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA
Case No.: 2025-CC-020921-O

The Vue at Lake Eola Condominium Association, Inc.,
Plaintiff,
vs.
Jeb Fernandez and Elio Fernandez; et al.
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated October 19, 2026, and entered in Case Number 2025-CC-020921-O, of the County Court in and for Orange County, Florida. To be published in the La Gaceta Newspaper, wherein The Vue at Lake Eola Condominium Association, Inc. is the Plaintiff, and Jeb Fernandez, Elio Fernandez, All Unknown Tenants/Owners, and JP Morgan Chase Bank, NA 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 **December 7, 2026**, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description:

UNIT 8A-17 OF THE VUE AT LAKE EOLA, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 9444, PAGE(S) 3009, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Property Address: 150 E Robinson St., Unit 810, Orlando, FL 32801

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

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

Dated the 23rd day of October, 2026

DHN ATTORNEYS, P.A.
448 South Alafaya Trail, Unit 8
Orlando, FL 32828
Telephone: (407) 269-5346
Facsimile: (407) 650-2765
Attorney for Association

By: /s/ Ryan Fong
Ryan Fong, Esquire
Florida Bar No. 113279
ryan@dhnattorneys.com

10/30-11/6/26LG 2T

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
Case No. 2026 CC 9734

BRIGHTWOOD MANOR OWNER, LLC
Plaintiff,
v.
KRISTIE YVONNE ANDREWS, DONALD OSSIE JOHNSON II, MN Finance LLC M/C 27-48, if the above Defendants are alive and if one or more of said Defendants are dead, their unknown spouses, heirs, devisees, assignees, grantees, creditors, or other parties claiming by, through, under, or against said Defendants, and all unknown parties claiming interests by, through, under, or against a named Defendant to this action, or having or claiming to have any right, title, or interest in the property herein described as John Doe,
Defendant(s).

NOTICE OF FORECLOSURE SALE

Notice is hereby given that pursuant to the Default Final Judgment of Foreclosure of Landlord's Lien Against Personal Property dated October 15, 2026, I will sell to the highest and best bidder for cash at foreclosure sale conducted via Internet at www.myorangeclerk.realforeclosure.com at **11:00 a.m. on November 13, 2026**, the following described property:

a 2000 SPRINGHI Mobile Home bearing Vehicle Identification Numbers GAFLX34A303440K21 and GAFLX34B303440K21

Property address: 736 Trailview Drive, Apopka, FL 32712

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

Dated on October 16, 2026

By: /s/ Alyssa M. Nohren
Alyssa M. Nohren, Esq.
Florida Bar 352410

Gunster
2033 Main St #600, Sarasota, FL 34237

10/30-11/6/26LG 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:

MyPuzzle USA

Owner: ForgeBuilt Solutions LLC
2000 Hillcrest Street, Apt 610
Orlando, FL 32803

10/30/26LG 1T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
File No. 2026-CP-003184-O
Probate Division

In Re Estate of
MARION HUTCHINS DAVIS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Marion Hutchins Davis, deceased, whose date of death was August 30, 2026, 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 October 23, 2026.

Personal Representative:
/s/ Susan Barnes Olvey
226 Scarborough Cove
Longwood, Florida 32779

Attorney for Personal Representative:
/s/ Larry P. Studer
Attorney
Florida Bar Number: 442402
StuderZobel Law P.L.L.C.
5401 South Kirkman Road, Suite 310
Orlando, Florida 32819
P.O. Box 1440
Oakland, FL 34760
Telephone: (321) 800-2048
Fax: (321) 340-2674
E-Mail: lstuder@studerzobellaw.com
Secondary: para1@studerzobellaw.com

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2025-CA-012645-O

FAIRWINDS CREDIT UNION,
Plaintiff,
vs.
ASHLEY JEAN-ORA, CELENA DUCHSCHER, INC. d/b/a THE ROOFING EXPERTS, AND UNKNOWN PARTY IN POSSESSION,
Defendant(s).

NOTICE OF FORECLOSURE SALE

Notice is hereby given that the Orange County Clerk of Court will on November 18, 2026, at 11:00 a.m. EST, online at www.myorangeclerk.realforeclose.com offer for sale one by one, to the highest bidder for cash, the property located in Orange County, Florida, as follows:

LOT 9, BLOCK D, TIER 5, PLAN OF SPAHLER'S ADDITION TO TAFT PROSPER COLONY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK D, PAGE 114, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

pursuant to the Final Judgment of Foreclosure entered on October 13, 2026, in the above-styled cause, pending in said Court.

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

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

Dated the 14th day of October 2026

s/ Stephen Orsillo
Attorney

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

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
File No. 2026-CP-003184-O
Probate Division

In Re Estate of
MARION HUTCHINS DAVIS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Marion Hutchins Davis, deceased, whose date of death was August 30, 2026, 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 October 23, 2026.

Personal Representative:
/s/ Susan Barnes Olvey
226 Scarborough Cove
Longwood, Florida 32779

Attorney for Personal Representative:
/s/ Larry P. Studer
Attorney
Florida Bar Number: 442402
StuderZobel Law P.L.L.C.
5401 South Kirkman Road, Suite 310
Orlando, Florida 32819
P.O. Box 1440
Oakland, FL 34760
Telephone: (321) 800-2048
Fax: (321) 340-2674
E-Mail: lstuder@studerzobellaw.com
Secondary: para1@studerzobellaw.com

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2021-DR-001738

IN RE: THE FORMER MARRIAGE OF:

(Continued on next page)

ORANGE COUNTY

KRYSTAL JANINE GRAHAM
n/k/a KRYSTAL MCKINLEY EKONG
Petitioner,
and
STEPHEN TIMOTHY GRAHAM,
Respondent.

NOTICE OF ACTION FOR FAMILY CASE WITH MINOR CHILDREN

TO: STEPHEN TIMOTHY GRAHAM
Last known address: 10637 Regent Sq. Drive, Orlando, FL 32825

YOU ARE NOTIFIED that an action for modification of time-sharing, parental responsibility, school designation, and other relief concerning the parties' minor children has been filed against you. The action is brought pursuant to the Supplemental Petition for Modification of Timesharing, Parental Responsibility, and for Modification of Prior Child Support Order filed on January 10, 2026.

You are required to serve a copy of your written defenses, if any, to it on:
Neyza Gonzalez Guzman, Esquire
Tesoro Law
1115 W. Central Blvd.
Orlando, Florida 32805
Telephone: 321-280-3034
Primary E-mail: Neyza@tesoro.law
Secondary E-mail: eservice@tesoro.law
on or before 11/19/2026, and file the original with the Clerk of the Circuit Court, 425 N. Orange Avenue, Room 320, Orlando, Florida 32801, either before service on Petitioner's attorney or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the Supplemental Petition**.

The action concerns the parties' minor children and seeks modification of the existing Parenting Plan and prior Court Orders concerning time-sharing, parental responsibility, school designation, and related relief.

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 9/30/2026
Clerk of the Circuit Court
By: /s/ Robert Hingston
Deputy Clerk
425 N Orange Ave #320 Orlando, FL 32801

10/16-11/6/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT
ORANGE COUNTY
To: SANTIAGO E. SERI
Case No.: CD202512312/D 3523469

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.

10/9-10/30/26LG 4T

OSCEOLA COUNTY

RE: DRIFTWOOD WORLDGATE RESORT OWNERS ASSOCIATION I, INC OSCEOLA County, Florida Non-Judicial Timeshare foreclosure process
AMENDED NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE

NOTICE IS HEREBY GIVEN that, pursuant to an action for non-judicial foreclosure of timeshare units on the Claim of Lien, which is dated January 16, 2025, and was recorded January 29, 2025, in Official Records Book 6504, Page 2261 as Instrument Number 2025011912 as to Andrew Neslin and Camila Neslin and Carroll Anstead and that certain Claim of Lien which is dated October 19, 2023 and was recorded on November 14, 2023 in Official Records Book 6504, Page 1975 as Instrument Number 2023149598 as to Diem Nguyen, all of the Public Records of Osceola County, Florida, I will sell, to the highest and best bidder for cash, at the Manager's office of Driftwood Worldgate Resort located at 3011 Maingate Lane, Kissimmee, FL 34747 on the 9th day of NOVEMBER, 2026, at 11:30 a.m., the following described real property located in Osceola County, Florida, to-wit:

Undivided fractional interests as set forth below as tenant in common with other owners in those specified Phases of DRIFTWOOD WORLDGATE RESORT, together with a specified number of DRIFTWOOD POINTS appurtenant thereto, according to the Declaration of Covenants, Conditions and Restrictions for Driftwood Worldgate Resort, as recorded in Official Records Book 3266, page 1406, of the Public Records of Osceola County, Florida, and all subsequent amendments and exhibits thereto (the "Declaration").

Together with the right to use and occupy, pursuant to the Declaration and the Driftwood Points Valuation Calendar attached as Exhibit "F" to the Declaration specified Assigned Unit Periods in specified Assigned Units of specified Unit Types in specified Assigned Years, in which Unit Period(s) and Unit the herein granted Timeshare Interest shall exist.

TO: Unit Owner(s)
Last Known Address
Fractional Interest
Unit / Use Period / Assigned Year / Points
Amount due:

Andrew Neslin and Camila Neslin
Address Unknown
Whereabouts Unknown
An undivided 7/30,576 interest as tenant in common in Phase 1
486 AB/134-140/Annual/66,000/2BR
$1,929.87 with a per diem amount of $0.95

Carroll Anstead
5729 Birch Dr
Durham, NC 27712-1381
An undivided 7/30,576 interest as tenant in common in Phase 1
686 A/B/15-21/Even/49,500/2BR
$1,820.75 with a per diem amount of $0.90 from January 2, 2024

Diem Nguyen
24916 Big Belt Court
Aldie, VA 20105-5606
An undivided 7/30,576 interest as tenant in common in Phase 1
771A/B 775/246-252/Odd/92,000/3 Bedroom
$1,820.75 with a per diem amount of $0.90 from January 2, 2024

The assessment lien created by the Claims of Lien was properly created and authorized pursuant to the timeshare instrument and applicable law, and the amounts secured by said lien are as set above.

You may cure the default at any time prior to the public auction by paying the amount due, as set forth in this notice, to the undersigned Trustee at the address set forth below.

THIS NOTICE OF PUBLIC AUCTION/SALE is dated this 25th day of October, 2026.

THOMAS L AVRUTIS
THOMAS L. AVRUTIS, AS TRUSTEE FOR DRIFTWOOD WORLDGATE RESORT OWNERS ASSOCIATION I, INC
201 Fletcher Avenue, Second Floor
Sarasota, FL 34236
Telephone (941) 955-7715
Facsimile (941) 953-7625
Email: john@timesharenjf.com

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA.
CASE No. 2022 CA 002475 MF
FREEDOM MORTGAGE CORPORATION,
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TYRONE ROARK, 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 Tyrone Roark
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 2432 Varenna Loop, Kissimmee, FL 34741
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Osceola County, Florida:
LOT 775 OF TAPESTRY - PHASE 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE(S) 78- 86, 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 this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 17th Dec. 2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc.
Date: October 16, 2026 Kelvin Soto
Clerk of the Circuit Court
By: Deputy Clerk of the Court
Deputy Clerk of the Court
Copies furnished to:
Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees, and all others who may claim an interest in the estate of Tyrone Roark
2432 Varenna Loop
Kissimmee, FL 34741
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.
11080-1044582

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA.
CASE No. 2026 CA 002260 MF
CROSSCOUNTRY MORTGAGE, LLC,
PLAINTIFF,
VS.
WAMBAR A. MEDEIROS DE LIMA, ET AL.
DEFENDANT(S).
_____/
NOTICE OF ACTION
To: Wambar A. Medeiros De Lima
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 3218 Sweet Acres Pl, Saint Cloud, FL 34772
To: Marta A. Medeiros
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 3977 Journey Ct, Casselberry, FL 32707
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Osceola County, Florida:
Lot 666 of GRAMERCY FARMS PHASE 9B, according to the Plat thereof as recorded in Plat Book 29, Page(s) 193, 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 this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 29th of November, 2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc.
Date: 16th October 2026
Kelvin Soto
Clerk of the Circuit Court
By: Kelvin Soto
Deputy Clerk of the Court
Copies furnished to:
Wambar A. Medeiros De Lima
3218 Sweet Acres Pl
Saint Cloud, FL 34772
Marta A. Medeiros
3977 Journey Ct
Casselberry, FL 32707
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration Osceola County, at Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, Phone (407) 742-2417 at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1044363

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT
IN AND FOR OSCEOLA COUNTY, FLORIDA
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
Case No: 2026 CA 003130 MFA
vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ARTHUR WAYNE CHEVALLIER, DECEASED, et al,
Defendants.
_____/
NOTICE OF ACTION
TO:
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ARTHUR WAYNE CHEVALLIER, DECEASED;
131 Aurora Lane
Kissimmee, FL 34758
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:
LOT 3, BLOCK 1537, POINCIANA, VILLAGE 1, NEIGHBORHOOD 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 28, 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 Philip Stecco, 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 19th day of October, 2026.
CLERK OF THE CIRCUIT COURT
By: /s/ Kelvin Soto
Deputy Clerk
(COURT SEAL)
11080-1044340

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA.
CASE No. 2025 CA 000914 MF
PHH MORTGAGE CORPORATION,
PLAINTIFF,
VS.
MICHAEL ERIN FRANCIS A/K/A MICHAEL FRANCIS, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
To: ANDRETTA FRANCIS
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 100 Debs Pl., Apt 11F, Bronx, NY 10475
To: ASHELY FRANCIS
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 1183 Cambourne Dr, Kissimmee, FL 34758
To: UNKNOWN SPOUSE OF ANDRETTA FRANCIS
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 100 Debs Pl., Apt 11F, Bronx, NY 10475
To: UNKNOWN SPOUSE OF ASHLEY FRANCIS
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 1183 Cambourne Dr, Kissimmee, FL 34758
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Osceola County, Florida:
"LOT 6, BLOCK 584, POINCIANA, NEIGHBORHOOD 1, VILLAGE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGES 69-87, 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 this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc.
Date: August 14, 2026
Kevin Soto, Esq.
Clerk of the Circuit Court & County Comptroller
By: Deputy Clerk of the Court
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration Osceola County, at Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, Phone (407) 742-2417 at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1044255

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 001221 MF
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD RANDOLPH SEENEY A/K/A EDWARD R. SEENEY, ET AL.,
DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta Publishing, Inc)
NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cance and Reschedule September 29, 2026 Foreclosure Sale dated the 28th day of September, 2026, and entered in Case No. 2025 CA 001221 MF, of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JUDY ARLEEN SEENEY A/K/A JUDY SEENEY A/K/A JUDY SEENEY KIRKLEY, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD RANDOLPH SEENEY A/K/A EDWARD R. SEENEY, AND TRAFALGAR VILLAGE MASTER ASSOCIATION, INC. are defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at courthouse located at 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 at 11:00 AM on the 17th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:
Lot 76, Trafalgar Village - Phase Three, according to the plat as recorded in Plat Book 19, Pages 90 through 100, of the Public Records of Osceola County, Florida.
Property address: 4913 Pall Mall St E, Kissimmee, FL 34758
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.
Dated this 14th day of October 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@TMPPLC.COM
11080-1043917

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA.
CASE No. 2026 CA 002436 MF
ROUNDPOINT MORTGAGE SERVICING LLC, PLAINTIFF,
VS.
HECTOR NIEVES A/K/A HECTOR M. NIEVES , ET AL., DEFENDANT(S).
NOTICE OF ACTION
To: NIEVES ESTHER ARMAS
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 2952 Sunset Vista Blvd, Kissimmee, FL 34747
To: HECTOR NIEVES A/K/A HECTOR M. NIEVES
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 2952 Sunset Vista Blvd, Kissimmee, FL 34747
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Osceola County, Florida:
Lot 91, Sunset Lakes Phase II, according to the Map or Plat Thereof, as Recorded in Plat Book 10, Page(S) 6, 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 this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before November 22, 2026, or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc.
Date: October 9, 2026
Kelvin Soto
Clerk of the Circuit Court
By: Deputy Clerk of the Court
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration Osceola County, at Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, Phone (407) 742-2417 at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1044116

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:

USERA AI BUSINESS SOLUTIONS

Owner: Usera Tax Prep LLC
3715 Fountainbleu Blvd.
Kissimmee, FL 34746

10/30/26LG 1T

NOTICE OF ADMINISTRATIVE COMPLAINT
OSCEOLA COUNTY
To: ANTHONY A. TORRES
Case No.: CD202512837/G 3101526

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.

10/9-10/30/26LG 4T

PASCO COUNTY

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2026CA000174CAAXWS

MORTGAGE ASSETS MANAGEMENT, LLC,
Plaintiff,
vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF BONNIE J. BOGNER A/K/A BONNIE JANE WALLET (DECEASED), ET AL.
Defendant(s).

NOTICE OF ACTION

To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF BONNIE J. BOGNER A/K/A BONNIE JANE WALLET (DECEASED),
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 1043 Conoley Lane, Holiday, FL 34691

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

Lot 67, HOLIDAY LAKE ESTATE, Unit Two, as per plat thereof, recorded in Plat Book 9, Page 55, Public Records of Pasco County, Florida.

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

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

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, ADA Liaison 8731 Citizens Drive, New Port Richey, FL 34654, Phone 727-847-2144 (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 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.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing trans-

(Continued on next page)

PASCO COUNTY

portation to court should contact their local public transportation providers for information regarding transportation services.

Dated October 22nd, 2026

Nikki Alvarez-Sowles, Esq.
Clerk of the Circuit Court

By: s/ Haley Joyner
Deputy Clerk of the Court

Tromberg, Miller, Morris & Partners, PLLC

10/30-11/6/26LG 2T

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

File No.: 16-CP-1135
Division: ES

IN RE:
ESTATE OF ERMA M. HAYES
Deceased.

NOTICE OF PETITION FOR DISCHARGE, FINAL ACCOUNTING AND PETITION TO IMPOSE LIEN ON HOMESTEAD PROCEEDS

To: JACK SHOOK
LEROY MANNING
DOROTHY HOOKER
CASSIE SMITH
TOSHA SHOOK
CARL DARROW
MARCUS MULCHER

You are notified that a Petition for Discharge, Final Accounting and Petition to Impose a Lien on Homestead Proceeds has been filed in this Court by Personal Representative, Karen Wilson. You are required to file written defenses on the undersigned and to file the original of the written defenses with the clerk of court of Pasco County within 30 days of Publication. Failure to serve and file written defenses as required may result in a judgement or order for the relief demanded in the pleading or motion without further notice.

A. Petition for Discharge

Petitioner Karen Wilson as personal representative of the above estate alleges:

1. The decedent Erma M. Hayes, a resident of Pasco County died on February 27, 2016, and Letters of Administration were issued on December 15, 2016.
2. Petitioner files herewith either a Final Accounting containing a complete report of all cash and property transactions and of all receipts and disbursement since the commencement of administration of this estate or since the date of the last accounting filed herein, if any or waivers signed by all interested persons other than the petitioner, waiving the filing of a Final Accounting.
3. Petitioner has fully administered this estate by making payment, settlement or other disposition of all claims and debts that were presented, and by paying or making provision of payment of all taxes and expenses of administration.
4. Petitioner has filed all required estate tax returns with the Internal Revenue Service and has obtained and filed with this court evidence of this estate's obligation for federal estate taxes, if any.
5. The amount of compensation paid or to be paid to the personal representative, attorneys, accountants, appraisers or other agents employed by the personal representative, and the manner of determining the compensation is set forth in Exhibit A attached hereto.
6. Petitioner has made or proposes to make distribution of the assets of this estate as reflected in the plan of distribution set forth in the schedule attached hereto as exhibit B.
7. The only persons, other than petitioner having an interest in this proceeding and their respective address are: OMITTED
8. Any objections to the Petition for Discharge the Final Accounting, the compensation paid or proposed to be paid, or the proposed distribution of assets must be filed and served from the dates of service of the last of the Petition for Discharge or Final Accounting. Within 90 days after filing the objection, a notice of hearing must be served or the objection is abandoned.
9. Objections, if any, shall be in writing and shall state with particularity the item or items to which the objection is directed and the grounds on which the objection is based.
10. Petitioner requests that after satisfactory proof has been presented that distribution has been made in accordance with the schedule of distribution and that claims of creditors have been paid or otherwise disposed of an order be entered discharging petitioner as personal representative of this estate and releasing the surety on any bond which petitioner may have posed in this proceeding from any further liability on it.

Exhibit A: Amount of compensation paid to Attorney for Personal Representative $3500 including costs Paid out of Homestead Proceeds.

Exhibit B: No assets of Distribution.

B. Final Accounting of Personal Representative

From January 1, 2017 through October 31, 2017.

The purpose of this accounting is to acquaint all persons with transactions that have occurred during the period covered by the accounting and the assets that remain on hand. It consists of a Summary sheet and Schedule A showing all Receipts, Schedule B showing all Disbursements, Schedule C showing all Distributions, Schedule D showing all Capital Transactions and Adjustments, (the effect of which are also reflected in other schedules, if appropriate) and schedule E showing assets on hand at the end of the accounting period.

It is important that this accounting be carefully examined. Requests for additional information and any questions should be addressed to the personal representative or the attorney for the personal representative, the names and addresses of whom are set forth below.

Under penalties of perjury, the undersigned personal representative declares that I have read and examined this accounting and the facts and figures set forth in the Summary and the attached Schedules are true to the best of my knowledge and belief and that it is a complete report of all cash and property transactions and of all receipt and disbursements by me as personal representative of the estate of Erma M. Hayes deceased from January 1, 2017, through October 31, 2017.

Summary; Starting Balance 0.00, Receipts Schedule A 0.00, Disbursements Schedule B 0.00, Distributions, Schedule C 0.00, Capital Transactions and Adjudgments Schedule D 0.00, Assets on Hand at Close of Accounting 0.00 Schedule A; 0.00, Schedule B 0.00, Schedule C 0.00, Schedule D 0.00, Schedule E 0.00, Schedule F 0.00

C. Petition to Impose a Lien on Homestead Sale Proceeds

Now comes the Personal Representative Karen Wilson and Petitions this Court to impose a lien on Homestead Proceeds. The Homestead was sold by Court Order on April 27. 2017 and the proceeds have been held in the Attorney Trust account. The personal representative has paid or is obligated to pay the following because of the homestead and sale.

Spring Hill Well Drilling $5210

Pasco County Tax Collector $114.24

Generation Trust Law fees and Costs $3500.00

Red Mile Appraisal $350.

This exceeds the amount of funds held in Trust. It is proposed that after the fees and costs for the attorney are paid, all funds shall be remitted to the personal representative. All beneficiaries shall receive notice of this proposal. Wherefore the Personal Representative requests a lien on homestead proceeds as provided in Section 733.608, Florida Statutes.

Colleen O'Rourke
500 N. Westshore Blvd., Ste 950
Tampa, FL 33609
FBN 486280
813-286-1700
colleen@gentrustlaw.com
cheryl@gentrustlaw.com
ashley@gentrustlaw.com

10/30-11/6/26LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-003039

LONGLEAF NEIGHBORHOOD ASSOCIATION, INC.,
Plaintiff,

vs.

CANDACE KONEY-LARYEA, TRUSTEE OF THE CANDACE KONEY LARYEA TRUST DATED OCTOBER 18, 2021,
Defendant.

NOTICE OF SALE

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

Lot 13, Block 21, LONGLEAF NEIGHBORHOOD TWO PHASE TWO, a subdivision according to the plat thereof recorded in Plat Book 43, Pages 140 through 149, of the Public Records of Pasco County, Florida.

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on **December 15, 2026, at 11:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031(10) of the Florida Statutes.

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

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

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

10/30-11/6/26LG 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:

SEGUIA

Owner: Brandland Studio LLC
10229 Trumpet Honeysuckle Way
San Antonio, FL 33576

10/30/26LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001636CPAXWS
Division Probate

IN RE: ESTATE OF
WALTER RICHARD BURLINGAME
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Walter Richard Burlingame, deceased, whose date of death was April 26, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 October 30, 2026.

Personal Representative:
/s/ Mark A. Burlingame
845 45th Street
Oakland, California 94608

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

10/30-11/6/26LG 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:

KAMPA HANDYMAN

Owner: Larry Kampa
5232 Kapok Dr.
New Port Richey, FL 34652

10/30/26LG 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:

JAHNER INSURANCE SOLUTIONS

Owner: Steven Jahner
8251 Brent Street, Apt 928
Port Richey, FL 34668

10/30/26LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001592CPAXES

IN RE: ESTATE OF
GRIFFEY JOSEPH-JAMESON METZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GRIFFEY JOSEPH-JAMESON METZ, deceased, whose date of death was May 30, 2026; File Number 2026CP-001592CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33525. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
DANIELLE LEIGH JACKSON METZ
17893 Cloudless Bliss Drive
Lutz, Florida 33558

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

10/30-11/6/26LG 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:

SterlingPoint Logistics

Owner: SterlingPoint Healthcare Logistics LLC
4831 Mill Run Dr
New Port Richey, FL 34653

10/30/26LG 1T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 51-2026-CC-005062-AX-ES

EHRENS MILL HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

STANLEY MERCHANT and TERRI MERCHANT, husband and wife,
Defendants.

NOTICE OF SALE

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

Lot 12, Block 7, EHRENS MILL, according to the Plat thereof recorded in Plat Book 83, Pages 75 through 80, of the Public Records of Pasco County, Florida.

Property Address: 7268 Gulf Cypress Avenue, Land O' Lakes, FL 34637.

will be sold by the Pasco Clerk of Court at public sale on **November 24, 2026, at 11:00 A.M.**, electronically online at http://www.pasco.realforeclose.com.

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

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

/s/Charles Evans Glausier
Charles Evans Glausier, Esquire
Florida Bar No.: 0037035
cglausier@glausierknight.com
GLAUSIER KNIGHT JONES, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, FL 33602
Telephone No.: (813) 440-4600
Fax No: (813) 440-2046
Attorneys for Plaintiff

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA003420CAAXES
LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF,
VS.
BRETT ERCOLINA; UNKNOWN SPOUSE OF BRETT ERCOLINA; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTYSUSAN HILL; THE BAY AT CYPRESS CREEK HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,
DEFENDANTS.
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA003420CAAXES
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta Publishing, Inc.)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 8th day of October, 2026, and entered in Case No. 2025CA003420CAAXES , of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and BRETT ERCOLINA; UNKNOWN SPOUSE OF BRETT ERCOLINA; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTYSUSAN HILL; THE BAY AT CYPRESS CREEK HOMEOWNERS ASSOCIATION, INC.; and UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 A.M. on the 19th day of November 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 2, BLOCK 11, BAY AT CYPRESS CREEK, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 132 THROUGH 139, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the either the ADA Coordinator Pasco County Customer Service Center 8731 Citizens Drive, New Port Richey, FL 34654, Phone (727) 847-8135 (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 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 15th day of October 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
11080-1044004

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No: 2026-CP-001281

IN RE: ESTATE OF
JANET ZANNI,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JANET ZANNI, deceased, whose date of death was January 15, 2026, and the last four digits of whose social security number are 0471, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Clerk, P.O. Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court within three (3) months after the date of the first publication of this notice.

All claims not filed within the time periods set forth in Section 733.702 of the Florida probate code will be forever barred.

Notwithstanding the time periods set forth above, any claim filed two (2) years or more after the decedent's date of death is barred.

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
KEVIN ZANNI
22W 166 Foster Avenue
Medinah, IL 60157

Attorney for Personal Representative:
MELISSA F. WILLIAMS
Florida Bar Number: 0100084
111 Second Avenue NE, Ste. 909
St. Petersburg, FL 33701
Telephone: (727) 280-6837
Facsimile: (855) 771-8091
e-Service: melissa@finleywilliamslaw.com

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2026-CP-001249

IN RE: ESTATE OF
MARY J. DRAGO
a/k/a MARY DRAGO,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Mary J. Drago, deceased, whose date of death was May 26, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

(Continued on next page)

PASCO COUNTY

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 October 30, 2026.

Personal Representative:
/s/ Rosalyn Boniello
17529 Monteverde Drive
Spring Hill, Florida 34610

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

10/30-11/6/26LG 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:

Mirthbloom Studio

Owner: Jennifer Murphy
33216 Whisper Pointe Drive
Wesley Chapel, FL 33545

10/30/26LG 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:

MANTEL & MAE

Owner: Michael Taylor
4655 Rolling Green Dr.
Wesley Chapel, FL 33543

10/30/26LG 1T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001486

IN RE: ESTATE OF
MATHEW GEORGE VAZHAYIL
a/k/a GEORGE VAZHAYIL,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Mathew George Vazhayil, deceased, whose date of death was May 15, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 October 30, 2026.

Personal Representative:
/s/ Liju Mathew
606 Sunningdale
Richardson, Texas 75081

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

10/30-11/6/26LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-004945

GRAND OAKS MASTER ASSOCIATION, INC.,
Plaintiff,
vs.
VANESSA WILKINSON and JUSTIN B. WILKINSON,
Defendants.

NOTICE OF RESCHEDULED SALE

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

LOT 28, BLOCK 1, GRAND OAKS PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 50, PAGE 112, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on **November 19, 2026 at 11:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031(10) of the Florida Statutes.

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

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

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

10/23-10/30/26LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2026-CC-000572

GREAT CYPRESS VILLAGE HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
LINDA JETTON,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Amended Order Directing Clerk to Reset Foreclosure Sale entered in this cause on October 15, 2026 by the County Court of Pasco County, Florida, the property described as:

Lot 142, LAKE MARINETTE MOBILE HOME PARK, according to the plat thereof as recorded in Plat Book 18, Pages 30 and 31, of the Public Records of Pasco County, Florida.

ADDRESS: 10335 Marinette Avenue, Hudson, FL 34667

will be sold at public sale by the Pasco County Clerk of Court, to the highest and best bidder, for cash, at **11:00 A.M.**, at www.pasco.realforeclose.com on **November 19, 2026**.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (Voice) in New Port Richey; (352) 521-4274, Ext. 8110 (Voice) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711.

/s/ 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
Attorneys for Plaintiff

10/23-10/30/26LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CC006545CCAXWS

GREAT CYPRESS VILLAGE HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
JOSE A. MELENDEZ,
Defendant.

NOTICE OF ACTION

TO: JOSE A. MELENDEZ
10403 De Koster Ave., Hudson, FL 34667

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

LOT 78, LAKE MARINETTE MOBILE HOME PARK, according to the plat thereof, recorded in Plat Book 18, Pages 30 and 31, Public Records of Pasco County, Florida, SUBJECT TO and TOGETHER WITH a non-exclusive easement for ingress and egress over the North 5 feet of the East 18.86 feet of Lot 78 and over the North 5 feet of Lot 79, of the Public Records of Pasco 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 November 23rd, 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.

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, Pasco County, 7530 Little Road, Suite 106, New Port Richey, FL 34654, Telephone (727) 847-8199, via Florida Relay Service.

DATED on October 20, 2026

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

Deputy Clerk: Haley Joyner

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

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2025-CA-000334-CAAXWS

FREEDOM MORTGAGE CORPORATION,
Plaintiff,
vs.
ALAZAYA GEKARRA FLOYD A/K/A ALAZAYA FLOYD, ET AL.
Defendant(s).

NOTICE OF ACTION

To: UNKNOWN SPOUSE OF ALAZAYA GEKARRA FLOYD A/K/A ALAZAYA FLOYD
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 2304 Prestige Drive, Holiday, FL 34690

To: ALAZAYA GEKARRA FLOYD
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 2304 Prestige Drive, Holiday, FL 34690

To: UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 2304 Prestige Drive, Holiday, FL 34690

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

Lot 200, Holiday Gardens Unit Two, according to the map or plat thereof as recorded in Plat Book 9, Page 71, of the Public Records of Pasco County, Florida.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 11/23/2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

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 ADA Coordinator Pasco County Customer Service Center 8731 Citizens Drive, New Port Richey, FL 34654, Phone (727) 847-8135 (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 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 October 15, 2026

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller

By: s/ J.G.
Deputy Clerk of the Court

Tromberg, Miller, Morris & Partners, PLLC

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No: 2026-CP-001481

IN RE: ESTATE OF
THOMAS MICHAEL PUTZ
A/K/A THOMAS PUTZ
DECEASED

NOTICE TO CREDITORS

The administration of the estate of Thomas Michael Putz a/k/a Thomas Putz, deceased, whose date of death was July 2, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal 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 October 23, 2026.

Personal Representative:
Timothy Putz
421 Country Manor Road
DeFuniak Springs, Florida 32435

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

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2026CA001686CAAXWS

KARELIN ELLIS F/K/A KARELIN LABAR,
Plaintiff,
vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROLE ANN CASEY, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD H. CASEY, DECEASED; MARK CASEY; UNKNOWN SPOUSE OF MARK CASEY; KEVIN CASEY; UNKNOWN SPOUSE OF KEVIN CASEY; KIMBERLY PIERCE; UNKNOWN SPOUSE OF KIMBERLY PIERCE; KELLEY CASEY; UNKNOWN SPOUSE OF KELLEY CASEY,
Defendant.

NOTICE OF ACTION

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROL ANN CASEY, DECEASED
Last Known Address: 12148 Rutherford Ln, Hudson, FL 34669

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD H. CASEY, DECEASED
Last Known Address: 12148 Rutherford Ln, Hudson, FL 34669

KEVIN CASEY
Last Known Address: 1880 Sunset Ridge Rd, Mascotte, FL 34753

UNKNOWN SPOUSE OF KEVIN CASEY
Last Known Address: 1880 Sunset Ridge Rd, Mascotte, FL 34753

YOU ARE HEREBY NOTIFIED that an action to quiet title to real property described as:

FLORIDA NATURIST PARK UNREC PLAT BLOCK 1 LOT 8 DESC AS COM AT CENTER OF ¼ SEC LINE BETWEEN NW ¼ & SW ¼ OF SEC TH 211.50 FT NORTH TH N88DG 00' 00" W 392.50 FT TO POB TH N04DG 00' 00" E 130.00 FT TH N88DG 00' 00" W 70.00 FT TH S04DG 00' 00" W 130.00 FT TH S88DG 00' 00" E 70.00 FT TO POB TOGETHER WITH R/W IN & OVER ROADWAY OR 1506 PG 383

Parcel ID# 33-24-17-0020-00100-0081

has been filed by Plaintiff, KARELIN ELLIS F/K/A KARELIN LABAR, and you are required to serve a copy of your written defenses, if any, on Agnes Mombrun Geter, Esq., 2850 34th St N., #350, Saint Petersburg, FL 33713, (321) 216-2040 on or before November 16, 2026 and file the original with the Clerk and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

Witness my hand and the seal of this court on October 9, 2026

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

Shakira Ramirez Pagan, Deputy Clerk

10/16-11/6/26LG 4T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2026DR5347WS
Division: F

CARSON GROSS,
Petitioner,
and
ILYANA IBARRA,
Respondent.

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

TO: ILYANA IBARRA
3802 West Tyson Ave, Apt 105
Tampa, FL 33611

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 CARSON GROSS whose address is 3143 Heart Pine Ave, Odessa, FL 33556 on or before 11/16/26, and file the original with the clerk of this Court at 7530 Little Rd, New Port Richey, FL 34654 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated October 9, 2026

Nikki Alvarez-Sowles
Pasco County Clerk of Circuit Court

By: s/ J.G.
Deputy Clerk

10/16-11/6/26LG 4T

PINELLAS COUNTY

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to Florida Statute §715.109, Bay Ranch Mobile Home Village, LLP, d/b/a Bay Ranch Mobile Home Park, offers for public sale the following:

36' 1977 SCHU HS
Mobile Home - Doublewide
VIN S154393A
VIN S154393B

and on November 13, 2026 at 7349 Ulmerton Road, Largo, Pinellas County, Florida 33771, at the hour of 10:00 a.m. or as soon thereafter as possible, the landlord will offer for sale "AS IS" "WHERE IS" the aforesaid personal property at public outcry and will sell the same, subject to ownership rights, liens, and security interests which have priority by law, if any, to the highest bidders and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs of storage, advertising and sale, due and owing the landlord. The name and addresses of the former owner are The Estate of Debi Garnes a/k/a Deborahe L. Scerca, 7349 Ulmerton Road, Lot #350, Largo, Pinellas County, Florida 33771 and Ann Marie E. Archer, 7349 Ulmerton Road, Lot #350, Largo, Pinellas County, Florida 33771.

Bay Ranch Mobile Home Village, LLP,
d/b/a Bay Ranch Mobile Home Park
By: Patrick M. Singer,
Attorney for Bay Ranch Mobile Home Village, LLP
Authorized Agent

Landlord Law, P.A.
14502 N. Dale Mabry Hwy., Suite 200
Tampa, FL 33618

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009818-ES

IN RE: ESTATE OF
JAMES LEO PAGE
a/k/a JIMMIE LEO PAGE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES LEO PAGE, deceased, whose date of death was June 13, 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.

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 October 30, 2026.

Personal Representative:
TINA DAHLBERG
8540 75th Place
Seminole, Florida 33777

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

10/30-11/6/26LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

(Continued on next page)

PINELLAS COUNTY

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:

VELLUM SIGNING CO.

Owner: Kristal Elise Paramor
1717 Dugall Ct
Palm Harbor, FL 34684

10/30/26LG 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:

NORNCINDER FORGE RECORDS

Owner: Dominick Alleva
2585 Countryside Blvd. Apt 309
Clearwater, FL 33761

10/30/26LG 1T

NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE

Re: Voyager Beach Club Condominium Association, Inc. Pinellas County, Florida

NOTICE IS HEREBY GIVEN that, pursuant to an action for non-judicial foreclosure of timeshare units on the Claim of Lien dated August 6, 2026 and recorded September 1, 2026, in the Official Records of Pinellas County, Florida, at Book 23679, Page 1738 as Instrument Number 2026234429, I will sell, to the highest and best bidder for cash, at VOYAGER BEACH CLUB CONDOMINIUM ASSOCIATION, INC, Resort Manager's Office, 11860 Gulf Boulevard, Treasure Island, FL 33706 on the 10th day of November, 2026 at 11:00 am, the following described real property located in Pinellas County, Florida, to-wit:

Unit Numbers and Week Numbers as set forth below in VOYAGER BEACH CLUB, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5477, Page 1561 et seq. 1631, of the Public Records of Pinellas County, Florida.

Unit Numbers:	Weeks:	Unit Numbers:	Weeks:
2204	47, 52	4401	42, 43, 46
3305	33	4404	39, 49
3307	24	4405	32
3309	21	4406	18
5503	03, 37, 42	4407	23

TO: Owner(s)
Address
Unit /Week Number(s)
Amount due:

Jean Tavenner
10244 Westland Drive
Knoxville, TN 37922
5503/03
$1,079.11 with a per diem amount of $0.53 from January 2, 2026

Andrew J Noe
1620 Primrose Lane
Bethlehem, PA 18018
4406/18
$1,524.02 with a per diem amount of $0.75 from July 21, 2026

Linda B Morton and Donald J Morton
6115 Outer Loop
Louisville, KY 40218
3309/21
$1,200.43 with a per diem amount of $0.59 from July 21, 2026

Karen Feltz and Dale Feltz
C/O Juliet Sussman, Esq
410 S Rampart Blvd, Suite 390
Las Vegas, NV 89145
3307/24
$1,524.02 with a per diem amount of $0.75 from July 21, 2026

James H Bruce
2530 Lawrence Street, Apt 105
Denver, CO 80205
3305/33
$1,524.02 with a per diem amount of $0.75 from July 21, 2026

Ernest Cutillo, Christopher Cutillo and Kelley Cutillo
395 S Atlantic Avenue
Ormond Beach, FL 32176
5503/37
$1,524.02 with a per diem amount of $0.75 from July 21, 2026

Trenda Ford and Richard Ford
1156 S Highland Drive
Mustang, OK 73064
4404/39
$1,524.02 with a per diem amount of $0.75 from July 21, 2026

Robert Miller
1137 N Arlington Heights Rd Unit 207
Itasca, IL 60143-3704
4404/49
$960.56 with a per diem amount of $0.47 from July 21, 2026

Ray O Chandler and Emily J Chandler
717 Big Coal Fork Drive
Charleston, WV 25306
5503/42
$1,524.02 with a per diem amount of $0.75 from July 21, 2026

Theresa Mitchell and Leon S Greenup
23270 Edinburgh Street
Southfield, MI 48033
4401/42
$1,524.02 with a per diem amount of $0.75 from July 21, 2026

Theresa Mitchell and Patricia Mitchell
23270 Edinburgh Street
Southfield, MI 48033
4401/43
$1,524.02 with a per diem amount of $0.75 from July 21, 2026

Jimmy E Soos
9041 Gross Road
Dexter, MI 48130-9422
4401/46
$1,524.02 with a per diem amount of $0.75 from July 21, 2026

Bonnie Rosenberger and Daniel J Rosenberger
2998 Hilliard Drive
Wesley Chapel, FL 33543
2204/47
$1,524.02 with a per diem amount of $0.75 from July 21, 2026

Donna M Portale, Daniel Portale and Richard A Portale
7152 Wood Creek Drive
Sarasota, FL 34231
2204/52
$1,227.13 from a per diem amount of $0.61 from July 21, 2026

Trinette A Crews
307 2nd Avenue SW
Largo, FL 33770
2209/04
$1,323.29 with a per diem amount of $0.65 from July 21, 2026

The assessment lien created by the Claim of Lien was properly created and authorized pursuant to the timeshare instrument and applicable law, and the amounts secured by said lien are as set above.

You may cure the default at any time prior to the public auction by paying the amount due, as set forth in this notice, to the undersigned Trustee at the address set forth below.

THIS NOTICE OF PUBLIC AUCTION/SALE is dated this 26th day of October, 2026.

THOMAS L AVRUTIS

THOMAS L AVRUTIS, AS TRUSTEE FOR VOYAGER BEACH CLUB CONDOMINUM ASSOCIATION, INC
201 Fletcher Avenue, Second Floor
Sarasota, FL 34237
Telephone (941) 955-7715
Facsimile (941) 953-7625
Email: john@timesharenjf.com

10/30-11/6/26LG 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:

KRM CONSULTING AI

Owner: KRM Technologies LLC
7901 4th St. N., Ste 300
St. Petersburg, FL 33702

10/30/26LG 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:

CREATORS RISING

Owner: Cheryl Acton
610 Glenwood Ave
Clearwater, FL 33755

10/30/26LG 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:

ELEVATED PERFORMANCE INSPECTIONS

Owner: Julian Santos
7901 4th St N Ste 300
St. Petersburg, FL 33702

10/30/26LG 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:

ACTING FOLIO

Owner: Luckyruby LLC
5405 Leilani Dr.
St. Pete Beach, FL 33706

10/30/26LG 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:

CUNNING LINGUAL

Owner: Luckyruby LLC
5405 Leilani Dr.
St. Pete Beach, FL 33706

10/30/26LG 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:

PRIVATE HOME GAMES

Owner: Luckyruby LLC
5405 Leilani Dr.
St. Pete Beach, FL 33706

10/30/26LG 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:

CAPPADOCIA TURKISH MEDITERRANEAN GRILL

Owner: KURTAS LLC
1606 Achieva Way
Dunedin, FL 34698

10/30/26LG 1T

NOTICE UNDER FICTITIOUS NAME LAW

Notice is hereby given that the undersigned, Hibiscus Townhomes Condominiums, Inc., a Florida not-for-profit corporation, desiring to engage in business under the fictitious name of Hibiscus Townhomes, located at 7045 Hibiscus Avenue South, South Pasadena, Florida 33707, in Pinellas County, intends to register said name with the Division of Corporations of the Florida Department of Sate, Tallahassee, Florida, pursuant to Section 865.09* of the Florida Statutes.

Dated this 30th day of October, 2026.

Hibiscus Townhome Condominium Association, Inc.

10/30/26 1T

NOTICE IS HEREBY GIVEN that the undersigned, Yaowanat Bell, of 4237 42nd Ave N, St Petersburg, FL 33714 doing business under the fictitious name Tasty Thai, located in Pinellas County, Florida, intends to register said name with the Florida Department of State, Division of Corporations, pursuant to Section 865.09, Florida Statutes.

Dated this 27th Day of October, 2026

10/30/26 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-008473-ES
Division - Probate

IN RE: ESTATE OF
JOHN CHARLES BREGGER
a/k/a JOHN C. BREGGER
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of John Charles Bregger, deceased, whose date of death was March 15, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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 § 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 October 30, 2026.

Personal Representative:
Thomas Michael Bregger
a/k/a Miklos T.M. Bregger
8121 7th Street North
St. Petersburg, FL 33702

Attorney for Personal Representative:
Jason M. DePaola
Florida Bar No. 0180040
DYE HARRISON KNOWLES HAMRICK KIRKLAND PRATT DEPAOLA & JOHNSON, PLLC
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: (941) 746-1167
Email: jmd@dyeharrison.com
Secondary Email:
rferronyalka@dyeharrison.com

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003786-ES
Division: Probate

IN RE: ESTATE OF
KEVIN K. LODEWICK,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of KEVIN K. LODEWICK, deceased, whose date of death was December 28, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal 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 October 30, 2026.

Personal Representative:
/s/ Adam Lodewick
Adam F. Lodewick
2439 Loring Place
Yorktown, New York 10598

Attorney for Personal Representative:
/s/ Matthew Daley
Matthew R. Daley, Esq.
Florida Bar No. 110586
LAKE LAW FIRM, P.A.
475 Central Avenue, Suite 402
St. Petersburg, Florida 33701
Telephone: (727) 592-1812
Primary E-mail:
mrdaley@lakelawfirmpa.com
Secondary E-mail:
service@lakelawfirmpa.com

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-009856-ES
Division: 004

IN RE: ESTATE OF
RITA HESS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of RITA HESS, deceased; whose date of death was May 29, 2026; file number, 26-009856-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below..

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

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

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.

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 Fla. Stat. §§ 732.216–732.228, applies or may apply, unless a written demand is made by a creditor as specified under Fla. Stat. § 732.2211. See Fla. Stat. § 733.2121(1).

The date of first publication of this notice is October 30, 2026.

Personal Representative:
Nicholas Hess
535 44th Ave. NE
Saint Petersburg, FL 33703

Personal Representative's Attorney:
/s/ Silvia A. Brett
Silvia A. Brett, Esq.
Brett Legal, PLLC
Attorney for Petitioner
Florida Bar No: 123736
360 Central Ave., Suite 800
Saint Petersburg, FL 33701
Direct: (727) 308-1361
Email: sbrett@brettlegal.com

10/30-11/6/26LG 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:

SUNCREST CLEANING

Owner: Suncrest Cleaning Services LLC
7901 4th St N, Ste 300
St. Petersburg, FL 33702

10/30/26LG 1T

NOTICE OF PUBLIC SALE OF ABANDONED PROPERTY BY COMPETITIVE BIDDING

NOTICE IS HEREBY GIVEN to all interested persons and the public that on Thursday, November 12, 2026, at 1:00 P.M. E.T., at Lake Wales Campground, 15898 Highway 27, Lot 100, Lake Wales, Florida 33859, the following described abandoned property will be sold at public auction by competitive bidding pursuant to Fla. Stat. § 715.109:

Mobile Home, 35' Length

Florida Title No. 44135966

Description of Item

1987 Meri Single Wide S13722806

Abandoned Property's
Owner's Name: Linton Gotham and Barbara Ann Gotham

Pickup Truck, Florida Title No. 116461483

Description of Item

2014 Ford F-150 1FTFX1CF2EFB57030

Abandoned Property's
Owner's Name: Linton Gotham

Dated the 22nd day of October 2026.

/s/ SeanCarlo Lopez
SeanCarlo Lopez, Esq.
Fla Bar No#: 1011035
Attorney for Landlord/Mobile Home Park
Lopez Law Group
700 7th Ave N
St. Petersburg, FL 33701
727-933-0015
Primary Email:
Sean@theLopezLawGroup.com
Alt. Email:
Admin@theLopezLawGroup.com

10/30-11/6/26LG 2T

NOTICE OF PUBLIC SALE OF ABANDONED PROPERTY BY COMPETITIVE BIDDING

NOTICE IS HEREBY GIVEN to all interested persons and the public that on Wednesday, November 18, 2026, at 10:00 A.M. E.T., at Oak Bend Mobile Home Park, 14801 Swopes Loop, Lot 21, Hudson, Florida 34667, the following described abandoned property will be sold at public auction by competitive bidding pursuant to Fla. Stat. § 715.109:

Mobile Home, 52' Length

Florida Title No. 48900904

Description of Item

1990 West Single Wide GAFLL75A09506WE

Abandoned Property's
Owner's Name:
Robert T. Macdonald

Dated the 22nd day of October 2026.

/s/ SeanCarlo Lopez
SeanCarlo Lopez, Esq.
Fla Bar No#: 1011035
Attorney for Landlord/Mobile Home Park
Lopez Law Group
700 7th Ave N
St. Petersburg, FL 33701
727-933-0015
Primary Email:
Sean@theLopezLawGroup.com
Alt. Email:
Admin@theLopezLawGroup.com

10/30-11/6/26LG 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:

GREEN THUMBS 101

Owner: Caliber Services LLC
1491 Dartmouth Dr.
Clearwater, FL 33756

10/30/26LG 1T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-005401-CI

TIERRA SHORES TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation,
Plaintiff,
vs
CATHLEEN MCGILL f/k/a CATHLEEN C. CLEMSON f/k/a CATHLEEN MCCAFFERTY; BRIAN SCOTT MCGILL; TODD CRAIG MCGILL; KERRY LEA MCGILL n/k/a KERRY PONDO; ASSET ACCEPTANCE, LLC; and ALL UNKNOWN PARTIES IN POSSESSION,
Defendant(s).

PLAINTIFF'S NOTICE OF SALE

Notice is given that, pursuant to the Amended Uniform Final Judgment for Foreclosure and Award of Attorney Fees and Costs entered in Case No.: 25-005401-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, in which Plaintiff is: TIERRA SHORES TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation and Defendants are: CATHLEEN MCGILL f/k/a CATHLEEN C. CLEMSON f/k/a CATHLEEN MCCAFFERTY; BRIAN SCOTT MCGILL; TODD CRAIG MCGILL; KERRY LEA MCGILL n/k/a KERRY PONDO; ASSET ACCEPTANCE, LLC; and ALL UNKNOWN PARTIES IN POSSESSION, and other named defendants, the Clerk of the Court will sell, the subject property at public sale to the highest bidder for cash in an online sale at www.pinellas.realforeclose.com, beginning at **10:00 a.m. on November 12, 2026**, the following described property as set forth in the Amended Uniform Final Judgment For Foreclosure and Award of Attorney Fees and Costs:

Lot 15, Tierra Shores Townhomes, according to the map or plat thereof as recorded in Plat Book 121, Pages 16 and 17, of the Public Records of Pinellas County, Florida.

Also known as: 521 Pinellas Bayway South Unit #206, Tierra Verde, FL 33715.

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 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.

Respectfully submitted,

Lake Law Firm, P.A.
475 Central Avenue, Suite 402
St. Petersburg, FL 33701
727-592-1812 / Fax: 727-683-9837
Primary: smlake@lakelawfirmpa.com
Secondary: service@lakelawfirmpa.com
Attorney for Plaintiff

By: /s/ Sheila M. Lake
Sheila M. Lake, Esq.
Fla. Bar No.: 1009133

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY, FLORIDA
U.S. Bank National Association as Indenture Trustee for Towd Point Mortgage Trust 2021-1,
Plaintiff,
vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST GWENDOLYN IVEY ROGERS, DECEASED, et al.,
Defendants. Case No: 25-000404-CI
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 03/24/2026, and entered in Case No. 25-000404-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, and Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale, entered on October 20, 2026, wherein U.S. Bank National Association as Indenture Trustee for Towd Point Mortgage Trust 2021-1, is the Plaintiff and UNKNOWN HEIRS, DEVISEES, GRANTEES,

(Continued on next page)

PINELLAS COUNTY

ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST GWENDOLYN IVEY ROGERS, DECEASED; MARCELLINA C. IVEY; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are Defendants, Ken Burke, Pinellas County Clerk of Courts, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 a.m. on December 15, 2026, the following described property set forth in said Final Judgment, to wit:
Lot 9, Block 1, Mansfield Heights Subdivision, according to the Plat thereof recorded in Plat Book 15, Page 66 of the Public Records of Pinellas County, Florida.
Property Address: 1635 13th Ave S, St. Petersburg, FL 33712
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 October 20, 2026
s/ Anthony Vamvas
Anthony Vamvas, Esq.
Florida Bar No. 42742
Lender Legal PLLC
1800 Pembrook Drive, Suite 360
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
AVamvas@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, this20 day of October 2026 to:
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST GWENDOLYN IVEY ROGERS, DECEASED
1635 13th Ave S
St. Petersburg, FL 33712
MARCELLINA C. IVEY
c/o Benjamin C. Haynes, Esq
407 Wekiva Springs Rd Ste 217
Longwood FL 32779
Ben@hayneslegalgroup.com
UNKNOWN TENANT #1
1635 13th Ave S
St. Petersburg, FL 33712
UNKNOWN TENANT #2
1635 13th Ave S
St. Petersburg, FL 33712
s/ Anthony Vamvas
Anthony Vamvas, Esq.
11080-1044316

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY, FLORIDA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff,
vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTY CLAIMING BY, THROUGH, UNDER OR AGAINST, EFRAIN MORALES, JR; Deceased, et al,
Defendants. Case No: 25-004379-CI
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated , October 14, 2026, and entered in Case No. 25-004379-CI 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 THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTY CLAIMING BY, THROUGH, UNDER OR AGAINST, EFRAIN MORALES, JR; DECEASED; ANA MARIA VARGAS DE MORALES; SOLAR MOSAIC, LLC; U.S. BANK NATIONAL ASSOCIATION; HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY; UNKNOWN TENANT #1; UNKNOWN TENANT #2; RUTH MARIA MORALES AKA RUTH MORALES; FIORELLA MORALES; KAREN MORALES;, are Defendant(s), I, Ken Burke, Pinellas County Clerk of Courts will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 a.m. on November 30, 2026, will sell to the highest and best bidder for cash at at on the following described property set forth in said Final Judgment, to wit:
LOT 17 AND THE EAST 1/2 OF LOT 18, IN BLOCK G, HARCOURT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 60, AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Commonly known as: 119 50th Ter N, St 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 October 22, 2026
/s/ Philip Stecco
Philip Stecco, Esq.
Florida Bar No. 108384
Lender Legal PLLC
1800 Pembrook Drive, Suite 360
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
pstecco@lenderlegal.com
EService@LenderLegal.com
11080-1044581

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY, FLORIDA
JPMorgan Chase Bank, National Association,
Plaintiff,
vs.
John'Ta Edwards et al.,
Defendants. Case No: 24-002485-CI
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated March 31, 2026 and entered in Case No. 24-002485-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida and Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale, dated October 13, 2026, wherein JPMorgan Chase Bank, National Association, is the Plaintiff and JOHN'TA EDWARDS; KARON EDWARDS; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CHERYL A. TRUEBLOOD T STREET DREAMS IRREVOCABLE TRUST DTD 9/26/2008;, are Defendants, Ken Burke Pinellas County Clerk of Courts, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 a.m. on December 16, 2026, the following described property set forth in said Final Judgment, to wit:
Lots 6 & 7, WALTER H. STURGIS SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 16, Page 57, of the Public Records of Pinellas county, Florida.
Property Address: 2411 Union St S, St. Petersburg, FL 33712
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 October 14, 2026
/s/ Anthony Vamvas
Anthony Vamvas, Esq.
Florida Bar No. 42742
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
Avamvasi@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 14 day of October 2026 to:
JOHN'TA EDWARDS
2411 Union St S
St. Petersburg, FL 33712
KARON EDWARDS
2411 Union St S
St. Petersburg, FL 33712
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
U.S. Attorney's Office
400 North Tampa Street Suite 3200
Tampa, FL 33602
usaflm.hud@usdoj.gov
dojmdfla@hud.gov
CHERYL A. TRUEBLOOD T STREET DREAMS IRREVOCABLE TRUST DTD 9/26/2008
911 North Garden
Clearwater, FL 33755
/s/ Anthony Vamvas
Anthony Vamvas, Esq.
Florida Bar No. 42742
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
Avamvasi@lenderlegal.com EService@LenderLegal.com
11080-1043844

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

CASE NO.: 25-005512-CI

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
vs.
CHASTEN JOEL BRAYTON; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AND UNKNOWN TENANT #1,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure entered on March 20, 2026 in the above-captioned action, the following property situated in Pinellas County, Florida, described as:

LOT 4, BLOCK 3, PASADENA PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, Ken Burke, CPA, on the **13th day of January, 2027 at 10:00 a.m. (Eastern Time) at** www.pinellas.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 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 the 26th day of October, 2026

/s/ MICHAEL COYLE, ESQ.
Florida Bar No.: 1054501
STOREY LAW GROUP, P.A.
221 NE Ivanhoe Blvd., Suite 300
Orlando, FL 32804
Telephone: 407-488-1225
Facsimile: 407-488-1177
Email: mcoyle@storeylawgroup.com
Secondary Email:
sbaker@storeylawgroup.com
Attorney for Plaintiff
Bidder No.: 16461

10/30-11/7/26LG 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:

ELITE INDOOR GOLF

Owner: Griffon Onyx Group LLC
7901 4th St N, Ste 300
St. Petersburg, FL 33702

10/30/26LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-008871-ES

IN RE: ESTATE OF
JAMES RICHARD STEFEL
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of James Richard Stefel, deceased, whose date of death was December 5, 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 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 October 30, 2026.

Personal Representative:
Jennifer Lynn Semple
208 Harrogate Drive
Lumberton, New Jersey 08048

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

10/30-11/6/26LG 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:

FLORIDA CONTRACT LAWYER

Owner: Florida Contract Lawyer, PLLC
7901 4th St. N., Ste 300
St. Petersburg, FL 33702

10/30/26LG 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:

MARKIT MOJO

Owner: Legacy Foundation Holdings, LLC
7901 4th St. N., Ste 300
St. Petersburg, FL 33702

10/30/26LG 1T

Notice of Public Auction

Notice of Public Auction for monies due on Storage Units. Auction will be held on November 9th and November 10th at or after 8:00 AM on https://www.storagetreasures.com. Units are said to contain common household items. Property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

2180 Belcher Rd. S. Largo, FL 33771

B412	Antonio Peoples	$124.85
D146	David McFeeture	$279.80
B287	Taryn Raburn	$541.70
A006	Rashad Grant	$436.70
D021	Thomas Cieplensky	$586.70
D007	Edward A Meyer	$745.70
A018	Edward A Meyer	$790.70
E155-57	Jocques Davis	$865.70

30750 US 19 N. Palm Harbor, FL 34684

B321	Sandreia Kessler	$675.60
B501	Javien Williams	$199.90
B024	Cory Stanaland MacDonald	$676.70
B115	Jack Fekety	$289.90
B201	Lesha Ison	$706.70
C232	Troy Webb	$526.70
B583	Shannon Booth	$370.70
B447	Troy Webb	$927.80
C137	Emily Stoltenberg	$1,166.40
B205	Angela Johnson	$1,090.05

13240 Walsingham Rd. Largo, FL 33774

B122	Tamara Pete	$481.70
C025	David Lavere	$975.60
C003	Gunnar West	$376.70
D033	Jonathan Lopez	$604.85
C308	Terryl Brown	$255.60
E006	Karen Harper	$416.90

4015 Park Blvd. Pinellas Park, FL 33781

A252	Davina Martin	$403.70
D140	Meaghan McEldowney	$963.40
C261	Toccara Weathers	$1,035.60
C220	Cathy Henderson-Denson	$280.70
C032	Courtney Feazell	$751.70

6249 Seminole Blvd. Seminole, FL 33772

87	Neil Price	$1,409.70
950	Jazmyne Phillips	$439.80
269	David Owen	$556.70

5200 Park St. St Petersburg, FL 33709

263	Robert Rowland	$679.85
348	Wanda Wooten	$695.60
067	Samantha Fitzpatrick	$529.85

6118 US Hwy 19 N. New Port Richey, FL. 34652

C568	Orlando Florez	$193.70
C018	Ian Chirieleison	$496.70
C331	Kristine Tyson	$211.70
B141	Shaneva Morrow	$675.60
C410	John Weidner	$643.80
C537	Ronald Peterson	$491.60
B312	Orlando Florez	$283.70
B136	Jean Paul Acevedo	$631.60
A002	Scott Campbell	$1,119.80

12420 Starkey Rd. Largo, FL 33773

A010	Tyler Jenkins	$999.80
C087	Randy Harrison	$871.70
E017-24	Timothy Sullivan	$724.85

13564 66th St. N. Largo, FL 33771

D-001	Dale Brown	$701.60
A-002	Norma Miller	$630.70
L-018	Desirae Vasquez	$244.85
C-009	William Banks	$815.60
L-051	Patrick Holmes	$495.60

23917 US Hwy. 19 N. Clearwater, FL 33765

2300	Glenn Scott	$529.85
2306	Tia Griffin	$529.85
2343	Tania Lozada	$565.70
2339	Christopher Nutt	$553.70

10314 US Hwy. 19 Port Richey, FL 34668

1218	Austin Cervini	$469.85
1309	Anthianette Sims	$604.85
1189	Amy Martinez	$481.70
2126	Yanessa Vega	$484.85

975 2nd Ave. S. St. Petersburg, FL 33705

2007	Yvonne Harris	$628.70
5009	Terrain Bargman	$646.70
4011	Deanna Stross	$799.80
2019	Jyaire Brown	$626.70
1023	Nicholas Lancia	$919.80

6209 US Hwy. 19 New Port Richey, FL 34652

H-067	Judy Mullins	$455.60

11852 Silver Palm Blvd. Land O' Lakes, FL 34638

2180	Leo Wicks	$241.70

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-010445-ES

IN RE: ESTATE OF
ROBERT BRUCE ROBERTS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT BRUCE ROBERTS, deceased, whose date of death was October 2, 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 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 the Florida Statutes Section 733.702 will be forever barred.

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

Notwithstanding the time 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 October 30, 2026.

Personal Representative:
ROBERT THOMAS ROBERTS
2486 NE 642nd Street
Old Town, Florida 32680

Attorney for Personal Representative:
Amanda A. Felten, Esq. FBN: 90296
amanda.felten@webercrabb.com
suzie.whitaker@webercrabb.com
Weber, Crabb & Wein, P.A.
5453 Central Avenue
St. Petersburg, Florida 33710
Telephone No.: (727) 828-9919
Facsimile: (727) 828-9924

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009851-ES

IN RE: ESTATE OF
MARY ELLEN JACOBSEN
Deceased

NOTICE TO CREDITORS

The administration of the estate of MARY ELLEN JACOBSEN, deceased, whose date of death was February 21, 2026; File Number 26-009851-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 October 30, 2026.

Personal Representative:
ROBERT JACOBSEN
7001 142nd Avenue, #272
Largo, FL 33771

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

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-006171-ES

IN RE: ESTATE OF
RAYMOND FRANCIS MUZZIO a/k/a RAYMOND MUZZIO,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Raymond Francis Muzzio a/k/a Raymond Muzzio, deceased, whose date of death was May 15, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, 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 October 30, 2026.

Personal Representative:
Joel Prackler
224 Rain Berry Avenue
Ruskin, Florida 33570

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

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009795-ES

(Continued on next page)

PINELLAS COUNTY

Division 003

IN RE: ESTATE OF
CHARLOTTE MAE CIARLO ALSO KNOWN AS CHARLOTTE M. CIARLO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CHARLOTTE MAE CIARLO also known as CHARLOTTE M. CIARLO, 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, 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 October 23, 2026.

Personal Representative:
FRED H. CIARLO Jr.
3064 Branch Drive
Clearwater, FL 33760

Attorney for Personal Representative:
Ian Giovinco
Email Addresses:
Ian@GiovincoLaw.com
Amy@GiovincoLaw.com
Florida Bar No. 994588
611 West Bay Street, Suite 2B
Tampa, FL 33606
Telephone: (813) 505-5477

10/23-10/30/26LG 2T

NOTICE OF PUBLIC SALE

The following personal property of Thomas Frome at 10472 1st St. N., St. Petersburg, Florida 33716 will, on November 10, 2026 at 9:00 a.m., be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: at the Gateway MHP office, 10100 Gandy Blvd. No., St. Petersburg, Florida 33716.

YEAR/MODEL	1989/GLEN
VIN#	FLFLK79A08576
Title#	0047874980
YEAR/MODEL	1989/GLEN
VIN#	FLFLK79B08576
Title#	0047874963

Additional personal property unknown

PREPARED BY:
MARK C. PAYNE, Esq.
Agent for Gateway MHP
P.O. Box 1061, Tampa, Florida 33601-1061
Telephone: 813-223-6882

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No: 26-009524-ES

IN RE: ESTATE OF
CHARLENE M. MUELLER A/K/A CHARLENE MARY MUELLER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Charlene M. Mueller a/k/a Charlene Mary Mueller, deceased, whose date of death was July 20, 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 October 23, 2026.

Personal Representative:
William T. Mueller
1001 Walnut Street
Tipton, Iowa 52772

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

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009858-ES

IN RE: ESTATE OF
DONNA A. WOOLUMS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DONNA A. WOOLUMS, deceased, whose date of death was September 6, 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 October 23, 2026.

Personal Representative:
DENNIS R. DELOACH, III, Esq.
8640 Seminole Blvd.
Seminole, Florida 33772

Attorney for Personal Representative:
DENNIS R. DELOACH, III, Esq.
Florida Bar Number: 180025
DeLoach, Hofstra & Cavonis, P.A.
8640 Seminole Blvd.
Seminole, Florida 33772
Tel: (727) 397-5571 Fax: (727) 393-5418
E-Mail: rdeloach@dhclaw.com
Secondary E-Mail: gscheid@dhclaw.com

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009321-ES

IN RE: ESTATE OF
WILLIAM L. EDWARDS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of William L. Edwards, deceased, whose date of death was August 27, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st 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.

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 October 23, 2026.

Personal Representative:
Joanne Pennock-Edwards
5959 Central Avenue, Suite 201
St. Petersburg, Florida 33710

Attorney for Personal Representative:
Patrick J. Duffey | FBN: 94006
E-Mail: patrick.duffey@hklaw.com
Sec. E-Mail: elizabeth.tomlin@hklaw.com
Katharine G. Griffiths | FBN: 1020028
E-Mail: katharine.griffiths@hklaw.com
Holland & Knight LLP
100 N Tampa Street, Suite 4100
Tampa, Florida 33602
T: (813) 227-8500 | F: (813) 229-0134

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-009860-ES
Division 003

IN RE: ESTATE OF
PATRICIA MCNEIL MILLER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Patricia McNeil Miller, deceased, whose date of death was September 4, 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 October 23, 2026.

Personal Representative:
JACKIE LYNN MCNEIL
1736 Hitching Post Lane
Dunedin, FL 34698

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

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-003239-FD
Division: Section 23

JERE MARTIN PATTERSON, JR.,
Petitioner,
and
BARBARA LYNN PATTERSON a/k/a BARBARA LYNN TURNER,
Respondent.

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

TO: BARBARA LYNN PATTERSON a/k/a BARBARA LYNN TURNER
Last known address: 912 Columbus Ave, Melbourne, FL 32901

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 JERE MARTIN PATTERSON, JR. c/o Joel Lipinski, Esq. whose address is P.O. Box 16805, Clearwater, FL 33766, on or before 28 days after first publication, and file the original with the Clerk of this Court at Clerk of the Circuit Court, 315 Court Street, Clearwater, Florida 33756 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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 10/8/26

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

10/16-11/6/26LG 4T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-004579-FD

LARISA ALEXANDER,
Petitioner,
and
JAMES LINCOLN ALEXANDER,
Respondent.

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

TO: JAMES LINCOLN ALEXANDER
3241 Harshman Drive
Reynoldsburg, OH 43068

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 LARISA ALEXANDER c/o HD LAW PARTNERS whose address is 2002 N. Lois Averiue, Suite 510, Tampa FL 33607, on or before 28 days from first publication, and file the original with the clerk of this Court at 315 Court St, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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 10/2/26

Ken Burke, Clerk of the Circuit Court
315 Court St, Clearwater, FL 33756-5165
By: /s/ Milagros Soto
Deputy Clerk

10/9-10/30/26LG 4T

POLK COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

YCS GUTTERS

Owner: Your Contracting Solutions
660 Sarner Passway
Winter Haven, FL 33881

10/30/26LG 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:

CMD FLEET SOLUTIONS

Owner: Champion Mobile Detailing LLC
110 Pintail Ln
Champions Gate, FL 33896

10/30/26LG 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:

CMD

Owner: Champion Mobile Detailing LLC
110 Pintail Ln Apt 305
Champions Gate, FL 33896

10/30/26LG 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:

JC TRAFFIC & TRUCK SERVICES

Owner: Ivette Colon Arroyo
1869 North Crystal Lake Drive
Lakeland, FL 33801

10/30/26LG 1T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2026-CC-009021

Pinnacle Point Community Association, Inc.,
Plaintiff,
vs.
Fredy Velasquez Villalobos; et al.
Defendant(s).

NOTICE OF ACTION

TO: Fredy Velasquez Villalobos and Elsy A Medina
1545 Axel Cir
Winter Haven, FL 33880

YOU ARE NOTIFIED that an action for declaratory judgment, injunctive relief, and monetary judgment on the following property has been filed in Polk County, Florida:

LOT 91, PINNACLE POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 185, PAGES 20 THROUGH 23, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A lawsuit has been filed against you, and you are required to serve a copy of your written defenses, if any, on JOSHUA MOWERY, ESQUIRE, Plaintiff's Attorney, whose address is DHN ATTORNEYS, 448 South Alafaya Trail, Unit 8, Orlando, FL 32828, within thirty (30) days after the first publication of this notice, to be published in La Gaceta, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. Default Date: November 30th, 2026.

Dated the 23rd day of October, 2026

Stacy M. Butterfield
Clerk of Courts

By: s/ V. Farrer
As Deputy Clerk

10/30-11/20/26LG 4T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY
CIVIL DIVISION
Case No.: 532025CA004590A000BA
Division: Section 15

REGIONS BANK,
Plaintiff,
-vs-
RYAN JEFFERY LILLEY a/k/a RYAN LILLEY and DANIELLE LILLEY, if living, and all unknown parties claiming by, through, under or against the above-named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants; NORTHRIDGE RESERVE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT 1 and UNKNOWN TENANT 2
Defendants.

NOTICE OF SALE

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, the Clerk of the Circuit Court will sell the property situate in Polk County, Florida, described as:

The Land referred to herein below is situated in the County of POLK, State of FL, and is described as follows:

Lot 121, Northridge Reserve, according to map or plat thereof as recorded in Plat Book 173, Pages 21 through 24, inclusive, of the Public Records of Polk County, Florida.

Being the same property as conveyed from Maronda Homes LLC to Ryan Jeffrey Lilley, a single man as set forth in Deed Book 11763 Page 0349 dated 05/19/2021, recorded 06/16/2021, POLK County, FLORIDA.

at public sale, to the highest and best bidder, for cash, by electronic sale beginning at **10:00 a.m. on November 17, 2026** at www.polk.realforeclose.com.

Any person claiming an interest in the surplus funds from this sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale in accordance with section 45.031(1)(a), Florida Statutes.

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

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

DATED the 15th day of October, 2026.

ROD B. NEUMAN, Esquire
For the Court

By: /s/ ROD B. NEUMAN, Esquire

Gibbons Neuman
3321 Henderson Blvd, Tampa, FL 33609

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 532025CA003220A000BA

FIFTH THIRD BANK, NATIONAL ASSOCIATION
Plaintiff,
vs.
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST DONNA K. BOYD, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS; et al.
Defendants

AMENDED NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY

TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST DONNA K. BOYD, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES,

(Continued on next page)

POLK COUNTY

HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS WHOSE LAST KNOWN ADDRESS IS 1075 DEER TRAIL RD, MONTROSE, CO 81401

DAVID PICKARD WHOSE LAST KNOWN ADDRESS IS 1075 DEER TRAIL RD, MONTROSE, CO 81401

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

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

LOT 49, LAKE ASHTON GOLF CLUB PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 117, PAGES 19 THRU 27, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

more commonly known as 4204 Dornoch Drive, Lake Wales, FL 33859.

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 December 21, 2026, 30 days after date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway Avenue, Bartow, Florida 33830, County phone: (863) 534-4000, via Florida Relay Service."

WITNESS my hand and seal of this Court on the 22nd day of October, 2026.

Stacy M. Butterfield
Clerk of Court, Polk County, Florida

By: s/ Lynnette Burke
Deputy Clerk

25-F001793/JC

10/30-11/6/26LG 2T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

Case No. 2026CC003846

SUNDANCE MASTER HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

JAMIE M. THOMAS, a single woman 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. 2026CC003846, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein SUNDANCE MASTER HOMEOWNERS ASSOCIATION, INC. is Plaintiff and JAMIE M. THOMAS, a single woman and UNKNOWN TENANT are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on **November 20, 2026**, in an online sale at www.polk.realforeclose.com, **beginning at 10:00 AM**, the following property as set forth in said Final Judgment, to wit:

Lot 67 of SUNDANCE FIELDS, according to the Plat thereof as recorded in Plat Book 155, Pages 1 through 3, of the Public Records of Polk County, Florida.

Property Address: 4348 Moon Shadow Loop, Mulberry, FL 33860

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated October 23, 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

10/30-11/6/26LG 2T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

Case No. 2026CC005936

BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

FABIOLA ROSA SANTOS, an unmarried woman and STEVEN ORTIZ SANTANA, an unmarried man, Tenancy in Common, 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. 2026CC005936, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC. is Plaintiff and FABIOLA ROSA SANTOS, an unmarried woman and STEVEN ORTIZ SANTANA, an unmarried man, Tenancy in Common and UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on **November 25, 2026**, in an online sale at www.polk.realforeclose.com, **beginning at 10:00 AM**, the following property as set forth in said Final Judgment, to wit:

Lot 21, BERKLEY RIDGE PHASE 2, according to the plat as recorded in Plat Book 169, Pages 35 through 37, of the Public Records of Polk County, Florida.

Property Address: 910 Waterville Drive, Auburndale, FL 33823

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated October 23, 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

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2017CA001901
DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSETBACKED PASSTHROUGH CERTIFICATES, SERIES 2007-QH1
PLAINTIFF,
VS.
MARIA ISABEL GIRLADO A/K/A MARIA ISABELA GIRLADO A/K/A MARIA GIRLADO, JUAN GONZALO VILLA A/K/A JUAN G. VILLA A/K/A JUAN VILLA ET AL.,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in The Business Observer)
NOTICE IS HEREBY GIVEN pursuant to Order Granting Plaintiff's Motion to Reset Foreclosure Sale Date dated the 16th day of October, 2026, and entered in Case No. 2017CA001901, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QH1 is the Plaintiff and RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC. HOME EQUITY LOAN PASS-THROUGH CERTIFICATES, SERIES 2007-HSA2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE. SUCCESSOR IN INTEREST TO BANK OF AMERICA N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE; JUAN GONZALO VILLA A/K/A JUAN G. VILLA A/K/A JUAN VILLA; MARIA ISABEL GIRLADO A/K/A MARIA ISABELA GIRLADO A/K/A MARIA GIRLADO; HAMPTON LAKES OF DAVENPORT HOMEOWNERS ASSOCIATION, INC.; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 AM on the 24th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 135, HAMPTON ESTATES PHASE I, VILLAGES 1-B & 2-B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 18 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE22FL935-0070
THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator Polk County, at 255 N Broadway Avenue, Bartow, FL 33830, Phone 863-534-4686 at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
By: /s/ Timothy J. Landers
Timothy Landers
Bar No. 127154
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
11080-1044384

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA-003867-A000-BA
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
vs.
JULIENNE JULES; JEAN MONETY LOUIS; ARAC ROOF IT FORWARD LLC; AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta Publishing, Inc)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 6th day of October, 2026, and entered in Case No. 2025CA-003867-A000-BA, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JULIENNE JULES; JEAN MONETY LOUIS; and ARAC ROOF IT FORWARD LLC are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 AM on the 20th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 8, HILGREEN, AN ADDITION TO THE CITY OF WINTER HAVEN, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator Polk County, at 255 N Broadway Avenue, Bartow, FL 33830, Phone 863-534-4686 at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 23rd day of October, 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
11080-1044461

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.
CASE No. 2026CA-004333-A000-BA
ROCKET MORTGAGE, LLC,
PLAINTIFF,
VS.
JOHN TORNEO A/K/A JOHN JOSEPH TORNEO A/K/A JOHN J. TORNEO, 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 JOHN TORNEO A/K/A JOHN JOSEPH TORNEO A/K/A JOHN J. TORNEO
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 144 Jackson Park Ave, Davenport, FL 33897
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Polk County, Florida:
LOT 8, BLOCK 12, POLO PARK PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE(S) 36 THROUGH 39, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TOGETHER WITH A 1989 FLEETWOOD HOMES, INC., MANUFACTURED HOME, MODEL 5542L, SERIAL #FLFLK32A & B11180SC.
has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 11/29/26 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in La Gaceta.
Date: Oct 13, 2026 Stacy M. Butterfield, CPA, Clerk of Circuit Court
Clerk of the Circuit Court
By: Deputy Clerk of the Court
Deputy Clerk of the Court
Copies furnished to:
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN TORNEO A/K/A JOHN JOSEPH TORNEO A/K/A JOHN J. TORNEO
144 Jackson Park Ave
Davenport, FL 33897
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Office of the Court Administrator, at 255 North Broadway Avenue, Bartow, FL 33830, Phone 863-534-4686 at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1044040

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 532025CA001574A000BA
SELENE FINANCE, LP,
Plaintiff,
vs.
TERESA YVETTE HOLLOWAY; SOLIVITA COMMUNITY ASSOCIATION, INC.; AVATAR PROPERTIES INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

_____/
RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 26, 2026 and an Order Resetting Sale dated October 13, 2026 and entered in Case No. 532025CA001574A000BA of the Circuit Court in and for Polk County, Florida, wherein SELENE FINANCE, LP is Plaintiff and TERESA YVETTE HOLLOWAY; SOLIVITA COMMUNITY ASSOCIATION, INC.; AVATAR PROPERTIES INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on November 17, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 190, BLOCK F, SOLIVITA PHASE 7B2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 39, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
In accordance with the Americans with Disabilities Act of 1990, if you are a person 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 at (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
DATED October 16, 2026.
By: __/s/ Ian Dolan_____
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
Publish in: La Gaceta
Please fax a first insertion to Diaz Anselmo & Associates, P.A. (954) 564-9252 and include price.
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
7178-208395 / GS1
11080-1044591

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA-003189-A000-BA
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
DANIEL DE JESUS PIZANA NAVARRO, SARAH MICHELLE PIZANA NAVARRO, 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 23RD day of September, 2026, and entered in Case No. 2025CA-003189-A000-BA, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES COVE HOMEOWNER`S ASSOCIATION, SARAH MICHELLE PIZANA NAVARRO AND DANIEL DE JESUS PIZANA NAVARRO are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 10th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:
Lot 510, LAKE CHARLES RESORT PHASE 2, according to the plat as recorded in Plat Book 189, Pages 4 through 8, of the Public Records of Polk County, Florida.
Property address: 1657 Rosydale Circle, Davenport, FL 33837
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator Polk County, at 255 N Broadway Avenue, Bartow, FL 33830, Phone 863-534-4686 at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 13th day of October, 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
11080-1043867

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA-003873-A000-BA
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
SHEA LONDON DOYLE; STEPHANIE RENE DOYLE A/K/A STEPHANIE RENE KURTIS, 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 1st day of October, 2026, and entered in Case No. 2025CA-003873-A000-BA, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, SHEA LONDON DOYLE, STEPHANIE RENE DOYLE A/K/A STEPHANIE RENE KURTIS AND WIND MEADOWS SOUTH HOMEOWNERS ASSOCIATION, INC. are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 A.M. on the 16th day of November 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 108, OF WIND MEADOWS SOUTH PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 191, PAGE 21, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property address: 2739 Red Egret Dr, Bartow, FL 33830
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator Polk County, at 255 N Broadway Avenue, Bartow, FL 33830, Phone 863-534-4686 at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 14th day of October, 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
11080-1043859

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, FLORIDA
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
vs.
RANDALL S. LAYTON, ET AL.,
Defendants.
Case No: 2025CA004196A000BA
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 09/18/2026, and entered in Case No. 2025CA004196A000BA of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and RANDALL S. LAYTON; WENDY MICHELLE LAYTON; STATE OF FLORIDA; POLK COUNTY CLERK OF COURT, are Defendants, Polk County Clerk of Courts, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 a.m. on December 17, 2026 the following described property set forth in said Final Judgment, to wit:
ASSUMING THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, TO HAVE A BEARING OF EAST AND WEST, BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, RUN THENCE SOUTH 0 DEGREES 14 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF NORTHWEST

1/4 A DISTANCE OF 378.05 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, CONTINUE THENCE SOUTH 0 DEGREES 14 MINUTES 49 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF NORTHWEST 1/4 A DISTANCE OF 186.47 FEET, RUN THENCE WEST A DISTANCE OF 332.08 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF NORTHWEST 1/4, RUN THENCE NORTH 0 DEGREES 14 MINUTES 49 SECONDS WEST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF NORTHWEST 1/4 A DISTANCE OF 158.86 FEET, RUN THENCE NORTH 51 DEGREES 28 MINUTES 43 SECONDS EAST A DISTANCE OF 76.43 FEET, RUN THENCE EAST A DISTANCE OF 184.21 FEET, RUN THENCE SOUTH 0 DEGREES 14 MINUTES 49 SECONDS EAST A DISTANCE OF 20.0 FEET, RUN THENCE EAST A DISTANCE OF 87.87 FEET TO THE POINT OF BEGINNING.
Commonly known as: 1122 McCampbell Rd, Auburndale, FL 33823
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 October 15, 2026
/s/ Tara M. McDonald
Tara M. McDonald, Esq.
Florida Bar No. 43941
Lender Legal PLLC
1800 Pembrook Drive, Suite 360
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
tmcdonald@lenderlegal.com
EService@LenderLegal.com
CERTIFICATE OF SERVICE
I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 15th day of October 2026 to:
Michael Alex Wasylik, Esq.
Ricardo & Wasylik, PL
P.O. Box 2245
Dade City, Florida 33526
service@ricardolaw.com
Attorney for RANDALL S. LAYTON and WENDY MICHELLE LAYTON
T.L.L. OF POLK COUNTY, LLC
1925 E. EDGEWOOD DR.
LAKELAND, FL 33803
Leann P. Parker, General Counsel
Polk County Clerk of the Circuit Court
Drawer CC-19 Post Office Box 9000
Bartow, FL 33831-9000
leannparker@polk-county.net
carolsimpson@polk-county.net
Attorney for POLK COUNTY CLERK OF COURT
Hastings Jones, Esq.
Senior Assistant Attorney General
Office of the Attorney General
The Capitol, Suite PL-01
Tallahassee, FL 32399-1050
oag.foreclose.eserve@myfloridalegal.com
Attorney for STATE OF FLORIDA
MEGG INVESTMENTS OF POLK, LLC
c/o REGISTERED AGENT
1925 East Edgewood Drive, Suite 100
Lakeland, FL 33803
/s/ Tara M. McDonald
Tara M. McDonald, Esq.
11080-1044036

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2025CA005437A000BA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF ADMT 2024-NQM3,
Plaintiff,
vs.
THE PINEWOOD HOLDING COMPANY LLC; GUILLERMO ANGEL ALONSO; FOUR CORNERS HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

_____/
NOTICE OF SALE
PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated September 28, 2026, and entered in Case No. 2025CA005437A000BA of the Circuit Court in and for Polk County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF ADMT 2024-NQM3 is Plaintiff and THE PINEWOOD HOLDING COMPANY LLC; GUILLERMO ANGEL ALONSO; FOUR CORNERS HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on November 12, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 273, BLOCK G, FOUR CORNERS PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 7 AND 8, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
In accordance with the Americans with Disabilities Act of 1990, if you are a person 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 at (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
DATED October 14, 2026.
By: ___/s/ Ian Dolan_____
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
Publish in: Business Observer
Please fax a first insertion to Diaz Anselmo & Associates, P.A. (954) 564-9252 and include price.
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
3330-226362 / GS1
11080-1043936

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP003064

IN RE: ESTATE OF
RYON HARTWIG
Deceased

NOTICE TO CREDITORS

The administration of the estate of Ryon Hartwig, deceased, whose date of death was June 12, 2026, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 10/30/2026.

Personal Representative:
Rochell Lynn Graeber
805 West Clower Street
Bartow, Florida 33830

Attorney for Personal Representative:
Sofia C. Herrera, Esquire
Florida Bar Number: 1069771
AWS LAW FIRM
2950 5th Avenue North, Suite 200
St. Petersburg, Florida 33713
Telephone: (813) 922-5293
Primary E-Mail: sofia@awslaw.org
Secondary E-Mail 1: service@awslaw.org
Secondary E-Mail 2: brittney@awslaw.org
10/30-11/6/26LG 2T

THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA
PROBATE DIVISION
Case Number: 2026-CP-003262

IN RE: THE ESTATE OF
CHRISTOPHER ERIC MASSEY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Christopher Eric Massey, deceased, whose date of death was May 20, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 October 30, 2026.

Personal Representative:
Julie Ann Whitted

Attorney for Personal Representative:
/s/ Patricia W. Bradford
Patricia W. Bradford, Esq.
Florida Bar #0115096
14502 N. Dale Mabry Hwy., Ste. 200
Tampa, Florida 33618
(813) 961-2802 Office
(877) 841-9630 Fax
10/30-11/6/26LG 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:
LEZ BE DIGITAL
Owner: Lez Pause Media, LLC
343 Sofia Ln.
Lake Alfred, FL 33850
10/30/26LG 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:
CMD CERAMIC COATINGS
Owner: Champion Mobile Detailing LLC
110 Pintail Ln. Apt. 305
Davenport, FL 33896
10/30/26LG 1T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.53-2026-CC-004108-A000-B M9

BALMORAL MASTER ASSOCIATION, INC., a Florida not for profit corporation
Plaintiff,
vs.
RASHONDA LATAVIA WILLIAMS
Defendant.

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given that the Clerk of the Court of Polk County, Florida, will on **Tuesday, December 1, 2026** in accordance with Chapter 45 Florida Statutes, offer for sale and sell to the highest bidder for cash, at **10:00 a.m.** (Eastern Time) at www.polk.realforeclose.com, the following described property situated in Polk County, Florida:

Legal Description: LOT 194, BALMORAL ESTATES PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGES 1-4, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Street Address: 201 MACAULAYS COVE, HAINES CITY, FLORIDA 33844,

pursuant to the Final Judgment entered on September 25, 2026 in a case pending in said Court, the style of which is indicated above.

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 on same with the Clerk of Court within 60 days after the foreclosure sale.

AMERICANS WITH DISABILITIES ACT
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: ADA Coordinator, Court Administration, STACY M. BUTTERFIELD, CPA, CLERK OF COURT FOR POLK COUNTY 863-534-4000 at least 7 days before your scheduled court appearance or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

Dated 10/6/2026

By: /s/ Peter P. Hagood, Esquire
Florida Bar No. 0073784

HAGOOD LAW GROUP
451 Maitland Avenue
Altamonte Springs, Florida 32701
Tel. (321) 285-1900
Fax. (321) 285-1888
Counsel for Plaintiff
10/9-10/30/26 4T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2025-CC-005953

Liberty Ridge Homeowners Association of Winter Haven, Inc.,
Plaintiff,
vs.
David Lee Tremaine and Deborah Tremaine; et al.
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated October 6, 2026, and entered in Case Number: 2025-CC-005953, of the County Court in and for Polk County, Florida. To be published in the La Gaceta Newspaper, wherein Liberty Ridge Homeowners Association of Winter Haven, Inc. is the Plaintiff, and David Lee Tremaine, Deborah Tremaine, and Secretary of Housing and Urban Development are the Defendants, the clerk will sell to the highest and best bidder for cash at polk.realforeclose.com, at **10:00 o'clock A.M. on November 10, 2026**, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description:

LOT 61, OF LIBERTY RIDGE PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 11, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 608 Eisenhower St., Bartow, FL 33830

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated the 19th day of October, 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
10/23-10/30/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case No.: 26-CA-003082
Division: 8

WAYNE WYGANT
Plaintiff,
vs.
ESTATE OF MARY LAURA MATHERS, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND, ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST SAID DEFENDANT, AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY DESCRIBED HEREIN,
Defendants.

NOTICE OF ACTION

TO: ESTATE OF MARY LAURA MATHERS, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND, ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST SAID DEFENDANT, AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY DESCRIBED HEREIN.

YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for quiet title. The action involves real property in Polk County, Florida, more fully described as follows:

A portion of lot 6 of Webster & Omohundro Estates Lands as recorded in Plot Book 3, Page 81 of the Public Records of Polk County, Florida and a portion of the East 453.00' of the Southwest 1/4 of the Northeast 1/4 of section 21, Township 28 South, Range 23 East Polk County, Florida. Being more particularly described as follows

As a point of reference commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said section 21 also being the Northeast corner of said lot 6 thence proceed N 90°00'00" W (an assumed bearing) along the north boundary of said lot 6 a distance of 428.75' to the point of beginning; thence departing said north boundary N 01°16'56" W a distance of 379.19' to a point on the South CSX railroad right of way line per CSX nap book V3FL-52; thence along said right of way line S 77°31'36" W a distance of 23.19' to a point of intersection with the east boundary of lands described on official records book 1747 page 2213 of the public records of Polk County, Florida; thence along said East S 01°00'25" E a distance of 374.14' to a point on the aforementioned north boundary of said lot 6; thence continue along said East boundary S 00°59'11" E a distance of 86.36' to a point on the North maintained right of way line of Old Tampa Highway; thence along said right of way line N 66°58'01" E a distance of 26.90'; thence departing said right of way line N 01°16'56" W a distance of 75.84' to the point of beginning,

Containing 0.25 acres more or less.

Parcel Identification Number: 23-28-21-000000-014820 ("Property")

The action was instituted in the Tenth Judicial Circuit Court, Polk County, Florida, and is styled WAYNE WYGANT vs. ESTATE OF MARY LAURA MATHERS, DECEASED et al.

You are required to serve a copy of your written defenses, if any, to the action on Rory B. Weiner, Plaintiff's attorney, whose address is 635 W Lumsden Rd, Brandon, FL 33511, on or before November 12, 2026, and file the original with the clerk of this court either before service on Rory B. Weiner or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED: 9/30/26

Stacy M. Butterfield
Clerk of the Tenth Judicial Circuit Court
Polk County, Florida

By: /s/ Illegible
Deputy Clerk

Rory B. Weiner
10/23-11/13/26LG 4T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-003388

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
vs.
STEPHEN ANDREW BRADFIELD: UNKNOWN SPOUSE OF STEPHEN ANDREW BRADFIELD; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CITY OF HAINES CITY, FLORIDA; NORTHRIDGE ESTATES HOMEOWNERS ASSOCIATION, INC; UNKNOWN TENANT #1; AND UNKNOWN TENANT #2, AS UNKNOWN TENANTS IN POSSESSION,
Defendants.

NOTICE OF ACTION

TO: STEPHEN ANDREW BRADFIELD
348 Buchannan Drive
Davenport, FL 33837

UNKNOWN SPOUSE OF STEPHEN ANDREW BRADFIELD
348 Buchannan Drive
Davenport, FL 33837

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

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

LOT 91, NORTHRIDGE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 167, PAGE 6, OF THE PUBLIC RECORDS OF POLK 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, 11/23/26, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on this 2nd day of October, 2026.

Stacy M. Butterfield
Clerk of the Circuit Court

By: /s/ Sebastian Irlanda
Deputy Clerk
10/23-10/30/26LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001583

IN RE: ESTATE OF
REINALDO VALENTIN LEON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Reinaldo Valentin Leon, deceased, whose date of death was April 25, 2025, 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 personal 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 October 23, 2026.

Personal Representative:
/s/ Yarelis Marie Rivera Rios
8011 Sugar Pine Blvd.
Lakeland, Florida 33810

Attorney for Personal Representative:
/s/ Desiree Sanchez
Florida Bar Number: 10082

(Continued on next page)

POLK COUNTY

Sanchez Law Group, P.A.
605 E. Robinson Street, Suite 650
Orlando, Florida 32801
Telephone: (407) 500-4444
Fax: (407) 236-0444
E-Mail: desiree@sanchezlaw.com
E-Mail 2: info@sanchezlaw.com
E-Mail 3: elena@sanchezlaw.com

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002416
Division 14

IN RE: ESTATE OF
RUTH G. BUTLER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Ruth G. Butler, deceased, whose date of death was June 3, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000 Drawer CC-4, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 October 23, 2026.

Personal Representative:
/s/ Deborah Owens
1407 Palm Drive
Winter Haven, Florida 33884

Attorney for Personal Representative:
/s/ J. Scott Reed
J. Scott Reed, Esq.
Attorney
Florida Bar Number: 124699
Pilka Adams & Reed, P.A.
330 Pauls Drive, Suite 100
Brandon, Florida 33511
Telephone: (813) 653-3800
Fax: (813) 651-0710
E-Mail: sreed@pilka.com
Secondary E-Mail: probate@pilka.com

10/23-10/30/26 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026CP002646A000BA
Division: 14

IN RE: ESTATE OF
ARMANDO PADRON GONZALEZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ARMANDO PADRON GONZALEZ, deceased, whose date of death was May 18, 2026; is pending in the Circuit Court for Polk County, Florida, Probate Division; File Number 2026CP002646A000BA; the mailing address of which is P.O. Box 9000, Bartow, Florida 33831. 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 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 October 23, 2026.

Personal Representative:
/s/ LAURA M. BATISTA
1105 Lowry Avenue
Lakeland, Florida 33801

Attorney for Personal Representative:
/s/ 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

10/23-10/30/26LG 2T

SARASOTA COUNTY

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 004129 SC

IN RE: ESTATE OF
PHILIP EARNEST AMISON, JR.
(a/k/a PHILIP AMISON)
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PHILIP EARNEST AMISON, JR., deceased, whose date of death was May 6, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main St., Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
OLIVIA M. TOURGEE
37 Main Street, Apt. No. 2
East Greenwich, Rhode Island 02818

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

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2026-CP-000836-NC

IN RE: ESTATE OF
FLORITA STOLYAR,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of FLORITA STOLYAR, deceased, whose date of death was February 10, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
EVE MARIA AZIZOV
1900 Saint Andrews Rd
Hollywood, FL 33021

Attorney for Personal Representative:
LES S. KUSHNER, ESQ
Florida Bar Number: 380202
8551 West Sunrise Blvd, Suite 301
Plantation, FL 33322
Telephone: (954) 342-0250
E-Mail: lkushner@kushner.us

10/30-11/6/26LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-005439
Division Probate

SARASOTA COUNTY

IN RE: ESTATE OF
CYNTHIA NIMMER
AKA CYNTHIA EVALINA NIMMER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Cynthia Nimmer, deceased, whose date of death was August 2, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 October 30, 2026.

Personal Representative:
Cindy Brzezinski
23532 Bellaire Loop
Land O Lakes, Florida 34639

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

10/30-11/6/26LG 2T

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District (SWFWMD) has received an Application for an individual ERP Application No. 1000967 from SIPOC ASSOCIATES TIC BY: SARASOTA ASSOCIATES A-I, B-II, C-III, D-IV, E-V, LLC AND DESOTO 5470, LLC, 7978 Cooper Creek Blvd., University Park, FL 34201. Application received: August 24th, 2026. Proposed activity: The project is proposing a modification to the UTC Southside DRI, for construction of a hotel on the north side of Desoto Rd next to Sarasota County fire station 17 and Cooper Creek. This development consists of 1 wet detention pond and a large floodplain compensation area next to Cooper Creek. Project name: UTC Hotel 2 Project size: 6.48 acres. Location: Sections 1, Township 36 South, Range 18 East, in Sarasota County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at the Tampa Regional Office for the Southwest Florida Water Management District, 7601 US Highway 301, Tampa, Florida 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, Florida 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

10/30/26LG 1T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026 CA 002155 NC

LOANDEPOT.COM, LLC,
Plaintiff,
vs.
KEVIN ASHADE; et. al.,
Defendant(s).

NOTICE OF ACTION

TO: KEVIN ASHADE
Last known address: 381 E. Greenbriar Ln., Apt. 1607, Dallas, TX 75203

TO: UNKNOWN SPOUSE OF KEVIN ASHADE
Last known address: 381 E. Greenbriar Ln., Apt. 1607, Dallas, TX 75203

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 SARASOTA County, Florida, legally described as:

LOT 3, SPENCER COVE, ACCORDING TO THE PLAT RECORDED IN BOOK 56, PAGES 13 THROUGH 17, INCLUSIVE OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA WHICH CURRENTLY HAS THE ADDRESS OF 5816 OCEAN ISLE DRIVE, NOKOMIS, FLORIDA 34275.

This property is located at the street address of 5816 Ocean Isle Drive, Nokomis, FL 34275.

YOU ARE REQUIRED to serve a copy of your written defenses on or before November 23, 2026, a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for two consecutive weeks in the LA GACETA.

IN ACCORDANCE WITH THE AMERICAN'S WITH DISABILITIES ACT, If you are a person with a disability who. needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The Sarasota County Clerk and Comptroller's Jury Office at Sarasota Jury Office, P.O. Box 3079, Sarasota, FL 34230-3079, Telephone: (941) 861-8000.

WITNESS my hand and the seal of the court on October 16, 2026.

Karen E. Rushing
Clerk of the Circuit Court

/s/ Glen Kopinsky
Deputy Clerk

McMichael Taylor Gray, LLC

10/23-10/30/26LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 005197 SC

IN RE: ESTATE OF
PRESTON BERNARD CAMPBELL, JR
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PRESTON BERNARD CAMPBELL, JR., deceased, whose date of death was July 11, 2026, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 23, 2026.

Personal Representative:
Marianne Reilly
1149 Deardon Drive
Venice, Florida 34292

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

10/23-10/30/26LG 2T

IN THE COUNTY COURT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026-CC-000819-SC

GRAND PALM MASTER ASSOCIATION, INC.
Plaintiff,
vs.
KRISTI SIROIS and DAVID SIROIS, wife and husband, as tenants by the entirety,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on September 8, 2026 by the County Court of Sarasota County, Florida, the property described as:

Lot 962, Grand Palm, Phase 1A, according to the map or plat thereof, recorded in Plat Book 49, Page(s) 47, Public Records of Sarasota County, Florida.

PROPERTY ADDRESS: 12568 Sagewood Drive, Venice, Florida 34293.

will be sold by the Sarasota County Clerk at public sale on **November 6, 2026 at 9:00 A.M.**, electronically online at http://www.sarasota.realforeclose.com.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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.

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

10/23-10/30/26LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CC-005144

NATURE'S HIDEAWAY PHASES II & III HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
ANNE M. SKINNER, AN UNMARRIED WOMAN
Defendant.

NOTICE OF ACTION

TO: ANNE SKINNER
2258 Moon Shadow Road
New Port Richey, FL 34655

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

LOT 270, NATURES HIDEAWAY. PHASE III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 137-140, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Commonly known as 2258 Moon Shadow Road, New Port Richey, FL 34655, 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 November 9, 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 Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City, at least 7 days before your scheduled court 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 October 6, 2026

Nikki Alvarez-Sowles, Esq., Clerk of Court & Comptroller, Pasco County

By: s/ Illegible
Deputy Clerk

10/30-11/3/26LG 2T

NOTICE OF PUBLIC HEARING
City Council of the City of Tampa, Florida
To Consider a Petition to Establish
Hillsborough Ballpark District

DATE: December 3, 2026

TIME: 9:00 AM

LOCATION: Tampa City Council Chambers
City Hall
315 E. Kennedy Blvd., 3rd Floor
Tampa, Florida 33602

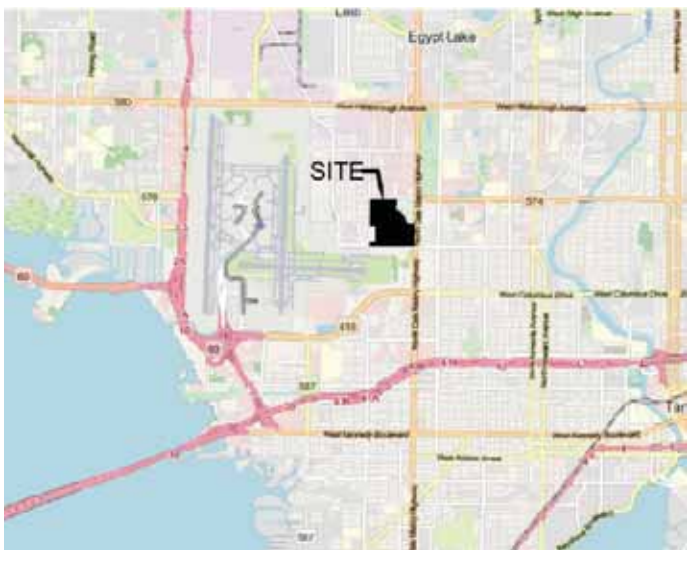
In compliance with the provisions of Chapter 190, *Florida Statutes*, a public hearing will be held on December 3, 2026, at 9:00 a.m., or as soon thereafter as may be heard, before the City Council of the City of Tampa, Florida, located at 315 E. Kennedy Boulevard, 3rd Floor, Tampa, Florida 33602, to consider a petition to establish pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, a community development district to be known as the Hillsborough Ballpark District.

The proposed Hillsborough Ballpark District is comprised of approximately 120.317 acres of land, generally located west of Dale Mabry Highway, north of Tampa Bay Boulevard, south of Dr. Martin Luther King Jr. Boulevard and George M. Steinbrenner Field, and east of N. Lois Avenue. The petitioner has proposed to establish the Hillsborough Ballpark District to plan, finance, acquire, construct, operate and/or maintain infrastructure and community facilities which may be authorized by such district under Florida law, including but not limited to, roadways, stormwater management, water and sewer utilities, landscape, irrigation, lighting and undergrounding of electric, amenity, recreation and hardscape improvements, and/or other infrastructure.

All interested persons and affected units of general-purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any persons or affected unit of general-purpose local government, who wish to appeal any decision made by the City Council with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing 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.

Publish: October 30, 2026; November 6, 2026; and November 13, 2026.



LEGAL ADVERTISEMENT

The City of Temple Terrace, FL is issuing an Invitation to Bid No. 27-003 for the Fire Stations #1 and #2 Wind Retrofit

Sealed or Electronic bids will be received until 11:00 a.m., December 10, 2026

via email at purchasing@templeterrace.gov
or to Purchasing Department located at
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:

Bid No. 27-003 for the Fire Stations #1 and #2 Wind Retrofit
Sealed Bid - Do Not Open Until after 11:00 a.m., December 10, 2026

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 October 30, 2026

10/30/26 1T

Invitation to Bid

Preferred Materials, Inc. requests quotes from approved State Small Business Enterprises (SBE) or other subcontractors for Erosion control, Airport Tie down Install and removal, Airport Signage, Crack Repair, Low profile Barricade, Sodding, Concrete Work, Shoulder grading, Milling, Milling Cleanup, Pavement Markings/ Striping, QC/Testing, Trucking/Hauling for **#7385-25 General Aviation Apron Rehabilitation Tampa Executive Airport Hillsborough County, FL**. 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. The contractor assumes full responsibility for review of all current contract documents, to include any addenda that may be issued with his/her submission of a quote.

Bids are due **11/13/2026** prior to noon, via email: denise.dizon@preferredmaterials.com.

10/30/26LG 1T