

LEGAL ADVERTISEMENT**CITRUS COUNTY**

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

Case No.: 2024 CA 000710 A

REGIONS BANK,
Plaintiff,
-vs-

PHYLLIS ANN CHASE, UNKNOWN SPOUSE OF PHYLLIS ANN CHASE, PATRICIA LYNN BLOUGH, UNKNOWN SPOUSE OF PATRICIA LYNN BLOUGH, MICHAEL PAUL KAPLENK, and UNKNOWN SPOUSE OF MICHAEL PAUL KAPLENK; if living, and all unknown parties claiming by, through, under or against the above named Defendant who is not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lietors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants; THE UNKNOWN HEIRS, SPOUSES, DEVISEES, GRANTEES, ASSIGNEES, LIEATORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST CAROL LUNSFORD A/k/a CAROL JEAN LUNSFORD, DECEASED; 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 Citrus County, Florida, Traci Perry, the Clerk of the Circuit Court, will sell the property situate in Citrus County, Florida, described as:

KNOWN AS: 7025 W VILLAGE DR

ALL THAT CERTAIN LAND IN CITRUS COUNTY, FLORIDA, TO-WIT:

LOT(S) 52, OF NEW HOMOSASSA VILLAGE AS RECORDED IN PLAT BOOK 4, PAGE 92, ET SEQ., OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

at public sale, to the highest and best bidder, for cash, by electronic sale beginning at **10:00 a.m. on February 5, 2026** at www.citrus.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 ADA Coordinator at the Office of the Trial Court Administrator, Citrus County Courthouse, 110 N Apopka Avenue, Inverness, FL 34450, (352) 341-6700, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

DATED this 23rd day of December, 2025.

ROD B. NEUMAN, Esquire

For the Court

By: /s/ Rod B. Neuman

Gibbons Neuman

3321 Henderson Blvd, Tampa, FL 33609

1/2/19/26LG 2T

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

File No. 25CP-000792

IN RE: ESTATE OF
MIMI LATARTE
Deceased.

NOTICE TO CREDITORS

If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: MIMI LATARTE, File Number 2025 CP 000792.

The address of the court where this probate is pending is: Circuit Court for Citrus County, Florida, 110 N. Apopka Ave., Inverness, FL 34450.

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.

Date of death of the decedent is 12/31/2024.

The date of first publication of this notice

LEGAL ADVERTISEMENT**CITRUS COUNTY**

is January 2, 2026.

The second week of publication is January 9, 2026.

Personal Representative(s):

Charlene Fay Bennett
Attorney for the Representative(s):
By: /s/ Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813

1/2/19/26LG 2T

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

CASE NO.: 2025-CA-000846

SPOTTED VENTURES LLC,

Plaintiff,

vs.

DONALD J. ROBERTSON; ESTATE OF DONALD J. ROBERTSON; UNKNOWN HEIRS OF DONALD J. ROBERTSON; and UNKNOWN SPOUSE OF DONALD J. ROBERTSON;

Defendants

NOTICE OF ACTION

TO: DONALD J. ROBERTSON
231 NW HWY 19, APT. 225
CRYSTAL RIVER, FLORIDA 34428

ESTATE OF DONALD J. ROBERTSON
231 NW HWY 19, APT. 225
CRYSTAL RIVER, FLORIDA 34428

UNKNOWN HEIRS OF
DONALD J. ROBERTSON
231 NW HWY 19, APT. 225
CRYSTAL RIVER, FLORIDA 34428

UNKNOWN SPOUSE OF
DONALD J. ROBERTSON
231 NW HWY 19, APT. 225
CRYSTAL RIVER, FLORIDA 34428

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:

Lot 26, Block E, No. 3 Addition, according to the map or plat thereof recorded in Plat Book 2, pages 91 and 123, public records of Citrus County, Florida and EXCEPT that portion of said lots taken for road right-of-way by instrument recorded in Official Record Book 344, page 292, public records of Citrus 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 The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 110 NW 1st Ave., Ocala, Florida 34475 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

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

DATED this 9th day of December 2025

Angela Vick

Clerk of the Circuit Court

By: /s/ Dawn M Peacock

As Deputy Clerk

Christopher Wickersham, Jr.

2720 Park St., #205, Jacksonville, FL 32205

12/19/19/26LG 4T

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

PROBATE DIVISION

Case No.: 2025-CP-000619

IN RE: THE ESTATE OF
LINDA JENKINS CHRISHOP
Deceased.

LEGAL ADVERTISEMENT**HERNANDO COUNTY**

participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hernando County, Office of the Trial Court Administrator at 352-754-4402, fax 352-754-4035 , Hernando County Courthouse, 20 North Main Street, Brooksville, FL 34601 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 11080-1027066

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

PROBATE DIVISION

Probate File Number:

2025CP001389CPAXMX

IN RE: ESTATE OF
DONALD R. FAES
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Donald R. Faes, deceased, whose date of death was September 10, 2025, Probate Case Number 2025CP001389CPAXMX is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main St., Brooksville, Florida 34601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

SUCH IS REQUIRED WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 2, 2026.

Personal Representative:

/s/ Kelly Thompson
Estate of Donald R. Faes
2957 Kingswood Circle
Brooksville, Florida 34604

Attorney for Personal Representative:

/s/ Dravon Dixon
Florida Bar #952620
PO Box 696
Brooksville, Florida 34605
Telephone: 352-442-6770
Email: dravindixon@outlook.com

1/2/19/26LG 2T

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

PROBATE DIVISION

Case No.: 2025-CP-000619

IN RE: THE ESTATE OF
LINDA JENKINS CHRISHOP
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Linda Jenkins Chrishop, also known as Linda Chrishop, deceased, whose date of death was March 10, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 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 creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

NOTWITHSTANDING THE TIME 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 December 26, 2025.

Personal Representative:

Brandi M. Bailey
2343 Moore Haven Drive West
Clearwater, Florida 33763

Attorney for Personal Representative:

/s/ Aaron W. Saoud, Esq.
Aaron W. Saoud, Esquire
Florida Bar No. 96124
Georganna E. Frantzis, Esquire
Florida Bar No. 92744
AWS Law Firm
2202 North Westshore Boulevard
Suite 200
Tampa, Florida 33607
Telephone: (813) 922-5293
Primary email: attorney@awslaw.org
Secondary email: service@awslaw.org

12/26/19/26LG 2T

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

PROBATE DIVISION

CASE NO.: 2025-CP-000619

BAR NO.: 341827

IN RE: The Estate of:

ROBERT JAY HARBISON,

Deceased.

NOTICE TO CREDITORS

<p

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

JONATHAN WILLIAMS,
Defendant(s).

NOTICE OF ACTION

TO: JONATHAN WILLIAMS
15404 Broad Brush Drive
Ruskin, FL 33573

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

Lot 138, in Block 1 of CYPRESS CREEK PARCEL J PHASES 1 AND 2, according to the plat thereof, as recorded in Plat Book 132, Page 295, of the Public Records of Hillsborough County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 1/28/2026 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

WITNESS my hand and the seal of this Court on this 23rd day of December, 2025.

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

By: s/ Jennifer Taylor
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
BIR File: 020957.00007

1/2-1/9/26LG 2T

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

Case No.: 25 DR 016501

Division: BP

CARLOS LUIS FONSECA MORELL,
Petitioner,
and
ARLETTIS DIAZ HERNANDEZ,
Respondent

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

TO: ARLETTIS DIAZ HERNANDEZ

Address Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CARLOS LUIS FONSECA MORELL, whose address is 4418 N Hale Ave #24, Tampa, FL 33614 on or before 2/3/26, and file the original with the clerk of this Court at 800 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: NA

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

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

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

Dated December 29, 2025

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

1/2-1/23/26LG 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:

ROHLIN-N-DOH

Owner: Kemi Wallace
4307 Smith Ryals Rd
Plant City, FL 33567-3648

1/2/26LG 1T

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 PERKINS ULRICH, ET AL.
DEFENDANT(S).

1/2/26LG 1T

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

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 February 16, 2026, at 10:00 AM, at www.hillsboroughrealforeclose.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: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051

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

WITNESS my hand and the seal of this Court on this 23rd day of December, 2025.

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

By: s/ Jennifer Taylor

Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
BIR File: 020957.00007

1/2-1/9/26LG 2T

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

Case No.: 25 DR 016501

Division: BP

CARLOS LUIS FONSECA MORELL,
Petitioner,
and
ARLETTIS DIAZ HERNANDEZ,
Respondent

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

TO: ARLETTIS DIAZ HERNANDEZ

Address Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CARLOS LUIS FONSECA MORELL, whose address is 4418 N Hale Ave #24, Tampa, FL 33614 on or before 2/3/26, and file the original with the clerk of this Court at 800 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: NA

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

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

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

Dated December 29, 2025

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

1/2-1/23/26LG 4T

LEGAL ADVERTISEMENT**HILLSBOROUGH 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:

BEE VINTAGE

Owner: Aargument Investments LLC
3912 Sweetleaf Dr
Brandon, FL 33511

1/2/26LG 1T

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

File No.: 25-CP-004103

Division: A

IN RE: ESTATE OF
MARJORIE L. YOUNG
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Marjorie L. Young deceased, whose date of death was August 21, 2025 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigs Street, Tampa, Florida 33602 (Mailing Address: Post Office Box 1110, Tampa, Florida 33601). The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 2, 2026.

Personal Representative:

James Russell Young
240 W. Nevada St.
Ashland, OR 97520

Attorney:

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

1/2-1/9/26LG 2T

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 909672 from 803 Equity Group LLC, P.O. Box 22791, Tampa, FL 33622. Application received: 2/13/2025. Proposed activity: residential. Project name: 803 & 809 W Linebaugh Ave. Townhomes. Project size: 1.01 acres Location: Section(s) 13 Township 28 East, Range 18 South, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written 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 Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 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 Bureau at (813) 985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

1/2/26LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case Number: 25-CA-011168
Division: K

DOROTHY MAE THOMAS

Plaintiff

vs.

TOMMY LEE MARTIN

Defendant

AMENDED NOTICE OF ACTION; CONSTRUCTIVE SERVICE

TO: TOMMY LEE MARTIN

Last Known Address: 10461 Towncenter River Lane, Apt. 217, Riverview, Florida, 33578-5326

YOU ARE NOTIFIED that an action to quiet title for the following described real property in Hillsborough County, Florida:

Lot 47, in Block 12, of PROGRESS VILLAGE UNIT I, according to the map or plat thereof as recorded in Plat Book 35, Page 32, of the Public Records of Hillsborough County, Florida.

Property Address: 8201 Dahlia Avenue, Tampa, Florida 33619-7431

PIN: U-01-30-19-1QO-000012-00047.0

Folio: 048189-0000

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew R. Allen, the plaintiff's attorney, whose address is 1302 N. 19th Street, Suite 400, Tampa, Florida 33605 on or before 2/3/2026, and file the original with the clerk of this Court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-004270

IN RE: ESTATE OF
RYAN NICHOLAS MCCAUHERTY
AKA RYAN N. MCCAUHERTY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Ryan Nicholas McCaugherty a/k/a Ryan N. McCaugherty, deceased, whose date of death was November 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 33601, 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 December 26, 2025.

Personal Representative:
/s/ Stephanie Christine Wood
19139 Chemille Drive
Lutz, Florida 33558

Attorney for Personal Representative:
/s/ Gerard F. Wehle, Jr., Attorney
Florida Bar Number: 769495
DRUMMOND WEHLE YONGE LLP
6987 East Fowler Avenue
Tampa, Florida 33617
Telephone: (813) 983-8000
Fax: (813) 983-8001
E-Mail: jj@dwyfirm.com
Secondary E-Mail: amy@dwyfirm.com

12/26-1/2/26LG 2T

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

Case No.: 25-DR-016469

Division: FP

IN RE THE MARRIAGE OF:
ANA PAULA CARVALHO SANTANA,
Petitioner,
and
REINALDO LEITE SANTANA,
Respondent

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

TO: REINALDO LEITE SANTANA

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 ANA PAULA CARVALHO SANTANA, Petitioner, whose address is 10307 Casa Palermo Drive, Apt. 2, Riverview, FL 33578 on or before 1/22/2026, and file the original with the clerk of this Court at HILLSBOROUGH County Courthouse, 800 East Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

**NOTICE OF PUBLIC HEARINGS
MODIFYING A PLANNED DEVELOPMENT
CITY OF TEMPLE TERRACE**

The City Council of the City of Temple Terrace, Florida, has scheduled **PUBLIC HEARINGS** for January 20, 2026 and February 3, 2026 at 6:00 p.m., or as soon thereafter as possible in the Council Chambers at City Hall, 11250 N. 56th Street to consider an adoption of the following Ordinance for Comprehensive Plan Amendment (CPA-25-01).

ORDINANCE

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING THE "IMAGINE 2040: TEMPLE TERRACE COMPREHENSIVE PLAN" CAPITAL IMPROVEMENTS SECTIONS OBJECTIVES AND POLICY; PROVIDING SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITHE; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons may appear at the meetings and be heard with respect to the proposed Ordinances. A copy of the application is available for public inspection in the office of the City Clerk and in the Community Development Department during regular business hours. Additional information may be obtained by calling Marisa Robinson, Deputy Director at 813-506-6484.

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

Dated this 23rd day of December 2025.

Lynda Sader, City Clerk

1/2-1/9/26LG 2T

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

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 12/17/2025

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

12/26-1/16/26LG 4T

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

Case No.: 25-DR-015593

Division: CP

YUNEISY HERRERA MOLEIRO,
Petitioner,

and

JOSE FLORES LOPEZ TELLO,
Respondent.

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

TO: JOSE FLORES LOPEZ TELLO

Last address unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on YUNEISY HERRERA MOLEIRO, whose address is 3409 W Louisiana Ave, Tampa, FL 33614 on or before 1/27/2026, 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: NA

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

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

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

Dated December 22, 2025

Clerk of the Circuit Court & Comptroller
800 E. Twiggs St., Tampa, FL 33602
By: /s/ Kathy Rodriguez
Deputy Clerk

12/26-1/16/26LG 4T

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

Case No.: 24-CA-003499

REGIONS BANK SUCCESSOR BY MERGER WITH AMSOUTH BANK, Plaintiff,

-vs-

GERALDINE MCCOLLIS, BEATRICE VINES, WILLIAM FLOYD, JR., PAMELA FLOYD, KATRYNA FLOYD MCCOY, ANTONETTE JOHNSON, GARY JOHNSON, GLENN JOHNSON, OLICIA ALMA JOHNSON, SONYA FLOYD, BRUCE FLOYD, KAYLA FLOYD, KIERA FLOYD, KEANNA FLOYD, ROCHE FLOYD, JOSEPH L. FLOYD, JR., ANTHONY FLOYD, ROBERT ADAMS, AMBER STEPHENS, ALYCIA

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Tuesday, January 13, 2026, to determine whether or not:

Vacating Petition V24-0009, vacate a portion of a platted public utility easement lying within Lot 22, Block 2, within the plat of Northdale – Section E, Unit 2, as recorded in Plat Book 49, Page 22, of the Public Records of Hillsborough County, located in Section 28, Township 27 S, and Range 18 E, lying within folio number 015929-0292

shall be closed, vacated, discontinued and abandoned, and any rights of Hillsborough County, Florida, and the public in and to any lands in connection therewith renounced and disclaimed.

For questions related to this vacate petition, please contact Facilities Management & Real Estate Services Department in advance of the meeting by email at RP-Vacating@hcfi.gov or by phone at (813) 276-2825.

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

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

12/26-1/2/26LG 2T

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Tuesday, January 13, 2026, to determine whether or not:

Vacating Petition V25-0008, vacate an improved right-of-way known as Hillcrest Avenue per the plat of Val Villa, as recorded in Plat Book 18, Page 47, of the Public Records of Hillsborough County, Florida, abutting folio 065729-0000 in Seffner Mango.

shall be closed, vacated, discontinued and abandoned, and any rights of Hillsborough County, Florida, and the public in and to any lands in connection therewith renounced and disclaimed.

For questions related to this vacate petition, please contact Facilities Management & Real Estate Services Department in advance of the meeting by email at RP-Vacating@hcfi.gov or by phone at (813) 276-2825.

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

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

12/26-1/2/26LG 2T

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Tuesday, January 13, 2026, to determine whether or not:

Vacating Petition V24-0016, vacate portions of unimproved platted public right-of-way known as 1st Street, and as 2nd Street, lying within the plat of Sidney Highlands, as recorded in Plat Book 27, Page 6, of the Public Records of Hillsborough County, located in Section 16, Township 29 S, and Range 21 E, abutting folios 085427-1100 and 085427-1000.

shall be closed, vacated, discontinued and abandoned, and any rights of Hillsborough County, Florida, and the public in and to any lands in connection therewith renounced and disclaimed.

For questions related to this vacate petition, please contact Facilities Management & Real Estate Services Department in advance of the meeting by email at RP-Vacating@hcfi.gov or by phone at (813) 276-2825.

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

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

12/26-1/2/26LG 2T

LA GACETA/Friday, January 2, 2026/Page 21

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

BOOK 30, PAGE 21 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

at public sale, to the highest and best bidder, for cash, by electronic sale beginning at 10:00 a.m. on February 9, 2026, at www.hillsboroughrealforeclose.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 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

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS whose residence is unknown if he/she/they are living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, liens, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 56, OF VALENCIA DEL SOL PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 34 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

This property is located at the street address of 15567 Corona Del Mar Dr, Wimauma, FL 33598.

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

YOU ARE REQUIRED to serve a copy of your written defenses on or before 1/26/2026, a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

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

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 sched-

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

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

WITNESS my hand and the seal of the

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

court on December 19, 2025.
Victor D. Crist
Clerk of the Circuit Court
800 E. Twiggs St., Tampa, Florida 33602

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

By: s/ Jennifer Taylor
Deputy Clerk
Attorney for Plaintiff:
Annalise Hayes DeLuca, Esq.
Elizabeth A. Wulff, Esq.
MCMICHAEL TAYLOR GRAY, LLC
Attorney for Plaintiff
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: 404.474.7149
Email: ServiceFL@mtglaw.com
12/26/1/2/26LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
Case No. 25-CC-014354

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

SHAONNA WILLIAMS, a single woman and DELORES GLOVER, a single woman as tenants in common and UNKNOWN TENANT, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-014354, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEWOOD RIDGE TOWNHOMES ASSOCIATION, INC. is Plaintiff, and SHAONNA WILLIAMS, a single woman and DELORES GLOVER, a single woman as tenants in common and UNKNOWN TENANT, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on January 30, 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 5, Block 6, LAKEWOOD RIDGE TOWNHOMES, according to the Plat thereof, recorded in Plat Book 100, Page 148, of the Public Records of Hillsborough County, Florida.

Property Address: 515 Sweet Hollow Place, Brandon, FL 33510-4078

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 December 22, 2025

/s/ Scott B. Tanel
Scott B. Tanel, 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

12/26/1/2/26LG 2T

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

Case No.: 25-CC-022879

Division: P

KINGSWAY ESTATES NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

CANDIDO ERODITOALC ORTIZ, JR. and CRYSTAL ORTIZ, Defendant(s).

NOTICE OF ACTION

TO: Candido Eroditocalc Ortiz, Jr. and Crystal Ortiz
164 Elina Sky Drive, Seffner, FL 33584
All parties having or claiming to have any right, title or interest in the property herein described.

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

Lot 30, Kingsway Estates South, according to the map or plat thereof, as recorded in Plat Book 131, Page(s) 281 through 286, inclusive, of the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David J. Lopez, Esquire of David J. Lopez, P.A., Plaintiff's attorney, whose address is 201 East Kennedy Boulevard, Suite 775, Tampa, Florida 33602-7800 on or before 01/26/2026 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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.

WITNESS my hand and seal of this Court on this 19th day of December, 2025.

Clerk of Circuit Court & Comptroller
800 E Twiggs St, Tampa, FL 33602

(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 1/21/2026 at 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 1:00 P.M. HEARING

CASE NO: COD-25-0003045

NAME OF VIOLATOR: CC BEACH PARK LP
LOCATION OF VIOLATION: 5450 BAY CENTER DR, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: A PARCEL OF LAND BEING PART OF SCE 19 29 18 DESC AS FOLLOWS; COMMENCING AT THE NE CORNER OF SEC 19 29 18 THN S 01 DEG 07 MIN 26 SEC W ALG THE EAST LINE OF SD SE 1/4 AND RUN A DISTANCE OF 266.80 FT TO AN EXTENSION OF THE SOUTH ROW LINE OF BAY CENTER DR THN N 89 DEG 38 MIN 43 SEC W ALG THE SD EXTENSION AND THE SOUTH ROW LINE OF BAY CENTER DR A DISTANCE OF 722.59 FT TO THE POB THN LEAVING SD ROW S 00 DEG 21 MIN 11 SEC W A DISTANCE OF 364.25 FT TO THE NORTH ROW LINE OF MARINER ST BEING A PT ON NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

By: /s/ Patricia Corbin
Deputy Clerk
12/26-1/2/26LG 2T

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

CASE NO.: 2025-CA-010832

FORMULA SALES, LLC,
Plaintiff,
v.
SHIRLEY DAIL, DOUGLAS RHODES,
REYNALDO FIGUEROA, and MARY FIGUEROA,
Defendants.

NOTICE OF ACTION

TO: SHIRLEY DAIL
1116 4th Street NW, Ruskin, FL 33570
MARY FIGUEROA
1104 College Ave., Ruskin, FL 33570
DOUGLAS RHODES
1116 4th Street NW, Ruskin, FL 33570
REYNALDO FIGUEROA
1104 College Ave., Ruskin, FL 33570

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

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

Lot 20, Block 7, LILLIE ESTATES UNIT A, as per plat thereof, recorded in Plat Book 23, Page 44, of the Public Records of Hillsborough County, Florida.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 800 E. Twiggs Street, Tampa, Florida 33602 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 15th day of December, 2025
Victor Crist, Clerk of the Circuit Court
Hillsborough County, Florida
800 E Twiggs St, Tampa, FL 33602
By: /s/ Jennifer Taylor
As Deputy Clerk
12/26-1/16/26LG 4T

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

Case No.: 25-CA-010833

GEORGE DE GROOT,
Plaintiff,
vs.

LINSEY MOUNT, JUSTIN TAYLOR,
BROOKE COLLINS, MICHAEL DE
GROOT, KEVIN DE GROOT,
Defendants.

NOTICE OF ACTION

TO: BROOKE COLLINS
YOU ARE NOTIFIED that a COM-
PLAINT for partition of the following real
property in Hillsborough County, Florida:

Lot 4, Block 3, WINDMERE UNIT #1,
according to map or plat thereof as
recorded in Plat Book 48, Page 48 of the
Public Records of Hillsborough
County, Florida. ("Real Property")

PIN: U-18-27-19-1BC-000003-00004.0

Folio: 033863-8106

Street Address: 18425 Swan Lake
Drive, Lutz, Florida 33549

has been filed against you and you are
required to file your written defenses with
the Clerk of the Court and serve a copy on
PERRY G. GRUMAN, Esquire, Plaintiff's
attorney, whose address is 3400 W. Ken-
nedy Boulevard, Tampa, Florida 33609,
on or before 2/2/2026 otherwise a default
will be entered against you for the relief
demanded in the complaint.

The date of first publication of this Notice
is 12/26/2025.

DATED on December 16, 2025.
Victor Crist, Clerk of the Court

By: Jennifer Taylor
As Deputy Clerk

PERRY G. GRUMAN, P.A.

12/26-1/16/26LG 4T

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

CASE NO. 25-CA-005959

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

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

NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY

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

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

LASCELLE PATTERSON WHOSE
LAST KNOWN ADDRESS IS 3814
CAYUGA STREET, TAMPA, FLORIDA
33610

RONZIE E. GARY WHOSE LAST
KNOWN ADDRESS IS 643
SUMMERSTONE DRIVE, VALRICO, FL
ADRIAN F. GRANT WHOSE LAST
KNOWN ADDRESS IS 3814 CAYUGA
STREET, TAMPA, FLORIDA 33610
LEO F. GRANT WHOSE LAST KNOWN
ADDRESS IS 3706 CORAL DRIVE,
TAMPA, FL 33619

SIERRA GRANT WHOSE LAST
KNOWN ADDRESS IS 1S 814 CAYUGA
STREET, TAMPA, FLORIDA 33610

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

LOTS 25 AND 26, BLOCK 2919, UNIT
42, CAPE CORAL SUBDIVISION, AC-
CORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 17,
PAGE 33, OF THE PUBLIC RE-
CORDS OF LEE COUNTY, FLORIDA.
more commonly known as 3814 CAYUGA
STREET, TAMPA, FLORIDA 33610.

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 1/22/2026, 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, Hillsborough County, 800 E. Twiggs Street, Floor 5, Tampa, Florida 33602, County Phone: (813) 276-8100 via Florida Relay Service.

WITNESS my hand and seal of this Court
on the 17th day of December, 2025.

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

By: /s/ Jennifer Taylor
Deputy Clerk

Rubin Lublin, LLC

25-F001726 12/26-1/2/26LG 2T

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

CASE NO. 25-CP-4237

DIVISION A

Florida Bar #308447

IN RE: ESTATE OF
MARGARETE H. FORREST,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of
MARGARETE H. FORREST, deceased,
Case Number 25-CP-4237, is pending in the
Circuit Court for Hillsborough County,
Florida, Probate Division, the address of
which is P.O. Box 1110, Tampa, Florida
33601. The name and address of the
personal representative and the personal
representative's attorney are set forth below.

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

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

All other creditors of decedent and other
persons who have claims or demands against
decedent's estate, including unmatured,
contingent or unliquidated claims,
must file their claims with this Court WITHIN
THE LATER OF THREE MONTHS
AFTER THE DATE OF THE FIRST PUBLI-
CATION OF THIS NOTICE OR THIRTY
DAYS AFTER THE DATE OF SERVICE
OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS NOT SO FILED WILL BE
FOREVER BARRED.

NOTWITHSTANDING THE TIME PER-
IODS SET FORTH ABOVE, ANY CLAIM
FILED TWO (2) YEARS OR MORE AF-
TER DECEDENT'S DATE OF DEATH IS
BARRED.

The date of the first publication of this
Notice is December 26, 2025.

Personal Representative:
RUSSELL FORREST
1602 Spring Lane
Brandon, FL 33510

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

12/26-1/2/26LG 2T

NOTICE OF ADMINISTRATION/ NOTICE TO CREDITORS

The administration of the estate of AL-
ICE MILLER AYERS whose date of death
was November 17, 2025, File Number 25-
CP-004175, 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 name
and address of the personal representative
and of the personal representative's attorney
are set forth below.

ALL INTERESTED PERSONS ARE NO-
TIFIED THAT:

All persons on whom this notice is
served who have objections that challenge
the validity of the will, the qualifications of
the personal representative, venue, or
jurisdiction of this Court are required to file
their objections with this Court WITHIN
THE LATER OF THREE MONTHS
AFTER THE DATE OF THE FIRST PUBLI-
CATION OF THIS NOTICE OR THIRTY
DAYS AFTER THE DATE OF SERVICE
OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS, DEMANDS AND OBJEC-
TIONS NOT FILED WITHIN THE TIME
PERIODS SET FORTH IN FLORIDA
STATUTES SECTION 733.702 BE FOR-
EVER BARRED.

NOTWITHSTANDING THE TIME PER-
IODS SET FORTH ABOVE, ANY CLAIM
FILED TWO (2) YEARS OR MORE AF-
TER THE DECEDENT'S DATE OF DEATH
IS BARRED.

The date of first publication of this Notice
is December 26, 2025.

Personal Representative:
/s/ Michael T. Ayers
Michael T. Ayers
703 Grand Circle
Temple Terrace, FL 33617

Attorney for Personal Representative:

/s/ Jammel T. Brooks
Case No.: CD202510666/G 3501514
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.

12/26-1/2/26LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT

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

CIVIL DIVISION

Case No. 25-CC-035131

LAKESHORE RANCH HOMEOWNERS
ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,
vs.

PATRICIA A. DUFFIELD and
UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure entered
in Case No. 25-CC-035131, of the

County Court of the Thirteenth Judicial
Circuit in and for Hillsborough County,
Florida, wherein LAKESHORE RANCH
HOMEOWNERS ASSOCIATION, INC. is
Plaintiff, and PATRICIA A. DUFFIELD, is
Defendant, the Clerk of the Hillsborough
County Court will sell to the highest bidder
for cash on **March 16, 2026**, in an online
sale at www.hillsborough.realestate.com,
beginning at **10:00 a.m.**, the following
property as set forth in said Final Judgment,
to wit:

Lot 66, Block A, LAKESHORE RANCH
PHASE 1, according to the map or plat
thereof, as recorded in Plat Book 83,
Page 79, of the Public Records of Hills-
borough County, Florida.

Property Address: 1050 Lake Shore
Ranch Drive, Seffner, FL 33584-5549

ANY PERSON CLAIMING AN INTER-
EST 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 partic-
ipate 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 appear-
ance, 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 December 17, 2025

/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

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

is December 26, 2025.

Personal Representative:
JENNIFER TAIT BAHLOW
501 Suwanee Circle
Tampa, FL 33606Personal 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

12/26/1/2/26LG 2T

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

File No.: 25-CP004173

Division: A

IN RE: ESTATE OF
THOMAS TERRELL DANIELS,
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of Thomas Terrell Daniels, deceased, whose date of death was October 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 204, 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 December 26, 2025.

Personal Representative:

Chris Daniels
12386 Hickman Avenue
Brooksville, Florida 34601

Attorney for Personal Representative:

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

12/26/1/2/26LG 2T

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

CASE NO.: 25-DR-016024

DIVISION: I

IN RE: THE MATTER OF THE
TERMINATION OF PARENTAL RIGHTS
FOR THE PROPOSED ADOPTION
OF A MINOR CHILD BY STEPPARENT
E.K.O.
DOB: OCTOBER 30, 2022
andE.T.O.
DOB: NOVEMBER 3, 2022**NOTICE OF ACTION, NOTICE OF
PETITION, AND NOTICE OF HEARING
TO TERMINATE PARENTAL RIGHTS
PENDING ADOPTION**TO: ABRAHAM APELL
Last Known Address: N/A
Height 5'10", Weight 170 lbs.
Blond/Lt. Brown Hair, Blue Eyes

YOU ARE NOTIFIED that an action for Termination of Parental Rights Pursuant to an Adoption has been filed, and you are required to serve a copy of your written response, if any, to Mary Greenwood McDermott, Esq., 710 Oakfield Drive, Suite 254, Brandon, Florida 33511, Petitioner's attorney, on or before 01/21/2026, and file your original response with the Clerk of this court, at the address below, before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the Petition.

Clerk of the Court
800 E. Twiggs Street
Tampa, Florida 33602**NOTICE OF PETITION AND HEARING
TO TERMINATE PARENTAL RIGHTS
PENDING ADOPTION**A petition to terminate parental rights pending adoption has been filed. A copy of the petition is being served with this notice. There will be a hearing on the petition to terminate parental rights pending adoption which will take place on February 12, 2026, at 9:00 A.M. in front of the Honorable Jeffrey M. Rich, Circuit Judge, of the Hillsborough County Courthouse, via ZOOM, <https://zoom.us/j/3704372256>, Meeting ID**LEGAL ADVERTISEMENT****HILLSBOROUGH COUNTY****370 4372 256.** The ZOOM App is available for free for iOS and Android devices, and it may also be accessed via desktop computer. No account or fee is required. Please visit the ZOOM Help Center at <https://support.zoom.us> to familiarize yourself with the service. If you are unable to use the ZOOM link, to appear telephonically, you may call (301) 715-8592 and enter the ZOOM Meeting ID of **370 4372 256** when prompted.

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Clerk of Circuit Court, Circuit Civil Division, Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, Telephone No. 813-276-8100, within 2 working days of your receipt of this document; if you are hearing or voice impaired, call 1-800-955-8771.

WITNESS my hand and seal of said Court on this 16th day of December 2025.

Victor Crist
Clerk of Circuit Court
By: /s/ Loreley Hunt
Deputy Clerk

12/19/1/9/26LG 4T

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

CASE NO.: 25-DR-013369

DIVISION: I

Marlo Maldonado and Saul Cruz,
Petitioners,

Vs.

Kaylin L. Camacho,
Christopher Rios Sanchez,
Respondents.**NOTICE OF ACTION BY PUBLICATION
BY LA GACETA NEWSPAPER****TO: Christopher Rios Sanchez**whose last known address is: 3805 S.
Lake Dr., Unit 241, Tampa, FL 33614YOU ARE HEREBY NOTIFIED that an action for Temporary Custody of Minor Children by Extended Family has been filed against you by **Marlo Maldonado and Saul Cruz**, 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 1/20/2026; 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.

WITNESS my hand and the seal of said Court on December 15, 2025.

Victor D. Crist
Clerk of the Circuit Court
By: /s/ Jennifer Taylor
Deputy Clerk

12/19/1/9/26LG 4T

**IN THE SUPERIOR COURT OF
WASHINGTON
COUNTY OF PIERCE**

No: 25-5-00555-7

IN THE MATTER OF THE ADOPTION
OF FRANCES LYNN POPE
(DOB: January 23, 2023)

A Child Under the Age of Eighteen Years.

**SUMMONS AND NOTICE OF HEARING
ON PETITION FOR TERMINATION OF
PARENT-CHILD RELATIONSHIP
(30 DAYS)****TO: COLLIN TRUMAN WELCH**

The Petitioners have filed with the Clerk of the above Court a Petition requesting that any parent-child relationship between you and the above-named child be terminated.

FRANCES LYNN POPE was born on January 23, 2023, at Providence Regional Medical Center in Everett, Snohomish County, Washington.

FRANCES LYNN POPE was born to JAZMINE FAY POPE, Natural Mother, and you, COLLIN TRUMAN WELCH, Alleged Natural Father. Additional requests, if any, are stated in the Petition.

In order to defend against this Petition, you must respond to the Petition by stating your defense in writing, and by serving a copy upon the person signing this Summons within 30 days after the service of this Summons and Notice of Hearing, excluding the day of service, or a default judgment may be entered against you without notice. A default judgment is one where Petitioner is entitled to what he or she asks for because you have not responded. If you serve a Notice of Appearance on the undersigned person, you are

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

entitled to notice before a default judgment may be entered.

If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your written response, if any, may be served on time.

This Summons is issued pursuant to Rule 4 of the Superior Court Civil Rules of the State of Washington.

The Court has set the time and place of the court hearing on this matter. The court hearing on this matter shall be on February 13, 2026, at 10:00 am at Remann Hall, 5501 6th Ave., Tacoma, WA 98406.

Your failure to appear at this hearing may result in the termination of any parent-child relationship you have with the child named above.

You are further notified that any non-consenting parent or alleged father has the right to be represented by an attorney, and an attorney will be appointed for an indigent person who requests an attorney.

You are further notified that failure to respond to this termination action within 30 days of service will result in the termination of any parent-child relationship you have with respect to the above-named child.

You are further notified that failure to file a claim of paternity under Chapter 26.26A RCW, or to respond to the Petition, within 30 days of the date of the service of this Summons and Notice is grounds to terminate any parent-child relationship you may have with respect to the child named above.

You are further notified that, if the child named above is an Indian child and if you acknowledge paternity of the child, or if your paternity of the child is established prior to the termination of the parent-child relationship,

your parental rights may not be terminated unless you (i) give valid consent to termination, or (ii) your parent-child relationship is terminated involuntarily pursuant to chapter 26.33 or 13.34 RCW.

DATED 16 December 2025.

Christina T. Sherman, PLLC
/s/ CHRISTINA T. SHERMANWSBA No. 35964
1201 Regents Blvd., Suite B

Fircrest, WA 98466

FILE RESPONSE WITH:

Clerk of Court
Pierce County Superior Court920 Tacoma Avenue S, Room 110
Tacoma, Washington 98402

SERVE A COPY OF YOUR RESPONSE ON:

Christina T. Sherman, PLLC
CHRISTINA T. SHERMAN

1201 Regents Blvd., Suite B

Fircrest, WA 98466

Tel: (253) 268-5068
Christina@shermanlegalsolutions.com

Attorney for Petitioners

12/19/1/2/26LG 3T

**IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY, FLORIDA
JUVENILE DIVISION****LEGAL ADVERTISEMENT****HILLSBOROUGH COUNTY**

Last known address: 1006 Briarwood Avenue, Tampa, Florida 33613

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 FRANKLIN BROWN, whose address is 1006 Briarwood Avenue, Tampa, Florida 33613, on or before 1/20/2026, and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated 12/15/2025

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

12/19/1/9/26LG 4T

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

JUVENILE DIVISION

CASE NO. 25-DP-224

DIVISION: S

IN THE INTEREST OF:

E.D.F. DOB: 3/15/2025

MINOR CHILD

**NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS**

TO: NOVA FORMOLO 12/02/1987

12208 N Florida Ave. Room 4
Tampa, FL 33612YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: E.D. born on 3/15/2025. You are hereby commanded to appear on **January 21, 2026, at 9:20 AM** before the Honorable Leslie K. Schultz-Kin at the Hillsborough County Courthouse, Edgecomb Courthouse 800 East Twiggs Street Tampa, FL 33602, Court room 312 for an ADVISORY HEARING.

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

commit the following children for adoption: G.C. born on 2/21/2014, G.R. born on 1/25/2016, A.T. born on 9/25/2019, V.T. born on 9/21/2020, L.C. born on 9/4/2022, and C.C. born on 10/29/2024. You are hereby **commanded** to appear on January 16, 2026, at 9:00 AM before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, Florida 33602, for an **ADVISORY HEARING**.

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

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

WITNESS my hand as Clerk of said Court and the Seal thereof, this 12th day of December, 2025.

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

12/19/1/9/26LG 4T

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

Case No.: 25-016429

Division: C-P

ANNETTE JOY MARTIN,
Petitioner,
and
FREDERICK JEROME COAKLEY,
Respondent.

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

TO: FREDERICK JEROME COAKLEY
Last known address:
Berry Islands, Bahamas East Street

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 ANNETTE JOY MARTIN, whose address is 2624 Durham St, Tampa, FL 33605, on or before 1/20/2026, and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated December 12, 2025
Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
By: s/ Mary Glover
Deputy Clerk

12/19/1/9/26LG 4T

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

Case No.: 25-CA-009262 (Div. E)

IN THE INTEREST OF:
E.D. DOB: 3/15/2025
MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS
TO: NOVA FORMOLO
12208 N Florida Ave. Room 4
Tampa, FL 33612

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: E.D. born on 3/15/2025. You are hereby **commanded** to appear on **January 21, 2026, at 9:20 AM** before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street Tampa, FL 33602, courtroom 312 for an **ADVISORY HEARING**.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Co-

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

ordinator, 800 E. Twiggs Street, Tampa, FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 12th day of December, 2025.
Victor D. Crist, Clerk of Circuit Court Hillsborough County, Florida
By: s/ Santiago Zambrano
Deputy Clerk

12/19/1/9/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY

To: CSSM SECURITY SERVICES

Case No.: CD202511004/B 3300017

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.

12/12/1/2/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

File No. 25-CP-003862

Division: B

IN RE: ESTATE OF WILLIAM L. HICKS, SR.
Deceased.

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION

TO: DEIRDRE LOPEZ

190 Arkansas Rd, Tewksbury MA 01876

JASON HICKS

207 Monastery Ct, Valrico FL 33594

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

You are required to serve a copy of any written response or objection, if any, to:

MOONRAY LAW, PLLC
c/o Justin T. Moonray, Esq.
1032 E Brandon Blvd #9933
Brandon, Florida 33511

on or before 1/16/2026, and file the original with the Clerk of this Court, at the Hillsborough County Courthouse, 800 E. Twiggs Street, Room 442 - Edgecomb Courthouse, Tampa, Florida 33602, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition for Summary Administration.

WITNESS my hand and seal of this Court on 12/9/2025.

Victor D. Crist
As Clerk of the Court

By: s/ Ryan Marsh

As Deputy Clerk

12/12/1/2/26LG 4T

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

Case No.: 25-CA-009262 (Div. E)

DIRECT GENERAL INSURANCE COMPANY,

Plaintiff,

v.

TIFFANY KIA WILSON, PATRICK LARISSA BODDEN FELIPE, PATRICK LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of A.T., a minor, PATRICK LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of C.T., a minor, PATRICK LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of T.T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS, Defendants.

NOTICE OF ACTION
TO: SHASHAZALA GORNESHIA ROBERTS; Address Unknown:

YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Hillsborough County and you are required to serve a copy of your written defenses and response to the Complaint for Declaratory Judgment 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 1/8/2026, 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 this 3rd day of December, 2025.

Victor D. Crist
As Clerk of the Court

By: s/ Jennifer Taylor

As Deputy Clerk

12/12/1/2/26LG 4T

MANATEE COUNTY**IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA****LEGAL ADVERTISEMENT****MANATEE COUNTY**

PROBATE DIVISION

File No. 2025-CP-002841

IN RE: ESTATE OF
DAVID G. SLEEPER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of David G. Sleeper, deceased, whose date of death was November 5, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal 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 January 2, 2026.

Personal Representative:

/s/ Arthur B. Sleeper
Arthur B. Sleeper
1672 E. Spyglass Hill Drive
Draper, Utah 84020

Attorney for Personal Representative:

/s/ Desiree Sanchez
Desiree Sanchez
Attorney
Florida Bar Number: 10082
Sanchez Law Group P.A.
605 E. Robinson Street, Suite 650
Orlando, Florida 32801
Telephone: (407) 500-4444
Fax: (407) 236-0444
E-Mail: desiree@sanchezlaw.com
Secondary E-Mail:
info@sanchezlaw.com

1/2/1/9/26LG 2T

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

CASE NO. 2025CA002070AX

MORTGAGE ASSETS MANAGEMENT, LLC,
Plaintiff,

vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEO D. STRONG A/K/A LEO DAVID STRONG, ET AL.

Defendant(s).

NOTICE OF ACTION

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Liens, Creditors, Trustees and All Others Who May Claim an Interest in the Estate of Leo D. Strong A/K/A Leo David Strong Residence: Unknown

Last Known Address: 618 12th Street Drive W, Palmetto, FL 34221

TO: P. J. Strong

Residence: Unknown

Last Known Address: 618 12th Street Drive W, Palmetto, FL 34221

TO: Ulysses David Strong

Residence: Unknown

Last Known Address: 20049 Suncrest Dr, Brooksville, FL 34601

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

LOT 6, BLOCK B, SHARP & TURNER'S ADDITION TO THE CITY OF PALMETTO ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 313, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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 La Gaceta.

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

LEGAL ADVERTISEMENT**MANATEE COUNTY**

2014 DUCA ZDM14BPW9DB012242
Sale Date 01-09-26@10AM
12/26/1/2/26LG 2T

NOTICE OF ACTION

Manatee County

BEFORE THE BOARD OF PHARMACY

IN RE: The license to practice as a
Pharmacist Intern

Christian DeAnda, PSI
1157 Cain Mill Rd.
Bradenton, Florida 34212

CASE NO.: 2024-42915

LICENSE NO.: PSI 46765

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Jonathan Golden, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9856.

If no contact has been made by you concerning the above by January 30, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Pharmacy in an informal proceeding.

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

12/19/1/9/26LG 4T

OSCEOLA COUNTY

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2025 CA 002275 MF FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

WILFREDO DIAZ JR. A/K/A WILFREDO DIAZ AND BRYANT DIAZ-TORRES, ET AL., DEFENDANT(S).

NOTICE OF ACTION

TO: Unknown Tenant in possession of the subject property

Last Known Address: 3100 Sweet Acres Pl, Saint Cloud, FL 34772

Current Residence: UNKNOWN

TO: Bryant Diaz-Torres

Last Known Address: 3100 Sweet Acres Pl, Saint Cloud, FL 34772

Current Residence: UNKNOWN

TO: Bryant Diaz-Torres

Last Known Address: 2142 Jessa Dr Kissimmee FL 34743

Current Residence: UNKNOWN

TO: Sylvia I. Torres

Last Known Address: 3100 Sweet Acres Pl, Saint Cloud, FL 34772

Current Residence: UNKNOWN

TO: Sylvia I. Torres

Last Known Address: 2142 Jessa Dr Kissimmee FL 34743

Current Residence: UNKNOWN

TO: Unknown Spouse of Bryant Diaz-Torres

Last Known Address: 3100 Sweet Acres Pl, Saint Cloud, FL 34772

Current Residence: UNKNOWN

TO: Unknown Spouse of Bryant Diaz-Torres

Last Known Address: 2142 Jessa Dr Kissimmee FL 34743

Current Residence: UNKNOWN

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

Lot 607 of GRAMERCY FARMS PHASE 9A, according to the Plat there as recorded in Plat Book 28, Page(s) 173-175, of the Public Records of Osceola County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 16th February 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.

WITNESS my hand and the seal of this Court this 19th day of December, 2025.

KELVIN SOTO

As Clerk of Court

By: Susan Vies

As Deputy Clerk

Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1027409

NOTICE OF ADMINISTRATIVE COMPLAINT OSCEOLA COUNTY

To: DANIEL EUGENE

Case No.: CD202512175/D 3212699
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

LEGAL ADVERTISEMENT**OSCEOLA COUNTY**

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.

1/2/1/2/26LG 4T

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

CASE NO.: 2025 CP 000776 PR DIVISION: 20

IN RE: ESTATE OF NANCY P. GARONE, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Nancy P. Garone, deceased, whose date of death was February 15, 2025, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, Florida 34741. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands 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 December 26, 2025.

Personal Representative:
Camille Capretta
7566 Excitemt Drive
Reunion, FL 34747

Attorney for Personal Representative:

THE DEVRIES LAW FIRM, P.A.
/s/ Shawn A. DeVries, Esq.

Shawn A. DeVries, Esquire

Florida Bar Number: 99379

shawn@devrieslegal.com

Joshua Tyson, Esquire

Florida Bar Number: 104222

josh@devrieslegal.com

644 Cesery Boulevard, Suite 250

Jacksonville, FL 32211

Telephone: (904) 770-4333

Facsimile: (904) 517-8060

12/26/1/2/26LG 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA**CIVIL ACTION**

CASE NO.: 49-2022-CA-000776

U.S. BANK NATIONAL ASSOCIATION, Plaintiff,

vs.

JUAN MORALES, et al., Defendant(s).

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 2, 2025, and entered in Case No. 49-2022-CA-000776 of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida in which U.S. Bank National Association, is the Plaintiff and Juan Morales, Florida Housing Finance Corporation, Association Of Poinciana Villages, Inc., Poinciana Village Five Association, Inc., Unknown Party#1 N/K/A Odette Rodriguez, are defendants, the Osceola County Clerk of the Circuit Court will sell to the highest and best bidder for cash at 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741, Osceola County, Florida at 11:00AM on January 21, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 17, BLOCK 2114, POINCIANA NEIGHBORHOOD I, VILLAGE 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 144 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

A/K/A 819 CABARET COURT KISSIMMEE FL 34759

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 Court Adminis-

tration at Two Courthouse Square, Suite 6300, Kissimmee, FL 34741, Telephone: (407) 742-2417, within two (2) working days of your receipt of this notice; If you are hearing or voice impaired, call 1-800-955-8771. To file response please contact Osceola County Clerk of Court, 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741, Tel: (407) 742-3479; Fax: (407) 742-3652.

Dated this 17th day of December, 2025.

By: /s/ Justin Ritchie

Justin Ritchie, Esq.

Florida Bar #106621

ALBERTELLI LAW

P. O. Box 23028

Tampa, FL 33623

Tel: (813) 221-4743

Fax: (813) 221-9171

eService: servealaw@albertellilaw.com

IN/22-001126

12/26/1/2/26LG 2T

LEGAL ADVERTISEMENT**OSCEOLA COUNTY****NOTICE OF ADMINISTRATIVE COMPLAINT OSCEOLA COUNTY**

To: ZION REID

Case No.: CD202409030/D 3436543

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.

12/12/1/2/26LG 4T

NOTICE OF SUSPENSION OSCEOLA COUNTY

To: TADRE M. WILLIAMS

Case No.: CD202508557/D 3501412

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

12/12/1/2/26LG 4T

LEGAL ADVERTISEMENT**PASCO COUNTY**

Bar No. 7383

Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR
SERVICE
PURSUANT TO FLA. R. JUD. ADMIN
2.516
ESERVICE@MGS-LEGAL.COM
11080-1027315

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

CASE NO. 2023CA003510CAAXWS
WELLS FARGO BANK N.A., AS
TRUSTEE, FOR CARRINGTON
MORTGAGE LOAN TRUST, SERIES
2006-NC3 ASSET-BACKED PASS-
THROUGH CERTIFICATES,
PLAINTIFF,

VS.

ROBERT M. OLESZCZUK, ET AL.
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated October 16, 2025 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on February 11, 2026, at 11:00 AM, at <

LEGAL ADVERTISEMENT**PASCO COUNTY**

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered on December 2, 2025 in the above-styled cause, Nikki Alvarez-Sowles, Esq., Pasco county clerk of court shall sell to the highest and best bidder for cash on **January 20, 2026 at 11:00 A.M.**, at www.pasco.reaforeclose.com, the following described property:

LOT 37, BLOCK 7, MEADOW POINTE PARCEL 8 UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 91 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 1306 Crimson Clover Lane, Wesley Chapel, FL 33543.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated December 18, 2025

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

12/26/1/2/26LG 2T

**IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2025-CP-001845**

IN RE: ESTATE OF
BARBARA F. RIINA,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of BARBARA F. RIINA, deceased, whose date of death was September 10, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 26, 2025.

Personal Representative:
Jeffrey S. Bell
107 Wierimus Lane
Hillsdale, NJ 07642

Attorney for Personal Representative:
Sarah H. Lavelanet, Esq.
Florida Bar Number: 1044070
COLE SCHOTZ, P.C.
2255 Glades Road, Suite 300#
One Boca Place
Boca Raton, FL 33431
Telephone: (561) 221-6700
Fax: (561) 423-0494
Primary Email:
slavelanet@coleschotz.com
Secondary Email:
mharvey@coleschotz.com

12/26/1/2/26LG 2T

**NOTICE OF ADMINISTRATIVE COMPLAINT
PASCO COUNTY**

To: AMER ALI

Case No.: CD202505792/D 3109037/3502564
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

LEGAL ADVERTISEMENT**PASCO COUNTY**

will dispose of this cause in accordance with law.

12/19-1/9/26LG 4T

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

Case No.: 2025-CA-787

In Re:

RICHARD GRAVES o/b/o
SHIRLEY GRAVES,
Plaintiffs

vs.

NORA M. DONAGHY and
NORA GRAVES,
Defendants.

NOTICE OF ACTION

TO: NORA M. DONAGHY and
NORA GRAVES

Last Known Address: Unknown

Current Address: Unknown

YOU ARE NOTIFIED that an action for Quiet Title via Adverse Possession on the following property in Pasco County, Florida:

LOT 1, BLOCK 3, TIER 6 OF THE TOWN OF RICHLAND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 19, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to file defenses with the clerk of court and to serve a copy within 60 days after the first publication of the Notice of Action on Warren Law Firm, PLLC, Plaintiff's attorney, whose address is 38008 Live Oak Avenue, Suite 4, Dade City, FL 33523; otherwise, a default will be entered against you for the relief demanded in the Complaint. Due on or before January 12th, 2026.

This notice shall be published once a week for four consecutive weeks in La Gaceta.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or vision impaired, call 711.

DATED on 12/5/2025

Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

By: /s/ Haley Joyner
Deputy Clerk

Warren Law Firm, PLLC
38008 Live Oak Ave, Dade City, FL
33523

12/12-1/2/26 4T

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

FAMILY LAW DIVISION

Case No.: 25-DR-005414-ES

DYLAN BORDELON,
Petitioner/Father,
and

ALEXIA ELLIOTT,
Respondent/Mother.

**NOTICE OF ACTION FOR
VERIFIED PETITION TO ESTABLISH
PATERNITY, PARENTING PLAN, CHILD
SUPPORT, AND FOR RELATED RELIEF**

TO: ALEXIA ELLIOTT

ADDRESS UNKNOWN

YOU ARE NOTIFIED that an action TO ESTABLISH PATERNITY, PARENTING PLAN, CHILD SUPPORT, 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 MELANIE QUATTRONE, ESQ., Attorney for the Petitioner, whose address is 16114 N Florida Ave., Lutz, FL 33549, on or before January 12, 2026 and file the original with the clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523, before service on Petitioner or immediately thereafter. If you fail to do so, a default will 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 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 12/8/2025

Clerk of the Circuit Court

By: /s/ Rita Meyer
Deputy Clerk

Quattrone Family Law

12/12-1/2/26 4T

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

the trade name of:

VEGA STYLE CONSULTING

Owner: Vega Style
7901 4th St N, Ste 300
St. Petersburg, FL 33702

1/2/26LG 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:

ATOMIC NESS

Owner: Vanessa Quintana
145 Kendra Way # 517
Palm Harbor, FL 34684

1/2/26LG 1T

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

PROBATE DIVISION

File No. 25-011484-ES

IN RE: ESTATE OF
JOHNNY EUGENE STAPLES
a/k/a BUDDY STAPLES,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Johnny Eugene Staples a/k/a Buddy Staples, Deceased, whose date of death was September 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

All other Creditors of the Decedent and other persons having claims or demands 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 date of first publication of this notice is January 2, 2026.

Personal Representative:
Debra Denese Staples
3839 Lake Shore Drive
Palm Harbor, Florida 34684

Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329

At Cause Law Office, PLLC

314 S. Missouri Avenue, Suite 201

Clearwater, Florida 33756

Telephone: (727) 477-2255

Fax: (727) 234-8024

E-Mail: ashly@atcauselaw.com

Secondary E-Mail:
shelby@atcauselaw.com

1/2-1/9/26LG 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:

ROCK AND REMEDY

Owner: Jessica Allen
3110 1st Ave N Ste 2M #123
St. Petersburg, FL 33713

1/2/26LG 1T

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

CASE No. 19-000349-CI
CITIBANK N.A.,
PLAINTIFF,
VS.

PATRICIA L. RUEDA A/K/A PATTY RUEDA A/K/A PATRICIA RUEDA, ET AL.
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated December 9, 2025 in the above action, the Pinellas County Clerk of Court will sell to the highest bidder for cash at Pinellas, Florida, on January 27, 2026, at 10:00 AM, at www.pinellas.reaforeclose.com for the following described property:
Lot 90 of Crescent Oaks Country Club, Regency Phase 2, according to the plat thereof as recorded in Plat Book 110, Page(s) 16-20, of the Public Records of Pinellas 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

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

& SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc., 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

WITNESS my hand and the seal of this Court this 22nd day of December, 2025.

Ken Burke
Clerk of the Circuit Court
315 Court St, Clearwater, FL 33756-5165
By: s/ Stevie Ayars
As Deputy Clerk

Miller, George & Suggs, PLLC
12/26-1/2/26LG 2T

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

CASE NO.: 25-003696-CI

LAKEVIEW LOAN SERVICING, LLC Plaintiff,

vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF OTIS MOORE A/K/A OTIS JAMES MOORE JR A/K/A ODIS JAMES MOORE JR, ET AL., Defendant(s).

NOTICE OF ACTION

TO: GENESIS MOORE

Last Known Address: 2452 Jefferson Terrace, East Point, GA 30344

Current Residence: UNKNOWN

GENESIS MOORE

Last Known Address: 12 Southpark Blvd, Savannah GA 31407

Current Residence: UNKNOWN

GENESIS MOORE

Last Known Address: 250 Epps Bridge PKWY Apt 924 Athens GA 30606

Current Residence: UNKNOWN

GENESIS MOORE

Last Known Address: 314 Barnett Shoals Rd Units 314 Athens GA 30605

Current Residence: UNKNOWN

GENESIS MOORE

Last Known Address: 615 Baxter ST # 529B Athens GA 30609

Current Residence: UNKNOWN

GENESIS MOORE

Last Known Address: 314 Barnett Shoals Rd Units 314 Athens GA 30605

Current Residence: UNKNOWN

GENESIS MOORE

Last Known Address: 615 Baxter ST # 529B Athens GA 30609

Current Residence: UNKNOWN

GENESIS MOORE

Last Known Address: 2452 Jefferson Terrace, East Point, GA 30344

Current Residence: UNKNOWN

GENESIS MOORE A/K/A GENESIS

A. MOORE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF OTIS MOORE A/K/A OTIS JAMES.

MOORE JR A/K/A ODIS JAMES

MOORE JR

Last Known Address: 2452 Jefferson Terrace, East Point, GA 30344

Current Residence: UNKNOWN

GENESIS MOORE A/K/A GENESIS

A. MOORE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF OTIS MOORE A/K/A OTIS JAMES.

MOORE JR A/K/A ODIS JAMES

MOORE JR

Last Known Address: 12 Southpark Blvd, Savannah GA 31407

Current Residence: UNKNOWN

GENESIS MOORE A/K/A GENESIS

A. MOORE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF OTIS MOORE A/K/A OTIS JAMES.

MOORE JR A/K/A ODIS JAMES

MOORE JR

Last Known Address: 615 Baxter ST # 529B Athens GA 30609

Current Residence: UNKNOWN

ODIS JAMES MOORE III

Last Known Address: 815 Mulberry Ave, Wynne, AR 72396

Current Residence: UNKNOWN

ODIS JAMES MOORE III

Last Known Address: 819 F ST Wynne AR 72396

Current Residence: UNKNOWN

Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Otis Moore A/K/A Otis James Moore Jr A/K/A Odis James Moore Jr

Last Known Address: 3019 51st Ave S, Saint Petersburg, FL 33712

Current Residence: UNKNOWN

Unknown spouse of Otis Moore A/K/A Otis James Moore Jr A/K/A Odis James Moore Jr

Last Known Address: 3019 51st Ave S, Saint Petersburg, FL 33712

Current Residence: UNKNOWN

Notice of publication: UNKNOWN

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

TO: KELLY PATRICK BROWN
Last known address:
12342 Rea, Garden Grove, CA 92841
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 TATHIANA D. BROWN, whose address is 737 Pinellas Bayway South #204, Tierra Verde, FL 33715, on or before 28 days after first publication, and file the original with the clerk of this Court at 1st Ave. N, St. Petersburg, FL 33701 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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 11/21/2025
Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756
By: /s/ Thomas Smith
Deputy Clerk

12/19-1/9/26LG 4T

SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

Case Number: CV2025-011716

David Sanchez, et al.
Name of Plaintiff
and

Brett A Bailey, et al.
Name of Defendant

SUMMONS

FROM THE STATE OF ARIZONA

TO: BRETT A BAILEY

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/e-filing/information>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on the top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.

4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.

6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.

If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.

SIGNED AND SEALED this Date:
April 02, 2025

JEFF FINE
Clerk of Superior Court

By: C. MCWHORTER
Deputy Clerk

Ruben Canastillo, Attorney for Plaintiff
231 W. Thomas Rd. Ste. #2
Phoenix, AZ 85013
AZ Bar Number: 035488
litigation@azinjuryattorneys.org

12/19-2/9/26LG 4T

IN THE COUNTY 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,

CATHLEEN MCGILL f/k/a CATHLEEN
C. CLEMSON f/k/a CATHLEEN

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

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 ACTION

TO: CATHLEEN MCGILL f/k/a CATHLEEN C. CLEMSON f/k/a CATHLEEN MCCAFFERTY:

YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of quieting title in favor of Plaintiff. The subject property is currently located in Pinellas County, and which is more fully described as:

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.

This action has been filed against you as Defendant, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff's attorney, whose address is Sheila M. Lake, Esq., Lake Law Firm, P.A., 475 Central Avenue, Suite 402, St. Petersburg, FL 33701, on or before 28 days after first publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

DATED this 15th day of December, 2025.

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

By: /s/ Thomas Smith
Deputy Clerk

12/19-1/9/26LG 4T

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

CIVIL DIVISION

CASE NO. 25-005241-CI

TODD C. WERNER,
Plaintiff,
vs.

WORLDWIDE TRUSTEE SERVICES,
LLC, AS TRUSTEE OF THE 50421 LAND
TRUST DATED FEBRUARY 6, 2019; et al.;
Defendants.

NOTICE OF ACTION

TO: Defendants, RANDOLPH BERNARD HEGWOOD AKA RANDY HEGWOOD UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2, and 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 Spouse, Heirs, Devisees, Grantees, or other Claimants

YOU ARE NOTIFIED that an action to impose and foreclose an equitable lien on the following property in Pinellas County, Florida:

That certain parcel consisting of Apartment 306, of Caravel I, Capri Isle Condominium Apartments, Unit Number One, a Condominium, according to the Condominium Plat Book 7, Pages 60 and 61, Public Records of Pinellas County, Florida and being further described in that certain Declaration of Condominium recorded March 18, 1971 in Official Records Book 3505, Pages 790 through 821, together with such additions and amendments to said Declaration and Condominium Plat as from time to time may be made, all as recorded in the Public Records of Pinellas County, Florida; together with all exhibits attached thereto and made a part thereof; and together with an undivided share in the common elements appurtenant thereto.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Kristine M. Reighard, Esquire, plaintiff's attorney, whose address is Reighard Law & Title, PLLC, 2451 N McMullen Booth Rd #245, Clearwater, FL 33759, within 30 days from first publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; 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 Human Rights Office at 727-464-4880 at 400 South Fort Harrison Avenue, Suite 500, Clearwater, FL 33756, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711.

Dated on December 5th, 2025

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

By: /s/ Thomas Smith
Deputy Clerk

Reighard Law & Title

12/12-1/2/26LG 4T

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

PROBATE DIVISION

File No. 2025-CP-003575-A

Division Probate

IN RE: ESTATE OF HILDA COLON
a/k/a HILDA COLON MARRERO,
Deceased.

NOTICE OF ACTION FOR PETITION TO ESTABLISH A LOST OR DESTROYED WILL

(Florida resident - single petitioner)

TO: INTESTATE HEIRS MAXIMO

LEGAL ADVERTISEMENT**POLK COUNTY**

TRUJILLO ROQUE

YOU ARE NOTIFIED that a Petition to Establish a Lost or Destroyed Will has been filed against your interest as an intestate heir of Maximo Trujillo Roque whose last known address was 1700 6th St NW, Apt. C-24, Winter Haven, FL 33881. You are required to serve a copy of your written defenses, if any to it on Diego Chevere whose address is C/O Robyn L. Lesser, Law Office of Robyn L. Lesser, P.A., 1137 Edgewater Drive, Orlando, Florida 32804 on or before 30 days from the date of Publication, and file the original with the Clerk of Polk County Civil Court, whose address is 255 N. Broadway Ave., Bartow, FL 33830-3912, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for relief demanded in the Petition to Establish a Lost or Destroyed Will.

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

You must keep the clerk of the Circuit Court's office notified of your current address. You may file a Notice of Change of Mailing Address, found on the Polk County Clerk of Court Website. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

Dated 12/02/2025

CLERK OF THE CIRCUIT COURT

By: /s/ Leslie Cunningham

1/2-1/23/26LG 4T

NOTICE OF SALE

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

2007 MERC 4D WDBUF56X57B028391 JAN.21,2026 AT: COPE AUTO REPAIR & BODY SHOP INC. 1415 LOCKHART AVE HAINES CITY, FL 33844 P#: 863-419-1444 TOTAL:\$4,155.80

2013 NISS 4D 1N4AA5AP4DC823180 JAN.21,2026 AT: COPE AUTO REPAIR & BODY SHOP INC. 1415 LOCKHART AVE HAINES CITY, FL 33844 P#: 863-419-1444 TOTAL:\$4,262.62

THE LIEN CLAIMED BY THE LIENOR IS SUBJECT TO ENFORCEMENT PURSUANT TO SECTION 713.585, F.S. AND THE VEHICLE MAY BE SOLD TO SATISFY THE LIEN.

THE LIEN IS CLAIMED FOR LABOR, SERVICES PERFORMED, AND STORAGE CHARGES, IF ANY, AND THE AMOUNT DUE IN CASH ON THE DAY OF SALE, IF PAID TO THE LIENOR, WOULD REDEEM THE MOTOR VEHICLE.

AT ANY TIME BEFORE THE DATE OF THE SALE OR PROPOSED SALE THE OWNER OR ANY PERSON CLAIMING AN INTEREST OR A LIEN ON THE VEHICLE MAY FILE A DEMAND FOR HEARING WITH THE CLERK OF THE CIRCUIT COURT IN THE 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 THE SALE OR PROPOSED SALE A CUSTOMER OR A PERSON OF RECORD CLAIMING A LIEN ON THE VEHICLE MAY POST A CASH OR SURETY BOND IN THE AMOUNT STATED ON THE INVOICE WITH THE CLERK OF THE CIRCUIT COURT WHERE THE DISPUTED TRANSACTION OCCURRED.

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

1/2/26LG 1T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2025CA-000577-0000-00

FREEDEM MORTGAGE CORPORATION

PLAINTIFF, VS.

DARYL ASH SR. AND KATERIA RONAE BARNES-ASH, ET AL., DEFENDANT(S).

NOTICE OF ACTION

TO: Unknown Spouse of Phillip Grant Last Known Address: 1211 Jewel Avenue, Lakeland, FL 33805

Current Residence: UNKNOWN

TO: Unknown Spouse of Phillip Grant Last Known Address: 1011 N Brunnell PKWY, Lakeland, FL 33805

Current Residence: UNKNOWN

TO: Unknown Spouse of Phillip Grant Last Known Address: 770 Hampshire CT, Prosper, TX 75078

Current Residence: UNKNOWN

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

Lot 22, Block D, Map of Glen Echo, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 44, of the Public Records of Polk County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 12/29/2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

WITNESS my hand and the seal of this Court this 18th day of December, 2025.

LEGAL ADVERTISEMENT**POLK COUNTY**

Current Residence: UNKNOWN
TO: Unknown Spouse of Elvin Gonzalez Cruz
Last Known Address: 1609 Perdido Ct, Kissimmee, FL 34759
Current Residence: UNKNOWN
TO: Unknown Spouse of Elvin Gonzalez Cruz
Last Known Address: 2012 Bel Ombre Cir Lake Wales FL 33898
Current Residence: UNKNOWN
TO: Unknown Spouse of Elvin Gonzalez Cruz
Last Known Address: 5104 Quails Bluff Circle Lake Wales FL 33898
Current Residence: UNKNOWN
TO: Unknown Spouse of Elvin Gonzalez Cruz
Last Known Address: 569 Spanish Trace Dr Altamonte Springs FL 32714
Current Residence: UNKNOWN
TO: Unknown Spouse of Elvin Gonzalez Cruz
Last Known Address: 3529 Starbird Dr Ocoee FL 34761
Current Residence: UNKNOWN
TO: Unknown Spouse of Elvin Gonzalez Cruz
Last Known Address: 321 Imperial Blvd Apt 0148 Lakeland FL 33803
Current Residence: UNKNOWN
TO: Unknown Spouse of Elvin Gonzalez Cruz
Last Known Address: 1511 Churchill LN Lakeland FL 33891
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 2, BEL-OMBRE, according to the plat thereof, recorded in Plat Book 67, Page 29, of the Public Records of Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before January 23, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc., 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

WITNESS my hand and the seal of this Court this 17 day of December, 2025.

STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT

As Clerk of Court

By: /s/Asuncion Nievcs

As Deputy Clerk

Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605

11080-1027386

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2025CA-002959-A000-BA

FREEFOM MORTGAGE CORPORATION PLAINTIFF,

VS.

TAMMY HOWELL, ET AL.,

DEFENDANT(S).

NOTICE OF ACTION

TO: Unknown tenant in possession of the subject property

Last Known Address: 1295 Dean St, Mulberry, FL 33860

Current Residence: UNKNOWN

TO: Tammy Howell

Last Known Address: 1295 Dean St, Mulberry, FL 33860

Current Residence: UNKNOWN

TO: Tammy Howell

Last Known Address: 3412 Lori Lane N Lakeland FL 33801

Current Residence: UNKNOWN

TO: Tammy Howell

Last Known Address: 2410 E County Road 540A Lot 12 Lakeland FL 33813

Current Residence: UNKNOWN

TO: Unknown spouse of Tammy Howell

Last Known Address: 3412 Lori Lane N Lakeland FL 33801

Current Residence: UNKNOWN

TO: Unknown spouse of Tammy Howell

Last Known Address: 2410 E County Road 540A Lot 12 Lakeland FL 33813

Current Residence: UNKNOWN

TO: Unknown spouse of David Shouppe, Jr

Last Known Address: 209 East Badcock Boulevard, Mulberry, FL 33860

Current Residence: UNKNOWN

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

Begin 25 feet North and 498 feet East of Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 11, Township 30 South, Range 23 East, Polk county, Florida, run East 140 feet, Northerly 909 feet more or less to canal, Westerly 200 feet to point 386 feet from West line of Southeast 1/4 of Northwest 1/4, run South 909 feet more or less to beginning, less commence at point 25 feet North and 498 feet East of Southwest corner of Southeast 1/4 of Northwest 1/4, run North 07 Degrees 24 Minutes 11 Seconds West, 233.20 feet to Point of Beginning, run East 158.17 feet, North 03 Degrees 22 Minutes 25 Seconds West to canal, run Westerly along canal 200 feet to point 386 feet from West line of Southeast 1/4 of Northwest 1/4, run South 07 Degrees 24 Minutes 11 Seconds East, 675.8 feet more or less to Point of Beginning and less begin 25 feet North and 498 feet East of Southwest corner of Southeast 1/4 of Northwest 1/4 of Section, thence run North 89 Degrees 59 Minutes 12 Seconds East parallel with South line of Southeast 1/4 of Northwest 1/4 50.42 feet, thence run North 07 Degrees 24 Minutes 11 Seconds West, 233.20 feet, thence run South 89 Degrees

LEGAL ADVERTISEMENT**POLK COUNTY**

59 Minutes 12 Seconds West, 50.42 feet, thence run South 07 Degrees 24 Minutes 11 Seconds East, 233.20 feet to Point of Beginning, has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before January 23, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc., 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

WITNESS my hand and the seal of this Court this 17 day of December, 2025.

STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT

As Clerk of Court

By: /s/Asuncion Nievcs

As Deputy Clerk

Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605

11080-1027391

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2025CA-004098A000BA

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

PLAINTIFF,

VS.

JENNIFER BLONDIN, ET AL.,

DEFENDANT(S).

NOTICE OF ACTION

TO: Jennifer Blondin

Last Known Address: 1013 Cypress Pointe Blvd, Davenport, FL 33896

Current Residence: UNKNOWN

TO: Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 1013 Cypress Pointe Blvd, Davenport, FL 33896

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

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

Lot 47, Cypress Pointe Forest, according to the plat thereof recorded in Plat Book 141, Pages 1 and 2, in the Public Records of Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before January 21, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc., 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

WITNESS my hand and the seal of this Court this 17 day of December, 2025.

STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT

As Clerk of Court

By: /s/Asuncion Nievcs

As Deputy Clerk

Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605

11080-1027391

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2025CA-004098A000BA

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

PLAINTIFF,

VS.

JENNIFER BLONDIN, ET AL.,

DEFENDANT(S).

NOTICE OF ACTION

TO: Jennifer Blondin

Last Known Address: 1013 Cypress Pointe Blvd, Davenport, FL 33896

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 1013 Cypress Pointe Blvd, Davenport, FL 33896

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 1013 Cypress Pointe Blvd, Davenport, FL 33896

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 1013 Cypress Pointe Blvd, Davenport, FL 33896

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 1013 Cypress Pointe Blvd, Davenport, FL 33896

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 1013 Cypress Pointe Blvd, Davenport, FL 33896

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 1013 Cypress Pointe Blvd, Davenport, FL 33896

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 1013 Cypress Pointe Blvd, Davenport, FL 33896

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 1013 Cypress Pointe Blvd, Davenport, FL 33896

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 1013 Cypress Pointe Blvd, Davenport, FL 33896

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 1013 Cypress Pointe Blvd, Davenport, FL 33896

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 1013 Cypress Pointe Blvd, Davenport, FL 33896

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 1013 Cypress Pointe Blvd, Davenport, FL 33896

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 10

LEGAL ADVERTISEMENT**POLK COUNTY**

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.

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

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

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

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

The date of first publication of this notice is December 26, 2025.

Personal Representative:
/s/ Charles J. Maneikis, Jr.
38 Pierce Ave.
Dorchester, Florida 02122

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

12/26/1/2/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2025CA003269A000BA

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff,
vs.

ALEXIS MONTANEZ CALDERON; et al.
Defendants

NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY

TO: ALEXIS MONTANEZ CALDERON
WHOSE LAST KNOWN ADDRESS
IS 249 HAMLET LOOP,
DAVENPORT, FL 33837

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

ALL THAT CERTAIN LAND SITUATED IN COUNTY OF POLK, STATE OF FLORIDA, VIZ:

LOT 72, BLOCK C, GREENFIELD VILLAGE PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 184, PAGE(S) 35 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

more commonly known as 249 HAMLET LOOP, DAVENPORT, FL 33837.

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 January 23, 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 17th day of December, 2025.

Stacy M. Butterfield
POLK County, Florida

By: /s/ A. Nieves
Deputy Clerk

25-F001566

12/26/1/2/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2025-CA-004431

ACAPULCO BAY PROPERTIES, LLC,
Plaintiff,

V.

MARY O. KNIGHT; ESTATE OF MARY O. KNIGHT; UNKNOWN HEIRS OF MARY O. KNIGHT; UNKNOWN SPOUSE OF MARY O. KNIGHT; FAY K. COFFMAN; and SADIE K. BLACKBURN; Defendants.

NOTICE OF ACTION

TO: MARY O. KNIGHT
RT. 1, BOX 246, BARTOW, FL 33830

ESTATE OF MARY O. KNIGHT
RT. 1, BOX 246, BARTOW, FL 33830

UNKNOWN HEIRS OF
MARY O. KNIGHT
RT. 1, BOX 246, BARTOW, FL 33830

UNKNOWN SPOUSE OF
MARY O. KNIGHT
RT. 1, BOX 246, BARTOW, FL 33830

FAY K. COFFMAN
RT. 1, BOX 246, BARTOW, FL 33830

12/26/1/2/26LG 2T

LEGAL ADVERTISEMENT**POLK COUNTY**

SADIE K. BLACKBURN
RT. 1, BOX 246, BARTOW, FL 33830

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN POLK COUNTY, FLORIDA, TO WIT:
Beginning One Hundred Ten feet South of the Northwest Corner of the Southwest Quarter of the Northwest Quarter, run thence East to the Railroad, thence Southwest along the railroad to the Forty Line, thence Three Hundred and Twenty-six and 75/100 feet North to the point of beginning, all in Section 23, Township 29 South, Range 25 East.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 255 N. Broadway Ave., Bartow, Florida 33830 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

Dated this 8th day of December, 2025
Stacy M. Butterfield
Clerk of the Circuit Court
By: /s/ R. Pacheco
As Deputy Clerk

12/26/1/16/26LG 4T

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

CASE NO.: 53-2019-CA-003363

UNITED STATES OF AMERICA, acting through the United States Department of Agriculture, Rural Development, f/k/a Farmers Home Administration, a/k/a Rural Housing Service,

Plaintiff,
vs.
DANA NADINE HOLT, et al.,
Defendants.

NOTICE OF JUDICIAL SALE

NOTICE IS HEREBY GIVEN that pursuant to an Order of Final Judgment entered in the above style case now pending in said court, that the clerk will sell to the highest and best bidder for cash on **January 16th, 2026** in accordance with Florida Statute §45.031, by electronic sale, bidding begins at **10:00 A.M.** Eastern Time on www.polk.reaforeclose.com, on the following described property:

Lot 13, CRESCENT VIEW, according to the plat thereof recorded in Plat Book 142, page 18, Public Records of Polk County, Florida.

Which property is commonly known as: **6594 Crescent Loop, Winter Haven, FL 33884-3408.**

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 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.

This Notice shall be published once a week for (2) consecutive weeks in LA GACETA. The second publication shall be at least 5 days before the sale.

Dated December 17, 2025
THE GILCHRIST LAW FIRM, PA
Attorney for Plaintiff

/s/ Vanessa Angulo, Esq.
Florida Bar No.: 109012
usdafpleadings@jgjilchristlaw.com

12/26/1/2/26LG 2T

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

CASE NO.: 24-CC-010596

JAMES TOWN PLACE HOMEOWNERS ASSOCIATION, INC.,

Plaintiff,

vs.

MELISSA MCCLURE,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on December 11, 2025, by the County Court of Polk County, Florida, for the following property as:

Lot 18, JAMES TOWN PLACE PHASE ONE, According to The Plat Thereof as Recorded in Plat Book 149, Pages 46 and 47, of The Public Records of Polk County, Florida.

will be sold at public auction by the Polk County Clerk of Court, to take place electronically online at www.polk.reaforeclose.com, on **January 15, 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.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

/s/ Katherine Martinez, Esq.
Florida Bar No. 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913, Tampa, FL 33601

LEGAL ADVERTISEMENT**POLK COUNTY**

Phone: 813-204-6492
Fax: 813-223-9620
Attorney for Plaintiff

12/26/1/2/26LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP004078A000BA

IN RE: ESTATE OF LOUIS FRANCISCO OSORIO
Deceased.

NOTICE TO CREDITORS

Petitioner, Ivan C. Salgado, alleges:

The administration of the estate of LOUIS FRANCISCO OSORIO, deceased, whose date of death was August 13, 2025, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL 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 December 26, 2025.

Personal Representative:
/s/ Fred K. Oswald

613 Palencia Place

Lakeland, Florida 33803

Attorney for Personal Representative:

/s/ Lauriane Ciccarelli

Attorney

Florida Bar Number: 104401

Pilka Adams & Reed, P.A.

330 Pauls Drive, Suite 100

Brandon, Florida 33511

Telephone: (813) 653-3800

Fax: (813) 651-0710

E-Mail: lciccarelli@pilka.com

Secondary E-Mail: probate@pilka.com

LEGAL ADVERTISEMENT**POLK COUNTY**

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 December 26, 2025.

Personal Representative:

LEGAL ADVERTISEMENT**SARASOTA COUNTY**

GOLDIE D. ANKLEY, deceased, whose date of death was April 5, 2025; is pending in the Circuit Court for SARASOTA County, Florida, Probate Division; File Number 2025 CP 005324 NC; the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is December 26, 2025.

Personal Representative:

MICHEL L. SITKO
3345 Patricia Ellen Drive
Bartlett, TN 38133

Attorney for Personal Representative:

Gregory A. Kaiser, Esquire
FBN 47376 ~ greg@wtpefl.com
Attorney for Michel L. Sitko, PR
Wills, Trusts, Probate and Elder Law Firm
6751 Professional Parkway, Suite 104
Sarasota, FL 34240
Telephone (941) 914-9145
Fax (941) 914-9514

11/26/1/2/26LG 2T

LEGAL ADVERTISEMENT**SARASOTA COUNTY****LEGAL ADVERTISEMENT****SARASOTA COUNTY****LEGAL ADVERTISEMENT****SARASOTA COUNTY****LEGAL ADVERTISEMENT****SARASOTA COUNTY****CITY OF TAMPA PURCHASING DEPARTMENT****INVITATION TO BID**

Sealed Bids will be received by the Director of Purchasing, City of Tampa, in her office until:

3:00 PM 1/22/26

I-4 INTERSTATE AND DOWNTOWN INTERCHANGES GROUNDS MAINTENANCE (BID DISCOUNT)

PRE-BID MEETING TO BE HELD 1/8/26 @ 3:00PM

3:00 PM 1/29/26

WASTE TO ENERGY (WTE) FACILITY

LAGGING/INSULATION SERVICE PRE-BID MEETING TO BE HELD 1/13/26 @ 10:00AM

3:00 PM 1/30/26

VEHICLE & EQUIPMENT TOWING SERVICES FOR THE FLEET MAINTENANCE DIVISION

then and thereafter to be publicly opened and read. Bid documents are available at the Purchasing Department (Phone No. 813/274-8351).

Sealed Bids from City of Tampa Certified Small Local Business Enterprises and Women/Minority Business Enterprises for the furnishing of the following will be received by the Director of Purchasing, City of Tampa.

3:00 PM 1/20/26

2"-12" SMALL VALVES (SMS)

3:30 PM 1/20/26

RESTRAINT GLANDS INCLUDING WEDGE ACTION (SMS)

then and thereafter to be publicly opened and read. Bid documents are available at the Purchasing Department (Phone No. 813/274-8351). It is hereby made a part of this Invitation to Bid that the submission of any Bid in response to this advertised request shall constitute a Bid made under the same conditions for the same contract price and for the same effective period as this Bid to all public entities in Hillsborough County.

Dated: 1/2/2026

**Deanna Faggart, CPPO
Director of Purchasing
City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610**

1/2/26LG 1T

Dated: 1/2/2026

**Deanna Faggart, CPPO
Director of Purchasing
City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610**

1/2/26LG 1T

IN THE CIRCUIT COURT FOR POLK COUNTY FLORIDA

PROBATE DIVISION
File No. 2025CP004069A000BA
Division Probate

IN RE: ESTATE OF CHARLES EDWARD MEREDITH
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Charles Edward Meredith, deceased, whose date of death was May 26, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 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, 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 December 26, 2025.

Personal Representative:
/s/ Michelle Tolbert
8527 N. Paula Avenue
Fresno, California 93720

Attorney for Personal Representative:
/s/ Farral A. Haber
Email Address: fah@jowanna.com,
Florida Bar No. 97826
Law Offices of Matthew J. Jowanna, P.A.
2521 Windguard Circle
Wesley Chapel, Florida 33544
Telephone: (813) 929-7300

12/26/1/2/26LG 2T

INVITATION TO BID

The **TAMPA SPORTS AUTHORITY**, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for a Redexim Turf Stripper 1600 or an Approved Equal for use at the Hillsborough County Tournament SportsPlex.

BID #25-04

REDEXIM TURF STRIPPER 1600 OR AN APPROVED EQUAL, TOURNAMENT SPORTSPLEX

BID DUE DATE

FRIDAY, JANUARY 16, 2026 NOT LATER THAN 10AM

Bid packages will be available for distribution on Monday, January 5, 2026. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorlink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

The **TAMPA SPORTS AUTHORITY** reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 19th Day of December 2025.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY

1/2/26LG 1T

PUBLIC HEARING NOTICE**U.S.C. SECTION 5310 - ENHANCED MOBILITY OF SENIORS AND INDIVIDUALS WITH DISABILITIES**

The Hillsborough Transit Authority (HART) Public Hearing Notice

All interested parties are hereby advised that the Hillsborough Transit Authority (HART) is applying to the Florida Department of Transportation (FDOT) for a capital grant under Section 5310 of the Federal Transit Act of 1991, as amended, for the purchase of four (4) ADA accessible paratransit vans to be used for the provision of public transit services within the HART service areas of unincorporated Hillsborough County, the City of Tampa, and the City of Temple Terrace. The estimated cost of the four (4) vehicles is \$603,200.

This notice is to provide an opportunity for a Public Hearing for this project. This public notice is to ensure that this project and the contemplated services will not duplicate current or proposed services provided by existing transit or paratransit operators in the area.

This hearing will be conducted if and only if a written request is received by **Friday, January 9, 2026**. Requests for the hearing must be addressed to Hillsborough Transit Authority (HART) at 1201 East 7th Avenue, Tampa, FL 33605, with a copy sent to the Florida Department of Transportation - District 7, 11201 N. McKinley Drive, Tampa, FL 33612.

If and only if such a request is received, the hearing will take place on Tuesday, January 13, 2026 from 1:30 to 2:30 p.m. at the HART Marion Transit Center, 1211 N. Marion Street, 2nd Floor, Tampa, FL 33602.

Florida Law and Title VI of the Civil Rights Act of 1964 Prohibits Discrimination in Public accommodation on the basis of race, color, sex, religion, national origin, age, disability, income or marital status. Persons believing, they have been discriminated against on these conditions may file a complaint with the Florida Commission on Human Relations at (850) 488-7082 or (800) 342-8170 (voice messaging).

Customer Service: (813) 254-4278



Final Notice and Public Explanation of a Proposed Activity in a Federal Flood Risk Management Standard Designated Floodplain and Wetlands

To: All interested Agencies, Groups and Individuals

This is to give notice that HUD under 24 CFR Part 50 has conducted an evaluation as required by Executive Order(s) 11988 and Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under a Federal Housing Authority (FHA) new multifamily 221(d)(4) construction loan (FHA # 067-35643). The proposed project(s) is located at 2501 Dr. Martin Luther King Way in Sarasota, Sarasota County, Florida and is located in the Federal Flood Risk Management Standard (FFRMS) floodplain and wetlands.

The extent of the FFRMS floodplain was determined using the freeboard value approach. The FFRMS flood elevation is 32.9 feet. Approximately 108.16 acres of FFRMS floodplain occurs within the 114-acre parent parcel, inclusive of 47.68 acres 100-year floodplain. A total of 12.79 acres of FFRMS floodplain occurs within the proposed area of development (HUD collateral, Parcel 6), inclusive of 2.63 acres of 100-year floodplain. A total of 13.28 acres of wetlands and ditches occur on the parent parcel, including a 3.09-acre vegetated non-forested wetland, 3.763-acre herbaceous wetland, 0.281-acre exotic hardwood wetland, 0.178 vegetated non-forested wetland, a 4.323-acre man-made pond, and five ditch areas totaling 1.645 acres. There are no wetlands or other surface waters within the proposed 14-acre HUD collateral development area.

In connection with the HUD loan, the 14-acre Parcel 6 is to be cleared and graded for redevelopment with the Grace-water multifamily residential development. Detailed construction plans have not been developed for the greater 114-acre parent parcel, however, stormwater infrastructure will be completed within the parent parcel that will service the proposed development on Parcel 6. The proposed project site would be developed with five (5) residential buildings to house a total of 370 apartment units. A total of 9.55 acres of FFRMS floodplain would be impacted to construct the development as proposed within the area of HUD collateral; there would be no reduction to the 100-year floodplain within the HUD collateral. No wetlands occur within or would be impacted within the proposed development area.

HUD has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain/wetland: (1) The development considered providing cup for cup compensation of stormwater volume to manage stormwater on the 114-acre parent parcel, but this alternative was rejected to minimize total impacts to the floodplain, consistent with SFWMD Criteria Flexibility. This alternative was additionally rejected as applying the Presumptive Criteria approach would have required a compensation area approximately equal to one-quarter of the site, significantly affecting the project's financial feasibility. (2) During the pre-application process with the Southwest Florida Water Management District, the development chose to utilize the District's provision for Criteria Flexibility, as outlined in Section 1.4 of the Applicant's Handbook, Volume II, rather than applying the District's "Presumptive Criteria" for permit issuance (25-year pre- vs. post-discharge rates and cup-for-cup floodplain compensation).

This approach replaces the open-basin flood control requirement of limiting the post-development peak discharge rate to existing conditions, as prescribed in the Applicant's Handbook, Volume II, Section 3.1.a-b by demonstrating that the proposed project will not cause adverse offsite stage increases during the 100-year/24-hour storm event compared to the existing conditions analysis. Analytical results provided the necessary "reasonable assurance" that the project will not cause adverse impacts, as required by the Applicant's Handbook, Volume II, Sections 3.0a-3.0d. This alternative was selected as the analysis provides reasonable assurance that the stormwater management system will not cause offsite impacts to the floodplain while also preserving the property's total unit density. (3) Under the No Action alternative, the subject property would remain underutilized as vacant unimproved land and/or commercial structures, and its development would not add additional housing units to satisfy the anticipated future rental demand in the Market Area. This alternative would not accomplish the purpose or need. HUD would not insure the proposed development under the Section 221(d)4 program. A HUD loan would provide the additional loan proceeds needed to fully mitigate development costs due to the 40-year amortization and low interest rate. The alternatives to HUD financing would be a Fannie Mae or Freddie Mac forward commitment, which would provide significantly lower loan proceeds due to a higher interest rate and 35-year amortization. It is not feasible to fully mitigate high development costs without HUD 221(d)(4) financing; thus, this alternative was rejected.

HUD has reevaluated alternatives to building in the floodplain and wetlands and has determined that it has no practicable alternative to floodplain/wetland development. Environmental files documenting compliance with Executive Order 11988 and Executive Order 11990 are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and wetlands and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain and wetlands, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain and wetlands. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comments about floodplains and wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplain and wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by HUD at the following address on or before January 10, 2026: HUD, 400 W Bay Street, Suite 1015, Jacksonville, Florida 32202, Attention: Mark Malec, Branch Chief, Technical Team. Mark Malec's direct phone number is (904) 208-6054 and email is mark.e.malec@hud.gov. A full description of the project may also be reviewed from 8am to 5pm at the same address as above. Comments may also be submitted via email at southeast.production@hud.gov. Jonathan Mosley, acting in his capacity as Production Division Director of the HUD Multifamily Southeast Regional Center, is the HUD Approving Official.

Date: January 2, 2026

1/26LG 1T

(Continued on next page)

PINELLAS COUNTY**POLK COUNTY****POLK COUNTY****POLK COUNTY****POLK COUNTY**

**AVISO DE AUDIENCIA PÚBLICA CON OPCIÓN DE PARTICIPACIÓN VIRTUAL
REVISIÓN DE DESEMPEÑO Y EVALUACIÓN DE NECESIDADES**

21 de enero de 2026

El Condado de Pinellas se encuentra en el proceso de elaborar su Plan de Acción Anual para el año fiscal 2026-2027 de los programas Subvención en Bloque para el Desarrollo Comunitario (CDBG), Subvención para Soluciones de Emergencia (ESG) y Asociaciones de Inversión HOME (HOME). La ciudad de Largo está elaborando su Plan de Acción Anual 2026-2027 para el Programa CDBG.

El Plan de Acción Anual del Condado de Pinellas para el año fiscal 26-27 es un plan de un año que especifica cómo el Condado de Pinellas utilizará los fondos de CDBG y ESG y cómo el consorcio, junto con la ciudad de Largo, utilizará los fondos HOME. El Plan de Acción de la ciudad de Largo abordará cómo utilizará su financiamiento CDBG. El Plan de Acción se desarrolla mediante un proceso que incluye aportes de los ciudadanos y las agencias a través de reuniones comunitarias, audiencias públicas y un proceso competitivo de solicitudes.

Se llevará a cabo una audiencia pública conjunta por el Condado de Pinellas y la ciudad de Largo para obtener las opiniones de los ciudadanos sobre las necesidades de vivienda y desarrollo comunitario, y para la revisión del desempeño de los programas del año fiscal 24-25 del condado y de la ciudad para los programas CDBG, ESG y HOME.

La audiencia pública se realizará el **miércoles 21 de enero de 2026**, a las **6:00 p. m.**, con opciones de participación tanto presencial como en línea/virtual:

• **Presencial:** Sala de Conferencias del Departamento de Vivienda y Desarrollo Comunitario del Condado de Pinellas, 1.er piso, 310 Court Street, Clearwater, FL.

• **Opción en línea/virtual:**

Únase a la reunión de Zoom

<https://us02web.zoom.us/j/84425972431?pwd=QGKO1XUa7bLSDn7YxSdHEstb9cXpU6.1>

ID de la reunión: 844 2597 2431

Código de acceso: 590578

Un toque desde el teléfono

+13052241968,,84425972431#,...,*590578# US

+19292056099,,84425972431#,...,*590578# US (Nueva York)

Marque según su ubicación

+1 305 224 1968 US

+1 929 205 6099 US (Nueva York)

+1 301 715 8592 US (Washington D. C.)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

ID de la reunión: 844 2597 2431

Código de acceso: 590578

Encuentre su número local: <https://us02web.zoom.us/u/kxtl699eC>

En caso de que esta audiencia pública sea reprogramada o trasladada únicamente a medios digitales virtuales, se publicará un aviso en línea en el sitio web de la División de Desarrollo Comunitario (www.pinellascounty.org/community) y en el sitio web de la ciudad de Largo (www.largo.com) con la nueva fecha y hora y/o ubicación de la audiencia pública. Esta reunión está abierta al público y habrá un período para los comentarios públicos durante la reunión.

El área del Programa CDBG del condado incluye todas las áreas no incorporadas y los municipios de Belleair, Belleair Beach, Belleair Bluffs, Dunedin, Gulfport, Indian Rocks Beach, Indian Shores, Kenneth City, Madeira Beach, North Redington Beach, Oldsmar, Redington Shores, Safety Harbor, St. Pete Beach, Seminole, South Pasadena, Tarpon Springs y Treasure Island. El área del Programa HOME incluye las áreas mencionadas más la ciudad de Largo. El área del Programa ESG comprende todo el Condado de Pinellas, excepto la ciudad de St. Petersburg (que también recibe fondos ESG). El área del Programa CDBG de la ciudad de Largo incluye las áreas dentro de los límites municipales de la ciudad de Largo.

Se informa a las personas que, si deciden apelar cualquier decisión tomada en estas audiencias, necesitarán un registro de los procedimientos y, para tal fin, es posible que deban asegurarse de que se realice un registro literal de los procedimientos, el cual incluya el testimonio y la evidencia en los que se basa la apelación.

EL CONDADO DE PINELLAS CUMPLE CON LA LEY DE ESTADOUNIDENSES CON DISCAPACIDADES. PARA OBTENER FORMATOS ACCESIBLES DE ESTE DOCUMENTO O PARA CUALQUIER ADAPTACIÓN, LLAME AL (727) 464-4062 (V/TDD). SI USTED ES UNA PERSONA CON DISCAPACIDAD QUE NECESITA ALGUNA ADAPTACIÓN PARA PODER PARTICIPAR EN UNA REUNIÓN O EVENTO, TIENE DERECHO, SIN COSTO ALGUNO PARA USTED, A LA PROVISIÓN DE CIERTA ASISTENCIA. AL MENOS SIETE DÍAS ANTES DEL EVENTO, COMUNÍQUESE CON LA OFICINA DE DERECHOS HUMANOS, 400 S. FORT HARRISON AVE., SUITE 500, CLEARWATER, FL 33756 O WWW.PINELLAS.GOV/AMERICANS-WITH-DISABILITIES-ACT-PUBLIC-ACCOMMODATIONS/.

1/2-1/23/26LG 4T