

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><div>CITRUS COUNTY</div><div>IN THE COUNTY COURT IN AND FOR CITRUS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-001363 CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, vs. MICHAEL R. HAYES, Defendant. NOTICE OF ACTION TO: MICHAEL R. HAYES 16 Sycamore Circle Homosassa, FL 34446 YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Citrus County, Florida: Lot 1, Block B-128 of SUGARMILL WOODS CYPRESS VILLAGE, according to the Plat thereof as recorded in Plat Book 9, Page(s) 86-150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida. A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once each week for two consecutive weeks in La Gaceta newspaper. This notice shall be published once each week for two consecutive weeks in La Gaceta newspaper. ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the Citrus County Clerk ADA Coordinator, 110 N Apopka Ave, Inverness, FL 34450, 1-352-341-7018, or via email at adacoordinator@citrusclerk.org 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. Accessibility assistance is also available through the Federal Information Relay Service at 1-800-877-8339 for TTY communication. WITNESS my hand and the seal of this Court on this 14th day of January, 2026. Traci Perry Clerk of the Circuit Court & Comptroller By /s/ Amy Holmes Deputy Clerk Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff BIR File: 013241.00046 1/16-1/23/26LG 2T ----- IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA JPMorgan Chase Bank, National Association, Plaintiff, vs. David N. Cousins; et al, Defendants. Case No: 2025 CA 000534 A NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 01/08/2026, and entered in Case No. 2025 CA 000534 A of the Circuit Court of the FIFTH Judicial Circuit in and for Citrus County, Florida wherein JPMorgan Chase Bank, National Association, is the Plaintiff and DAVID N. COUSINS; BONITA COUSINS, are Defendants, Traci Perry Citrus County Clerk of Courts, will sell to the highest and best bidder for cash www.citrus.realforeclose.com beginning at 10:00 AM on February 26, 2026 the following described property set forth in said Final Judgment, to wit: Lot 2, Block A of Indian Springs Unit One, according to the plat thereof as recorded in Plat Book 4, Page(s) 73, of the Public Records of Citrus County, Florida. AND Begin at the most Westerly corner of Lot 3, Block A, Indian Springs Unit One, according to the map or plat thereof as recorded in Plat Book 4, Page 73, public records of Citrus County, Florida, thence S 22° 11' 54" E along the Westerly boundary of said Lot 3 a distance of 121.80 feet, thence N 15° 12' 26" W 72.51 feet, thence N 22° 11' 54" W, parallel to said Westerly boundary, a distance of 50.92 feet to a point on a curve, concaved Southerly, having a central angle of 167° 46' 36" and a radius of 150 feet, thence Southwesterly along the arc of said curve, a distance of 8.90 feet to the Point of Beginning, (chord bearing and distance between said points being S 60° 48' 30" W 8.90 feet). Property Address: 10780 W Spring Cir, Crystal River, FL 34428 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED January 8, 2026 /s/ Nick Geraci Nick Geraci, Esq., Florida Bar No. 95582 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: ngeraci@lenderlegal.com EService@LenderLegal.com CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and exact</div></div>	<div><div>CITRUS COUNTY</div><div>copy of the foregoing was furnished by U.S. Mail and email, as required, this 8 day of January 2026 to: DAVID N. COUSINS 946 Tope St Cocoa FL 32927 BONITA COUSINS 4669 JONES GAP RD HIAWASSEE, GA 30546 /s/ Nick Geraci Nick Geraci, Esq. 11080-1028109 IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA CIVIL DIVISION Case No. 2025 CC 001211 PARKSIDE VILLAGE PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. RONALD GUSTAFSON 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. 2025 CC 001211, of the County Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein PARKSIDE VILLAGE PROPERTY OWNERS ASSOCIATION, INC. is Plaintiff and RONALD GUSTAFSON and UNKNOWN TENANT, are Defendants, the Clerk of the Citrus County Court, will sell to the highest bidder for cash on Thursday, February 26, 2026, in an online sale at www.citrus.realforeclose.com. beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit: A portion of Lot 75, Block 1A, Parkside Village, Unit No. 4, as recorded in Plat Book 12, Pages 115 and 116, Public Records of Citrus County, Florida, more particularly described as follows: Lot 75, Block 1A, Parkside Village Unit No. 4, as recorded in Plat Book 12, Pages 115 and 116, Public Records of Citrus County, Florida, less the following described lands: Begin at the Southwest corner of Lot 75, Block 1A, Parkside Village, Unit No. 4, as recorded in Plat Book 12, Pages 115 and 116, Public Records of Citrus County, Florida, said point being the Northwest corner of Lot 76 of said Block 1A, thence North along the West line of said Lot 75 a distance of 3.82 feet, thence South 89 degrees 57 minutes 58 seconds East 52.55 feet, thence South 0 degrees 02 minutes 02 seconds West 3.79 feet to a point of the South line of said Lot 75, said point being on the North line of said Lot 76, thence West along said South line and along said North line a distance of 52.55 feet to the Point of Beginning. Property Address: 3840 North Parkside Village Terrace, Beverly Hills, FL 34465 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 a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator John Sullivan (352) 341-6700 for the Courts below at least 7 days before your scheduled court appearance, or immediately upon receiving your notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated January 12, 2026 /s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453 PRIMARY E-MAIL: pleadings@tankellawgroup.com TANKEL LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 ATTORNEY FOR PLAINTIFF 1/16-1/23/26LG 2T ----- NOTICE OF ACTION CONSTRUCTIVE SERVICE PROPERTY IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CITRUS COUNTY CIVIL ACTION NO: 2025 CA 000653 A Civil Division IN RE: CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. DAWN C. FORRESTER; MICHELLE G. FORRESTER; et al, Defendant(s). TO: DAWN C. FORRESTER and MICHELLE G. FORRESTER LAST KNOWN ADDRESS: 785 N FRESNO AVENUE, HERNANDO, FL 34442 NOTICE FOR PUBLICATION YOU ARE HEREBY NOTIFIED of an action to foreclose a lien on the following property in CITRUS County, Florida: LOT 22 BLOCK 39 CITRUS HILLS FIRST ADDITION ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGES 73 THROUGH 83 INCLUSIVE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any to it on FLORIDA COMMUNITY LAW GROUP, P.L., Attorney for CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC., whose address is P.O. Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court on or before 30 days from the first date of publication; otherwise a default will be entered against you for the relief prayed for in the complaint or petition. This notice shall be published once a week for two consecutive weeks in LA</div></div>	<div><div>CITRUS COUNTY</div><div>GACETA (Newspaper). WITNESS my hand and the seal of said court at CITRUS County, Florida on this 12th day of January, 2026. Traci Perry As Clerk, Circuit Court Citrus County, Florida By: s/ Illegible As Deputy Clerk s/ Jared Block, Esq. Florida Community Law Group, P.L. P.O. Box 292965, Davie, FL 33329-2965 1/16-1/23/26LG 2T ----- NOTICE OF ACTION CONSTRUCTIVE SERVICE PROPERTY IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CITRUS COUNTY CIVIL ACTION NO: 2025 CA 000665 A Civil Division IN RE: CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. SEAN EDWARD VELEZ; UNKNOWN SPOUSE OF SEAN EDWARD VELEZ, et al, Defendant(s). TO: SEAN EDWARD VELEZ LAST KNOWN ADDRESS: 163 W MASSACHUSETTS STREET, HERNANDO, FL 34442 NOTICE FOR PUBLICATION YOU ARE HEREBY NOTIFIED of an action to foreclose a lien on the following property in CITRUS County, Florida: LOT 20 BLOCK 44 CITRUS HILLS FIRST ADDITION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9 PAGES 73 THROUGH 83 INCLUSIVE OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA A lawsuit has been filed against you and you are required to serve a copy of your writien defenses, if any to it on FLORIDA COMMUNITY LAW GROUP, P.L., Attorney for CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC., whose address is P.O. Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court on or before 30 days from the first date of publication; otherwise a default will be entered against you for the relief prayed for in the complaint or petition. This notice shall be published once a week for two consecutive weeks in LA GACETA (Newspaper). WITNESS my hand and the seal of said court at CITRUS County, Florida on this 12th day of January, 2026. Traci Perry As Clerk, Circuit Court Citrus County, Florida By: s/ Illegible As Deputy Clerk s/ Jared Block, Esq. Florida Community Law Group, P.L. P.O. Box 292965, Davie, FL 33329-2965 1/16-1/23/26LG 2T ----- IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001085 Division Probate IN RE: ESTATE OF CHAD L. STRAUSBAUGH Deceased. NOTICE TO CREDITORS The administration of the Estate of Chad L. Strausbaugh, Deceased, whose date of death was May 31, 2025, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Ave., Inverness, FL 34450. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFIER 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 January 16, 2026. Personal Representative: /s/ Michelle Renee Strausbaugh 4032 Centre Street, 4D San Diego, CA 92103 Attorney for Personal Representative: /s/ Daniel S. Henderson E-mail Addresses: dan@hendersonsachs.com, ana@hendersonsachs.com Florida Bar No. 725021 Henderson Sachs, P.A. 8240 Exchange Drive, Suite C6 Orlando, FL 32809 Telephone: (407) 850-2500 1/16-1/23/26LG 2T</div></div>	<div><div>CITRUS COUNTY</div><div>----- IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA CASE NO. 2025 CA 000690 A SPRING RUN PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. KELLY SUE TERRILL; UNKNOWN SPOUSE OF KELLY SUE TERRILL, et al, Defendant(s). NOTICE OF SALE PURSUANT TO CHAPTER 45 (To be published in La Gaceta Newspaper) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated January 8, 2026, entered in Case No. 2025 CA 000690 A in the Circuit Court in and for Citrus County, Florida wherein CITRUS HILLS PROPERTY OWNERS ASSOCIATION INC., is Plaintiff, and KELLY SUE TERRILL, et al, is the Defendant. Foreclosure Sale will be held online via the Internet at www.citrus.realforeclose.com pursuant to Judgment or Order of the Court and section 45.031, Florida Statutes, at 10:00 AM on March 12, 2026 the following described real property as set forth in the Final Judgment, to wit: LOT 25 OF SPRING RUN SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 17 EAST; THENCE NORTH 88 DEGREES 58 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2661.44 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 1 DEGREES 01 MINUTES 53 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 190.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 1 DEGREE 01 MINUTES 11 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 219.06 FEET; THENCE SOUTH 88 DEGREES 58 MINUTES 07 SECONDS WEST, 335 FEET TO THE P.C. OF CURVE, CONCAVED SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 73 DEGREES 07 MINUTES 44 SECONDS AND A RADIUS OF 134.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.82 FEET TO A POINT (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING NORTH 13 DEGREES 31 MINUTES 48 SECONDS WEST, 58.36 FEET); THENCE NORTH 63 DEGREES 58 MINUTES 17 SECONDS EAST 383.56 FEET TO THE POINT OF BEGINNING, LYING AND BEING SITUATE IN CITRUS COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1992 DOUBLEWIDE MOBILE HOME BEARING ID #S 32620597AE & 32620597BE AND TITLE #S 63136175 & 63136176, NOW LOCATED THEREON. A/K/A: 10360 P PAMONDEHO CIR, CRYSTAL RIVER, FL 34428. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at the Office of the Trial Court Administrator, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida 34450, Telephone (352) 341-6700, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated January 8, 2026 /s/ Jared Block Jared Block, Esq. Fla. Bar No. 90297 Email: jared@flclg.com Florida Community Law Group, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Telephone (954) 372-5298 Facsimile (866) 424-5348 1/16-1/23/26LG 2T -----</div></div>	<div><div>HERNANDO COUNTY</div><div>clerk of this Court at 20 N. Main Street, Brooksville, FL 34601, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 1/2/26 Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: s/ Illegible Deputy Clerk 1/9-1/30/26LG 4T ----- IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25001452CPAXMX IN RE: ESTATE OF SARAH L. GRIGGS, Deceased. NOTICE TO CREDITORS The administration of the estate of Sarah L. Griggs deceased, whose date of death was August 28, 2024, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N Main St, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative 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, 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 January 9, 2026. Executed on 12-29-2025 Personal Representative: John F. Griggs, Petitioner Attorney for Personal Representative: /s/ Barbara M. Brown Barbara M. Brown, Esq. FBN: 641863 BROWN & KIMPTON, P.A. 29750 US Hwy 19 N, Suite 205 Clearwater FL 33761 Office (813) 528-4044 Facsimile (813) 855-8485 E: eservice@brownkimptonlaw.com Attorney for Petitioner 1/9-1/16/26LG 2T ----- HILLSBOROUGH COUNTY IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO. 18-DP-1064 DIVISION: S IN THE INTEREST OF: K.O. DOB: 12/15/2017 MINOR CHILD NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: TIFFANY WOODS 7625 Tangle Rush Dr. Gibsonton, FL 33534 YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: K.O. born on 12/4/2017. You are hereby commanded to appear on February 24, 2026, at 9:00 AM before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Courtroom 312, Edgcomb Courthouse 800 East Twiggs Street Tampa, FL 33602, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL (Continued on next page)</div></div>

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<div>HILLSBOROUGH COUNTY TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand as Clerk of said Court and the Seal thereof, this 8th day of January, 2026. Victor D. Crist, Clerk of Circuit Court Hillsborough County, Florida By: /s/ Santiago Zambrano Deputy Clerk 1/16-2/6/26LG 4T</div> <div>NOTICE OF SALE BEST LIEN SERVICES: 506B S 50 ST. TAMPA, FL 33619 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLES LISTED BELOW AT THE FOLLOWING LOCATIONS TO SATISFY LIEN PURSUANT TO SECTION 713.585 OF THE FLORIDA STATUTES. JY COLLISION EXPERT: 4006 W SOUTH AVE, TAMPA, FL 33614-6559 02/09/2026 9:00 AM 2022 JEEP COMPASS 3C4NJCBB0NT235124 TOP CHOICE AUTOMOBILE SALES INC.: 506B S 50 ST, TAMPA, FL 33619 02/12/2026 9:00 AM 2011 AUDI A5 WAUCFAFR7BA024121 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.</div>	<div>HILLSBOROUGH COUNTY 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. 1/16/26LG 1T</div> <div>-----</div> <div>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-016956 COUNTRY PLACE COMMUNITY ASSOCIATION, INC., Plaintiff, vs. HECTOR GONZALEZ III and CHRISSANTHY GONZALEZ, Defendant. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on January 6, 2026, by the County Court of Hillsborough County, Florida, for the following property described as: Lot 16, Block 2, COUNTRY PLACE UNIT V, according to the map or plat thereof as recorded in Plat Book 49, Page 67 of the Public Records of Hillsborough County, Florida. will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on February 27, 2026 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Katherine Martinez, Esq. Florida Bar No. 70879 kmartinez@bushross.com BUSH ROSS, P.A. Post Office Box 3913, Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff 1/16-1/23/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY FAMILY LAW DIVISION CASE NO: 25-DR-005166 DIVISION: B IN RE: The Marriage of ASEEL ISSAM SAID ALIHAMDAN Petitioner,</div>	<div>HILLSBOROUGH COUNTY and AIMAN ADEL MOHAMMAD HAMDAN Respondent. NOTICE OF ACTION TO: AIMAN ADEL MOHAMMAD HAMDAN 9747 Tranquility Lake Circle, Apt. 202 Riverview, FL 33578 YOU ARE NOTIFIED that a post-judgment action for modification of a final judgment dissolution of marriage has been filed against you and that you are required to serve a copy of your written defense, if any, to it on Sam Badawi, Esq. Attorney for Petitioner, whose address is 1405 University Point Place, Tampa, FL 33613 and file the original with the clerk of court at 800 East Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so on or before February 13, 2026, twenty-eight (28) days after first dates of publication, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: N/A Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-mail Address Florida Supreme Court 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. 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 8/20/2025 Victor D. Crist Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: /s Isha Tirado-Baker Deputy Clerk 1/16-2/6/26LG 4T</div> <div>-----</div> <div>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: NATURAL RHYTHM Owner: Life Ventures Corporation, Inc. 2409 S. Lois Avenue Tampa, FL 33629 1/16/26LG 1T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION</div>	<div>HILLSBOROUGH COUNTY File No. 25-CP-004184 IN RE: ESTATE OF ALAN WADE ARCE Deceased. NOTICE TO CREDITORS The administration of the estate of ALAN WADE ARCE, deceased, whose date of death was September 24, 2025; File Number 25-CP-004184, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 16, 2026. Personal Representative: TONYA RENEE ARCE 8406 El Portal Drive Tampa, FL 33604 Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com 1/16-1/23/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-01395 Division: A IN RE: THE ESTATE OF MELVIN DAVIS, SR., Deceased.</div>	<div>HILLSBOROUGH COUNTY NOTICE TO CREDITORS The administration of the estate of MELVIN DAVIS, SR., deceased, whose date of death was December 21, 2024 is pending in the Circuit Court for Hillsborough County, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community property Rights at Death Act as described in ss. 732.217 -732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 16, 2026. Personal Representative: MARION MITCHELL Attorney for Personal Representative: KAYDELL WRIGHT-DOUGLAS, ESQ. Florida Bar No.: 139930 KAYDELL WRIGHT-DOUGLAS, P.A. 110 North Armenia Avenue, Suite A Tampa, Florida 33609 Telephone: (813) 254-4623 Facsimile: (813) 251-5373 E-mail: kwdouglas@kwdesqpa.com 1/16-1/23/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO. 26-CP-000042 DIVISION: A IN RE: ESTATE OF ESSIE M. GRAHAM, Deceased. NOTICE TO CREDITORS The administration of the estate of ESSIE M. GRAHAM, deceased, whose date of death was November 13, 2025, and whose social security number is XXX-XX-7136, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is January 16, 2026. Personal Representatives: Michael G. Graham 2205 Berry Road Plant City, FL 33567 Jesse L. Graham, Jr. 841 Seven Gables Cir SE Palm Bay, FL 32909 Karen R. Whitehurst 2107 Colson Road Plant City, FL 33567 Leigh Willingham 3617 Barred Owl Road Lakeland, FL 33811 Attorney for Personal Representatives: Daniel M. Coton, Esquire TRINKLE REDMAN, P.A. 121 North Collins Street Plant City, Florida 33563 Telephone: (813) 752-6133 Florida Bar Number: 857335 Attorney for Petitioner 1/16-1/23/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-004310 Division A IN RE: ESTATE OF JEAN PATERSON WALKER A/K/A JEAN HARPER WALKER Deceased. NOTICE TO CREDITORS The administration of the estate of JEAN PATERSON WALKER A/K/A JEAN</div>

<div>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 2/11/2026 at 9:00 A.M. and 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397. Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. CASES TO BE HEARD AT THE 9:00 A.M. HEARING CASE NO: COD-25-0001701 NAME OF VIOLATOR: GEORGE A GAGALIS LOCATION OF VIOLATION: 1805 W HILLS AVE, TAMPA, FL CODE SECTIONS: 19-231(15)b 19-231(15)c LEGAL DESCRIPTION: HYDE PARK WEST LOT 18 BLOCK 23 FOLIO: 185782.0000 CASE NO: COD-25-0002326 NAME OF VIOLATOR: GREGORY C AND K ANNE YADLEY LOCATION OF VIOLATION: 2907 RUBIDEAUX ST, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: RUBIDEAUX LANDING LOT 4 AND LOT 5 LESS WLY 10 FT FOLIO: 126512.0108 CASE NO: COD-25-0003653 NAME OF VIOLATOR: MIJA KIM CHOI LIFE ESTATE LOCATION OF VIOLATION: 3115 W PEARL AVE, TAMPA, FL CODE SECTIONS: 19-49 19-50 19-56 19-231(15)b 19-231(15)c LEGAL DESCRIPTION: MAC DILL HEIGHTS LOT 19 BLOCK 1 FOLIO: 134108.0000 CASE NO: COD-25-0003824 NAME OF VIOLATOR: EQUESTRIAN PARC AT LOCATION OF VIOLATION: 18201 HIGHWOODS PRESERVE PKWY, TAMPA, FL CODE SECTIONS: 19-5(a) 19-231(10) 19-231(15)c 19-231(17) LEGAL DESCRIPTION: EQUESTRIAN PARC AT HIGHWOODS PRESERVE CONDOMINIUM COMMON AREA FOR GARAGES SEE 033583.2670 FOLIO: 33583.2672 EQUESTRIAN PARC AT HIGHWOODS PRESERVE CONDOMINIUM GARAGE UNITS 1 THRU 80 LESS THE FOLLOWING UNITS... FOLIO: 033583.2670 CASE NO: COD-25-0003825 NAME OF VIOLATOR: BARBARA BAKER LOCATION OF VIOLATION: 3511 E 22ND AVE, TAMPA, FL CODE SECTIONS: 19-231(10) 19-231(15)b LEGAL DESCRIPTION: ZEPHYR GROVE LOT 1 AND LOT 12 BLOCK 3 LESS R/W FOLIO: 174647.0000 CASE NO: COD-25-0003950 NAME OF VIOLATOR: 4412 W PEARL AVE LLC LOCATION OF VIOLATION: 4412 W PEARL AVE, TAMPA, FL CODE SECTIONS: 19-231(10) 19-231(13) 19-231(17) LEGAL DESCRIPTION: GANBRIDGE CITY PLAT NO 2 LOT 7 AND N 1/2 CLOSED ALLEY ABUTTING ON S FOLIO: 132416.0000 CASE NO: COD-25-0004179 NAME OF VIOLATOR: VINCENT THOMSEN LOCATION OF VIOLATION: 6710 INTERBAY BLVD, TAMPA, FL CODE SECTIONS: 19-231(15)a 19-231(15)b 19-231(15)c LEGAL DESCRIPTION: PARNELL'S SUB UNIT NO 2 LOTS 5 AND 6 AND W 1/2 OF LOT 7 FOLIO: 137721.0000 CASE NO: COD-25-0004423 NAME OF VIOLATOR: RALPH BLASCO LOCATION OF VIOLATION: 10003 TAKOMAH TRL, TAMPA, FL CODE SECTIONS: 19-50 19-231(15)c LEGAL DESCRIPTION: SEC 16 28 19 TRACT BEG 110.23 FT NORTH AND 717.80 FT WEST OF SE COR OF SEC 16 RUN WEST 24.25 FT N 67 DEG 36 MIN W 94.70 FT S 22 DEG 24 MIN W 121.70 FT EAST 160.30 FT AND N 01 DEG 49 MIN W 75.23 FT TO POB FOLIO: 140130.0000</div>	<div>CASE NO: COD-25-0004491 NAME OF VIOLATOR: SARAH G REED AND GLENN LOCATION OF VIOLATION: 1412 E SENECA AVE, TAMPA, FL CODE SECTIONS: 19-49 19-231(15)c LEGAL DESCRIPTION: NEBRASKA AVENUE HEIGHTS LOTS 23 24 25 BLOCK 27 FOLIO: 143948.0000 CASES TO BE HEARD AT THE 1:00 P.M. HEARING CASE NO: COD-25-0004240 NAME OF VIOLATOR: CHERYL MINGO BEXLEY LOCATION OF VIOLATION: 815 W MINNEHAHA ST, TAMPA, FL CODE SECTIONS: 27-287.25.(e).(3) LEGAL DESCRIPTION: RIVERSIDE FIRST ADDITION TO WEST LOT 11 BLOCK 7 FOLIO: 104951.0000 CASE NO: COD-25-0004276 NAME OF VIOLATOR: ANGELICA MARIA PALAU LOCATION OF VIOLATION: 1404 E SEWAHA ST, TAMPA, FL CODE SECTIONS: 27-326 27-290.1 (e)(2) LEGAL DESCRIPTION: FAIRVIEW TERRACE LOT 9 BLOCK 10 FOLIO: 147165.0200 CASE NO: COD-25-0004277 NAME OF VIOLATOR: SAMUEL THOMAS TORRES LOCATION OF VIOLATION: 1402 E SEWAHA ST, TAMPA, FL CODE SECTIONS: 19-47 19-49 27-290.1 LEGAL DESCRIPTION: FAIRVIEW TERRACE LOT 8 BLOCK 10 FOLIO: 147165.0100 CASE NO: COD-25-0004370 NAME OF VIOLATOR: GEOVANNE CASTRO LOCATION OF VIOLATION: 9306 N 18TH ST, TAMPA, FL CODE SECTIONS: 27-284.2.5.(c) LEGAL DESCRIPTION: TAMPA OVERLOOK LOT 7 BLOCK 10 FOLIO: 144335.0000 CASE NO: COD-25-0004476 NAME OF VIOLATOR: LAWRENCE CHANEY ESTATE OF LOCATION OF VIOLATION: 5306 E 18TH AVE, TAMPA, FL CODE SECTIONS: 19-56 27-283.11(b) 27-326 LEGAL DESCRIPTION: BEASLEYS ADDITION TO UCETA LOT 10 BLOCK 3 FOLIO: 159470.0000 CASE NO: COD-25-0004645 NAME OF VIOLATOR: JOHN THOMAS SALEM LOCATION OF VIOLATION: 8214 N 14TH ST, TAMPA, FL CODE SECTIONS: 27-287.25.(e).(3) LEGAL DESCRIPTION: FOLIO: 146622.0000 CASE NO: COD-25-0004670 NAME OF VIOLATOR: CHERYL MINGO BEXLEY LOCATION OF VIOLATION: 815 W MINNEHAHA ST, TAMPA, FL CODE SECTIONS: 27-287.25.(e).(3) LEGAL DESCRIPTION: FOLIO: 104951.0000 CASE NO: COD-25-0004632 NAME OF VIOLATOR: KATHERINE MAKELL HODGE LOCATION OF VIOLATION: 109 S WOODYLYNRIE AVE, TAMPA, FL CODE SECTIONS: 27-287.25.(e).(3). LEGAL DESCRIPTION: SOUTHERN PINES LOT 7 BLOCK 2 FOLIO: 116256.0000 IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING. INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING. SHIRLEY FOXX-KNOWLES, CMC CITY CLERK 1/16-2/6/26LG 4T</div>
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HILLSBOROUGH COUNTY

HARPER WALKER, deceased, whose date of death was June 29, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 16, 2026.

Personal Representative:
/s/ RENATE NIPPER
10018 Kenda Drive
Riverview, FL 33578

Attorney for Personal Representative:
/s/ Emma Hemness
HEMNESS FALLER ELDER LAW
Emma Hemness, Esq.
Florida Bar # 56960
309 N. Parsons Avenue
Brandon, FL 33510
(813) 661-5297
(813) 689-8725 fax
service@hemnesslaw.com
probate@hemnesslaw.com

1/16-1/23/26LG 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:

CLARK TRIAL LAW

Owner: Clark Trial Law, P.A.
3407 West Kennedy Blvd.
Tampa, FL 33609

1/16/26LG 1T

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

CASE NO.: 25-CC-030885

CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC., Plaintiff,

vs.

FRANKLIN VELEZ, AN UNMARRIED MAN, Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25- CC-030885, that resulted from the Final Hearing on or about January 12, 2026, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 25-CC-030885 on about January 12, 2026 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 4, Block 1, Cory Lake Isles Phase 3, Unit 1, according to the plat thereof, recorded in Plat Book 92, Page 13, of the Public Records of Hillsborough County, Florida.

and commonly known as: 17937 Bahama Isle Drive, Tampa, FL 33647; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the **HILLSBOROUGH County public auction website at <http://www.hillsborough.realforeclose.com>**, on **February 27, 2026 at 10:00AM**. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

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

Dated this January 13, 2026

/s/ J. Clarke Brannon
Nathan A. Frazier, Esq., for the firm
J. Clarke Brannon, Esq., for the firm
Attorney for Plaintiff

Frazier & Bowles, Attorneys at Law
45427.58

1/16-1/23/26LG 2T

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

Case No.: 25-CP-003482

IN RE: THE ESTATE OF

HILLSBOROUGH COUNTY

OSCAR LEE DOUGLAS, SR., Deceased.

NOTICE TO CREDITORS

The administration of the estate of OSCAR LEE DOUGLAS, SR., deceased, whose date of death was August 14, 2025 is pending in the Circuit Court for Hillsborough County, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community property Rights at Death Act as described in ss. 732.217-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is January 16, 2026.

Personal Representative:
KENYA J. JONES
1745 Ripple Jade Place
Ruskin, Florida 33570

Attorney for Personal Representative:
KAYDELL WRIGHT-DOUGLAS, ESQ.
Florida Bar No.: 139930
KAYDELL WRIGHT-DOUGLAS, P.A.
110 North Armenia Avenue, Suite A
Tampa, Florida 33609
Telephone: (813) 254-4623
Facsimile: (813) 251-5373
E-mail: kwdouglas@kwdesqpa.com

1/16-1/23/26LG 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:

TWO LITTLE LOAVES

Owner: To the Stars Professional Tutoring Services
5048 Captain Davis Drive
Wimauma, FL 33598

1/16/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-003635

IN RE: ESTATE OF
RANSON JACOB ERSKINE,
A/K/A RANSON J. ERSKINE
Deceased

NOTICE TO CREDITORS

The administration of the estate of RANSON JACOB ERSKINE, A/K/A RANSON J. ERSKINE, deceased, whose date of death was June 12, 2025; File Number 25-CP-003635, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box

HILLSBOROUGH COUNTY

3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 16, 2026.

Personal Representative:
JAQULYN ANN CLARK A/K/A
JAQULYN A. CLARK A/K/A JAQULYN
ERSKINE CLARK
12325 Rose Haven Boulevard
New Port Richey, FL 34654

Personal Representative's Attorneys:
/s/ Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS*ALVAREZ*DECIDUE, 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

1/16-1/23/26LG 2T

NOTICE OF PUBLIC SALE

Notice is hereby given that on **02/23/2026 at 8:30am** the following **vehicle(s)** may be sold at public sale at **6120 Jensen Rd, Tampa, FI 33619** for the amount owed on each **vehicle** to satisfy the lien for repairs, service and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. **VIN# KNDJX3A52G7281571 2016 KIA \$ 5,525.00.** The name, address and telephone number and public sale location of the repair shop that is demanding full payment of the unpaid charges is... Lienor Name: **Troyts Auto Services LLC.** Lienor Address: **6120 Jensen Rd, Tampa, FI 33619** (Hillsborough County). Lienor telephone # **(813) 671-9364**, MV License #: **MV113312.** Location of **Vehicle: 6120 Jensen Rd, Tampa, FI 33619** (Hillsborough County). The customer or person claiming an interest, or a lien, may redeem the **vehicle** by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a **vehicle** may file a demand for a hearing with the Clerk of Court in **Hillsborough County** where the **vehicle** is held to determine whether the **vehicle** has been wrongfully taken or withheld from him or her. At any time before the date of sale, a customer or person of record claiming a lien on the **vehicle** may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.

1/16/26 1T

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

Case No.: 25-DR-5516

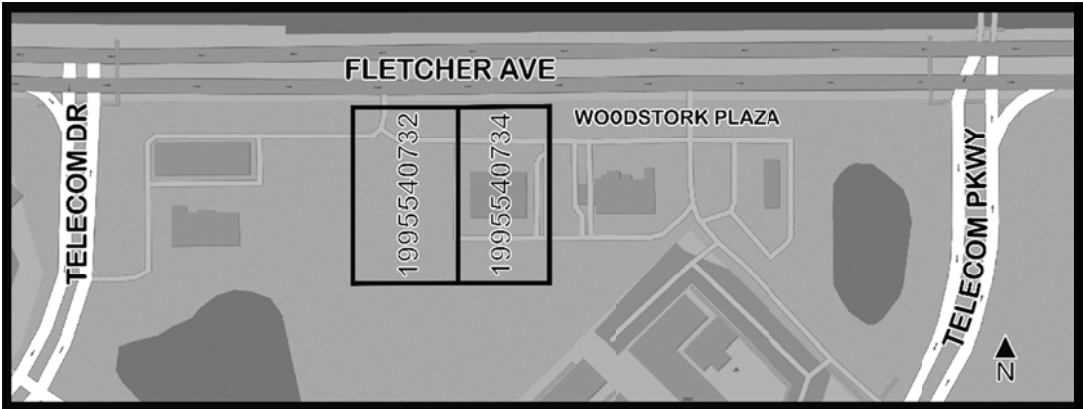
LUCIA DEL CARMEN GARCIA YANEZ
Petitioner
and
JESUS DAVID GARCIA JIMENEZ

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 6, 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 Modifying a Planned Development (RZP-17-13) for 100,680 square feet ± of real property, generally located at the Southeast corner of Tampa Telecom Drive and Fletcher Avenue (Folios 199554.0732 and 199554.0734) and generally as shown below.

ORDINANCE

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, MODIFYING TWO PLANNED DEVELOPMENT PARCELS TOTALING 2.3 ACRES (±) OF PROPERTY CONSISTING OF TWO FOLIOS (199554.0732 and 199554.0734), GENERALLY LOCATED AT THE SOUTHEAST CORNER OF TAMPA TELECOM DRIVE AND FLETCHER AVENUE FOR RZP 25-02; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING ATLAS MAP OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; 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 emailing Joe Moreda, AICP, City Planner at jmoreda@templeterrace.gov.

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 18th day of December 2025.

Lynda Sader, City Clerk

HILLSBOROUGH COUNTY

Respondent.

NOTICE OF ACTION FOR PETITION FOR PATERNITY AND RELATED RELIEF

TO: JESUS DAVID GARCIA JIMENEZ
Last known address: Unknown

YOU ARE NOTIFIED that an action for Petition for Paternity and Related Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on C. Christine Smith, Esq., whose address is 6318 US Highway 301 S., Riverview, Florida 33578, on or before 2/18/2026, and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal property should be divided: 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 Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

Dated January 13, 2026

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

By: s/ Mary Glover
Deputy Clerk

1/16-2/6/26LG 4T

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

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM5 Plaintiff(s),
CASE NO.: 23-CA-013461

v.
GENERAL CIVIL DIVISION:
UNKNOWN SPOUSE OF GABRIELLE BENOIT; GABRIELLE BENOIT; UNKNOWN SPOUSE OF FRANDY BENOIT : UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; FRANDY BENOIT Defendant(s).

NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 7th day of January, 2026, and entered in Case No. 23-CA-013461, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM5 is the Plaintiff and GABRIELLE BENOIT and FRANDY BENOIT are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 A.M. on the 11th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 2, BLOCK 4, MONTCLAIR MEADOWS SUBDIVISION UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT

HILLSBOROUGH COUNTY

PAGE 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

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

Dated this 8th day of January, 2026.

By: /s/ Liana R. Hall
Liana R. Hall, Esq.
Bar No. 73813
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
11080-1028140

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

CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-005505
GENERAL CIVIL DIVISION:
Freedom Mortgage Corporation Plaintiff(s),

v.
ADRIAN G. RILEY; UNKNOWN SPOUSE OF ADRIAN G. RILEY; UNKNOWN HEIRS, BENEFICIARIES, DEVEISES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH RILEY; STATE OF FLORIDA; CLERK OF COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA; STATE OF FLORIDA DEPARTMENT OF REVENUE; YEALEISEA NAE TRINA WILCOX; AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY Defendant(s).

NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 7th day of January, 2026, and entered in Case No. 25-CA-005505, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and YEALEISEA NAE TRINA WILCOX, UNKNOWN SPOUSE OF ADRIAN G. RILEY, ADRIAN G. RILEY, UNKNOWN HEIRS, BENEFICIARIES, DEVEISES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH RILEY, CLERK OF COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, STATE OF FLORIDA DEPARTMENT OF REVENUE AND STATE OF FLORIDA DEPARTMENT OF REVENUE are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 A.M. on the 17th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:
Lot 3, Block 9, Winston Park Unit No. 4, according to the map or plat thereof as recorded in Plat Book 46, Page 41, Public Records of Hillsborough County, Florida.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

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

Dated this 9th day of January, 2026

By: /s/ Liana R. Hall
Liana R. Hall
Bar No. 73813
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

(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY ESERVICE@MGS-LEGAL.COM 11080-1028229 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CASE No. 25-CA-008561 MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC., PLAINTIFF, VS. WILLIAM T. THIEM, JR., ET AL., DEFENDANT(S). NOTICE OF ACTION To: Unknown Tenant in Possession of the Subject Property RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 13908A Bardmoor Place, Tampa, FL 33618 To: William T. Thiem, Jr. RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 13908A Bardmoor Place, Tampa, FL 33618 To: Unknown spouse of William T. Thiem, Jr. RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 13908A Bardmoor Place, Tampa, FL 33618 YOU ARE HEREBY NOTIFIED that an	HILLSBOROUGH COUNTY action to foreclose a mortgage on the following described property located in Hillsborough County, Florida: "The Northeasterly portion of Lot 4, NORTH VILLAGE SUBDIVISION, as recorded in Plat Book 49, Page 43, of the Public Records of Hillsborough County, Florida, more particularly described as follows: Beginning at the Northwest corner of said Lot 4; thence South 40°50'00""E., 139.40 feet to a point on a non-tangent curve concave to the Southeast having a radius of 50.00 feet, said point also being on the Northwesterly right-of-way line of Bardmoor Place (a radial to said point bears N. 40°50' 00""W.); thence Southerly along said curve to a point on said curve, a distance of 30.63 feet through a central angle of 35°06' 09""(a radial to said point bears N. 75°56' 09""W.); thence non-tangent to said point N. 63°51'27""W., 116.17 feet to a point on a curve concave to the East having a radius of 386.33 feet, said point also being on the East right-of-way line of Carrollwood Village Run (a radial to said point bears N. 76°25' 30""W.); thence Northerly along said curve a distance of 85.22 feet through a central angle of 12°38' 19""to the Point of Beginning."	HILLSBOROUGH COUNTY has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before February 15, 2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint. This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc. Date: December 31, 2025 Clerk of the Circuit Court By: Deputy Clerk of the Court If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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. 11080-1028018	HILLSBOROUGH COUNTY of said Section 29, a distance of 404.5 feet for the Point-of-Beginning. Thence (continue) West, a distance of 384.0 feet, thence North 108.34 feet, thence East a distance of 342.55 feet, thence South 20°54' East, a distance of 116.0 feet to the Point-of-Beginning. A3 Commencing at the SE corner of the Northwest one-quarter of the Northeast one-quarter of Section 29, Township 28 South, Range 20 East, Hillsborough County, Florida. Run thence West 504.2 feet along the South boundary of said Northwest one-quarter of the Northeast one-quarter, thence North 20°54' West, 232.0 feet for a Point-of-Beginning. Run thence West 400.0 feet to the East right-of-way line of Williams Road, thence North 20°54' West 116.0 feet along said right-of-way line, thence East 400.0 feet, thence South 20°54' East 116.0 feet to Point-of-Beginning. For purposes of this description the South boundary of said Northwest one-quarter of the Northeast one-quarter is assumed as running East and West. A4 Commencing at the Southeast corner of the Northwest one-quarter of the Northeast one-quarter of Section 29, Township 28 South, Range 20 East, Hillsborough County, Florida. Run thence West along the South boundary of said Northwest one-quarter of the Northeast one-quarter of said Section 29, a distance of 788.5 feet for the Point-of-Beginning. Thence (continue) West, a distance of 116.0 feet, thence North 20°54' West, a distance of 116.0 feet, thence East a distance of 157.45 feet, thence South, a distance of 108.34 feet to the Point of Beginning. A5 Commencing at the Southeast corner of the Northwest one-quarter of the Northeast one-quarter of Section 29, Township 28 South, Range 20 East, Hillsborough County, Florida. Run West along the South boundary of the Northwest one-quarter of the Northeast one-quarter of said Section 29, a distance of 404.5 feet, thence North 20°54' West a distance of 116.0 feet, thence West a distance of 100.0 feet, thence North 20°54' West a distance of 232.0 feet, thence East a distance of 1030.0 feet, thence South 20°54' East a distance of 348.0 feet to the South boundary of the Northeast one-quarter of the Northeast one-quarter of said Section 29, thence West along the South boundary of the Northeast one-quarter of the Northeast one-quarter of said Section 29, a distance of 525.5 feet to the Point of Beginning. Commonly known as: 7607 WILLIAMS RD, SEFFNER, FL 33584 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED December 12, 2025 /s/ Bradford Petrino Bradford Petrino, Esq. Florida Bar No. 41883 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: bpetrino@lenderlegal.com EService@LenderLegal.com CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 12th day of December 2025 to: ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY, FLORIDA c/o T. Andrew Zodrow, Esq. 3629 Queen Palm Dr. Tampa, FL 33619 zodrowa@epchc.org Hastings Jones, Esq. Senior Assistant Attorney General Office of the Attorney General The Capitol, Suite PL-01 Tallahassee, Florida 32399-1050 oag.foreclose.eserve@myfloridalegal.com Attorney for STATE OF FLORIDA UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE c/o U.S. Attorney 400 N. Tampa St. Tampa, FL 33602 CRAIG ARLEN LEWIS A/K/A CRAIG A. LEWIS 5819 Rose Lane Tampa, FL 33619 JERRY PHILLIP LEWIS 10567 Talloaks Road Pavo, GA 31778 JAN L. ROBINSON 36251 FL-70 MYAKKA CITY, FL 34251 MARY BETH ROWE 13472 BANNER RD. SPRING HILL, FL 34609 TRACEY SEXTON 155 SABEL LN. MULBERRY, FL 33860 TRACEY SEXTON 543 Oak Tree Ln. Nazareth, PA 18064 CINDY P. SWINT 344 Lewis Road Lithia, FL 33547 HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA c/o Matthew D. Weidner, Esq. Matthew D. Weidner, P.A. 250 Mirror Lake Drive North St. Petersburg, FL 33701 service@mattweidnerlaw.com UNITED STATES ENVIRONMENTAL PROTECTION AGENCY c/o Stacey A. Haire, Esq. Office of Regional Counsel 61 Forsyth Street SW Atlanta, GA 30303 haire.stacey@epa.gov UNKNOWN SPOUSE OF CINDY P. SWINT N/K/A ROBERT SWINT 344 Lewis Road Lithia, FL 33547 DEORTHA JO LAMBERT 15198 Jackson Trace Rd.	HILLSBOROUGH COUNTY Lincoln, AL 35096 ROBBIE A. JERNIGAN c/o A. J. "Stan" Musial, Jr., Esquire 1211 W. Fletcher Avenue Tampa, FL 33612-3363 ajmusialattorney@yahoo.com FLORIDA ENVIRONMENT RESOURCES CORP. 4023 N. Armenia Ave., Suite 400 Tampa, FL 33607 CLERK OF THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA c/o Shelby K. Russ, Esq. 419 Pierce Street, Room 140 Tampa, FL 33602 Shelby.russ@hillsclerk.com efileservice@hillsclerk.com Jacqueline F. Perez, Esq. Krinzman Huss Lubetsky Feldman & Hotte Awerbach Cohn Perez 28100 U.S. Hwy 19 North, Suite 104 Clearwater, FL 33761 service@AwerbachCohn.com STATE OF FLORIDA c/o State Attorney 419 N PIERCE ST. TAMPA, FL 33602 CAROLYN LAMBERT 15198 JACKSON TRACE RD. LINCOLN, AL 35096 LINDA STRINGFIELD 15198 JACKSON TRACE RD. LINCOLN, AL 35096 GEORGE LAMBERT 15198 JACKSON TRACE RD. LINCOLN, AL 35096 JOSEPH FRANKLIN LAMBERT A/K/A JOEY LAMBERT 144 ALLRED ROAD LINCOLN, AL 35096 JOSEPH FRANKLIN LAMBERT A/K/A JOEY LAMBERT AS PERSONAL REPRESENTATIVE OF THE ESTATE OF STARLETTE MARIE LAMBERT 144 ALLRED ROAD LINCOLN, AL 35096 /s/ Bradford Petrino Bradford Petrino, Esq. 11080-1027931

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 RUN 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 WESTERLY 117.68 FT ALG ARC OF CURVE HAVING A RADIUS OF 149.76 FT CHORD BEARING N 87 DEG 39 MIN 46 SEC W 114.68 FT THN S 69 DEG 49 MIN 27 SEC W A DISTANCE OF 245.36 FT TO PT ON NON TANGENT CURVE TO THE RIGHT NORTHWESTERLY 39.28 FT ALG THE ARC OF SD CURVE HAVING A RADIUS 25 FT CHORD BEARING N 65 DEG 10 MIN 33 SEC W 35.36 FT THN N 20 DEG 10 MIN 33 SEC W A DISTANCE OF 173.34 FT THN LEAVING SD ROW N 69 DEG 32 MIN 13 SEC E A DISTANCE OF 156.14 PT ON NON TANGENT CURVE TO THE LEFT THN EASTERLY 70.02 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 45.25 FT CHORD BEARING N 69 DEG 45 MIN 42 SEC E 63.25 THN N 69 DEG 30 MIN 44 SEC E A DISTANCE OF 45.21 FT THN N 72 DEG 40 MIN 27 SEC E A DISTANCE OF 21.31 FT TO PT ON A CURVE TO RIGHT THN EASTERLY 10.25 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 32.50 FT CHORD BEARING N 81 DEG 42 MIN 39 SEC E 10.21 FT THN S 89 DEG 15 MIN 08 SEC E A DISTANCE OF 7.78 FT THN N 03 DEG 29 MIN 36 SEC W A DISTANCE OF 20.13 FT THN N 89 DEG 36 MIN 38 SEC E A DISTANCE OF 30.20 FT TO THE WALL OF MASONRY PARKING STRUCTURE THN ALG SD WALL THE FOLLOWING COURSES: S 00 DEG 13 MIN 28 SEC W A DISTANCE OF 3.02 FT THN S 89 DEG 26 MIN 14 SEC E A DISTANCE OF 60.88 FT THN S 00 DEG 13 MIN 28 SEC W A DISTANCE OF 76.79 FT THN S 89 DEG 18 MIN 13 SEC E 23.12 FT THN N 00 DEG 13 MIN 28 SEC E A DISTANCE OF 10.91 FT THN S 89 DEG 42 MIN 46 SEC E A DISTANCE OF 50.96 FT THN N 00 DEG 17 MIN 14 SEC E A DISTANCE OF 1 FT THN N 89 DEG 42 MIN 46 SEC W A DISTANCE OF 11.96 FT THN N 00 DEG 23 MIN 39 SEC E A DISTANCE OF 288.05 FT THN S 89 DEG 42 MIN 18 SEC E A DISTANCE OF 11.53 FT THN N 06 DEG 30 MIN 44 SEC E A DISTANCE OF 1.01 FTTHN N 89 DEG 32 MIN 07 SEC W A DISTANCE OF 11.64 FT THN N 00 DEG 23 MIN 39 SEC E A DISTANCE OF 30 FT TO AFORESAID SOUTH ROW LINE OF BAY CENTER DR THN S 89 DEG 38 MIN 43 SEC E ALG SD DOUTH ROW LINE A DISTANCE OF 140.05 TO THE POB FOLIO: 112553.0025 CASE NO: COD-25-0003730 NAME OF VIOLATOR: RAUL AVILEIRA AND ARLETY LEON LOCATION OF VIOLATION: 8909 N OTIS AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: CASA LOMA SUBDIVISION LOTS 32 33 34 AND 35 BLOCK 15 FOLIO: 100490.0000 CASE NO: COD-25-0003786 NAME OF VIOLATOR: SISSI GONZALEZ LOCATION OF VIOLATION: 4708 W BALLAST POINT BLVD, TAMPA, FL CODE SECTIONS: 5-105.1 FOLIO: 132107.0000 CASE NO: COD-25-0003796 LOCATION OF VIOLATION: 1110 W KNOLLWOOD ST, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: RIVIERA SUBDIVISION W 60 FT OF E 180 FT OF LOT 26 FOLIO: 103927.0000 CASE NO: COD-25-0003830 NAME OF VIOLATOR: MAHINDRA JHODA LOCATION OF VIOLATION: 819 E 109TH AVE, TAMPA, FL CODE SECTIONS: 5-105.1 5-105.4.1.6 LEGAL DESCRIPTION: JONES ADDITION TO TEMPLE TERRACES W 90 FT OF E 240 FT AND S 13 FT OF E 150 FT OF N 1/2 OF LOT 7 FOLIO: 95711.0000 CASE NO: COD-25-0003831 NAME OF VIOLATOR: MICHELLE JEWSBURY LOCATION OF VIOLATION: 811 W HIAWATHA ST, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: RIVERSIDE FIRST ADDITION TO WEST LOT 14 BLOCK 6 FOLIO: 104939.0000 CASE NO: COD-25-0003836 NAME OF VIOLATOR: RHODES ROBERT L JR LOCATION OF VIOLATION: 3203 W LEILA AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: MAC DILL PARK UNIT NO 2 LOT 10 BLOCK E FOLIO: 135315.0000 CASE NO: COD-25-0003886 NAME OF VIOLATOR: ELIANNIS RIGNACK FIGUEREDO LOCATION OF VIOLATION: 10927 N BOULEVARD, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: HAMNER'S W E FOREST ACRES W 1/2 OF LOT 14 BLOCK 4 FOLIO: 94876.0000 CASE NO: COD-25-0003940 NAME OF VIOLATOR: 4412 W PEARL AVE LLC LOCATION OF VIOLATION: 4412 W PEARL AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: GANBRIDGE CITY PLAT NO 2 LOT 7 AND N 1/2 CLOSED ALLEY ABUTTING ON S FOLIO: 132416.0000 CASE NO: COD-25-0003953 NAME OF VIOLATOR: AUDREY PLAZA LLC LOCATION OF VIOLATION: 6719 N NEBRASKA AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: CREST PLACE LOTS 2 THRU 6 INCL...TRACT DESC BEG 300 FT S AND 40 FT E OF NW COR OF SEC 31 28 19 RUN E 100 FT S 75 FT W 100 FT N 75 FT TO POB LESS R/W FOR NEBRASKA AVE FOLIO: 170380.0000 IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES. PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING. INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING. SHIRLEY FOXX-KNOWLES, CMC CITY CLERK
12/26-1/16/26LG 4T

LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY of said Section 29, a distance of 404.5 feet for the Point-of-Beginning. Thence (continue) West, a distance of 384.0 feet, thence North 108.34 feet, thence East a distance of 342.55 feet, thence South 20°54' East, a distance of 116.0 feet to the Point-of-Beginning. A3 Commencing at the SE corner of the Northwest one-quarter of the Northeast one-quarter of Section 29, Township 28 South, Range 20 East, Hillsborough County, Florida. Run thence West 504.2 feet along the South boundary of said Northwest one-quarter of the Northeast one-quarter, thence North 20°54' West, 232.0 feet for a Point-of-Beginning. Run thence West 400.0 feet to the East right-of-way line of Williams Road, thence North 20°54' West 116.0 feet along said right-of-way line, thence East 400.0 feet, thence South 20°54' East 116.0 feet to Point-of-Beginning. For purposes of this description the South boundary of said Northwest one-quarter of the Northeast one-quarter is assumed as running East and West. A4 Commencing at the Southeast corner of the Northwest one-quarter of the Northeast one-quarter of Section 29, Township 28 South, Range 20 East, Hillsborough County, Florida. Run thence West along the South boundary of said Northwest one-quarter of the Northeast one-quarter of said Section 29, a distance of 788.5 feet for the Point-of-Beginning. Thence (continue) West, a distance of 116.0 feet, thence North 20°54' West, a distance of 116.0 feet, thence East a distance of 157.45 feet, thence South, a distance of 108.34 feet to the Point of Beginning. A5 Commencing at the Southeast corner of the Northwest one-quarter of the Northeast one-quarter of Section 29, Township 28 South, Range 20 East, Hillsborough County, Florida. Run West along the South boundary of the Northwest one-quarter of the Northeast one-quarter of said Section 29, a distance of 404.5 feet, thence North 20°54' West a distance of 116.0 feet, thence West a distance of 100.0 feet, thence North 20°54' West a distance of 232.0 feet, thence East a distance of 1030.0 feet, thence South 20°54' East a distance of 348.0 feet to the South boundary of the Northeast one-quarter of the Northeast one-quarter of said Section 29, thence West along the South boundary of the Northeast one-quarter of the Northeast one-quarter of said Section 29, a distance of 525.5 feet to the Point of Beginning. Commonly known as: 7607 WILLIAMS RD, SEFFNER, FL 33584 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED December 12, 2025 /s/ Bradford Petrino Bradford Petrino, Esq. Florida Bar No. 41883 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: bpetrino@lenderlegal.com EService@LenderLegal.com CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 12th day of December 2025 to: ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY, FLORIDA c/o T. Andrew Zodrow, Esq. 3629 Queen Palm Dr. Tampa, FL 33619 zodrowa@epchc.org Hastings Jones, Esq. Senior Assistant Attorney General Office of the Attorney General The Capitol, Suite PL-01 Tallahassee, Florida 32399-1050 oag.foreclose.eserve@myfloridalegal.com Attorney for STATE OF FLORIDA UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE c/o U.S. Attorney 400 N. Tampa St. Tampa, FL 33602 CRAIG ARLEN LEWIS A/K/A CRAIG A. LEWIS 5819 Rose Lane Tampa, FL 33619 JERRY PHILLIP LEWIS 10567 Talloaks Road Pavo, GA 31778 JAN L. ROBINSON 36251 FL-70 MYAKKA CITY, FL 34251 MARY BETH ROWE 13472 BANNER RD. SPRING HILL, FL 34609 TRACEY SEXTON 155 SABEL LN. MULBERRY, FL 33860 TRACEY SEXTON 543 Oak Tree Ln. Nazareth, PA 18064 CINDY P. SWINT 344 Lewis Road Lithia, FL 33547 HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA c/o Matthew D. Weidner, Esq. Matthew D. Weidner, P.A. 250 Mirror Lake Drive North St. Petersburg, FL 33701 service@mattweidnerlaw.com UNITED STATES ENVIRONMENTAL PROTECTION AGENCY c/o Stacey A. Haire, Esq. Office of Regional Counsel 61 Forsyth Street SW Atlanta, GA 30303 haire.stacey@epa.gov UNKNOWN SPOUSE OF CINDY P. SWINT N/K/A ROBERT SWINT 344 Lewis Road Lithia, FL 33547 DEORTHA JO LAMBERT 15198 Jackson Trace Rd.
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LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY Lincoln, AL 35096 ROBBIE A. JERNIGAN c/o A. J. "Stan" Musial, Jr., Esquire 1211 W. Fletcher Avenue Tampa, FL 33612-3363 ajmusialattorney@yahoo.com FLORIDA ENVIRONMENT RESOURCES CORP. 4023 N. Armenia Ave., Suite 400 Tampa, FL 33607 CLERK OF THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA c/o Shelby K. Russ, Esq. 419 Pierce Street, Room 140 Tampa, FL 33602 Shelby.russ@hillsclerk.com efileservice@hillsclerk.com Jacqueline F. Perez, Esq. Krinzman Huss Lubetsky Feldman & Hotte Awerbach Cohn Perez 28100 U.S. Hwy 19 North, Suite 104 Clearwater, FL 33761 service@AwerbachCohn.com STATE OF FLORIDA c/o State Attorney 419 N PIERCE ST. TAMPA, FL 33602 CAROLYN LAMBERT 15198 JACKSON TRACE RD. LINCOLN, AL 35096 LINDA STRINGFIELD 15198 JACKSON TRACE RD. LINCOLN, AL 35096 GEORGE LAMBERT 15198 JACKSON TRACE RD. LINCOLN, AL 35096 JOSEPH FRANKLIN LAMBERT A/K/A JOEY LAMBERT 144 ALLRED ROAD LINCOLN, AL 35096 JOSEPH FRANKLIN LAMBERT A/K/A JOEY LAMBERT AS PERSONAL REPRESENTATIVE OF THE ESTATE OF STARLETTE MARIE LAMBERT 144 ALLRED ROAD LINCOLN, AL 35096 /s/ Bradford Petrino Bradford Petrino, Esq. 11080-1027931
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-004370 Division U
IN RE: ESTATE OF JUDY B. SIMPSON, A/K/A JUDY LOUISE SIMPSON, A/K/A JUDY BARRETT SIMPSON, Deceased.
NOTICE TO CREDITORS The administration of the estate of Judy B. Simpson, a/k/a Judy Louise Simpson, a/k/a Judy Barrett Simpson, deceased, whose date of death was November 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 3360, Tampa, Florida 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of 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 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 January 16, 2026. Personal Representative: /s/ Todd B. Simpson Todd B. Simpson 1727 Bright Wheat Drive Lithia, Florida 33547 Attorney for Personal Representative: /s/ Richard F. Wheeler Richard F. Wheeler, Attorney Florida Bar Number: 285684 Berg & Wheeler, P.A. 4306 New River Hills Parkway, Suite 2 Valrico, Florida 33596 Telephone: (813) 685-0050 E-Mail: bergwheeler@verizon.net Secondary E-Mail: bbuchanan.bergwheeler@verizon.net 1/16-1/23/26LG 2T ----- IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 19-CA-004595 OSPREY LANDING OF RUSKIN HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. DEBRA DIAZ, Defendant.
NOTICE OF RESCHEDULED FORECLOSURE SALE NOTICE IS HEREBY GIVEN that, pursuant to the Order on Plaintiff's Motion to Re-schedule Foreclosure Sale entered in this cause on January 13, 2026, by the Circuit Court of Hillsborough County, Florida, for the following property described as: Lot 10 Block B, as shown on plat entitled "OSPREY LANDING" and (Continued on next page)

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<div>HILLSBOROUGH COUNTY recorded with the Clerk of the Circuit Court, Public Records of Hillsborough County, Florida in Book 125, Page 145-149. will be sold at public auction by the Hillsbor- ough County Clerk of Court, to take place electronically online at <a href="http://www.hillsborough.
realforeclose.com">www.hillsborough. realforeclose.com, on February 16, 2026 at 10:00 A.M., to the highest and best bid- der, for cash, in accordance with Section 45.031 of the Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you are a person with a disability who needs any accommodation in order to par- ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coor- dinator, 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 sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Katherine Martinez Katherine Martinez, Esquire Florida Bar No.: 70879 kmartinez@bushross.com BUSH ROSS, P.A. Post Office Box 3913, Tampa, FL 33601 Telephone No.: (813) 204-6492 Facsimile No.: (813) 223-9620 <i>Attorney for Plaintiff</i> 1/16-1/23/26LG 2T ----- IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-2783 DIVISION O Florida Bar #898791 IN RE: ESTATE OF MABLE CHRISTINE ROBBINS, f/k/a MABLE CHRISTINE FORD, a/k/a CHRISTINE FORD, Deceased. NOTICE TO CREDITORS The administration of the estate of MAB- LE CHRISTINE ROBBINS, f/k/a MABLE CHRISTINE FORD, a/k/a CHRISTINE FORD, deceased, Case Number 25-CP- 2783, is pending in the Circuit Court for Hillsborough County, Florida, Probate Di- vision, the address of which is P. O. Box 1110, Tampa, Florida 33601. The name and address of the personal representa- tive and the personal representative's at- torney 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</div>	<div>HILLSBOROUGH COUNTY 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 WITH- IN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUB- LICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER- VICE 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 unma- tured, contingent or unliquidated claims, must file their claims with this Court WITH- IN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERI- ODS 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 January 16, 2026. Personal Representative: ANNETTE LOIS WILCOX 4805 Old Mulberry Road Plant City, FL 33567 Attorney for Personal Representative: Dawn M. Chapman, Esq. LEGACY LAW OF FLORIDA, P.A. Email: info@legacylawoffl.com Secondary Email: dawn@legacylawoffl.com 205 N. Parsons Avenue Brandon, FL 33510 813/643-1885 1/16-1/23/26LG 2T ----- IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-CC-005988 Division: M HERITAGE ISLES GOLF AND COUNTRY CLUB COMMUNITY ASSOCIATION, INC., Plaintiff, vs. CARLY M. HILINSKI-ROSICK and JOHN T. ROSICK, Defendants. 1/16-1/23/26LG 2T ----- IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case NO.: 25-CC-045490 CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. JEANETTE JONES BUTLER and ARMONDO DEMETRIS BUTLER, Defendant(s). NOTICE OF ACTION</div>	<div>HILLSBOROUGH COUNTY NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pur- suant to the Amended Final Judgment of Foreclosure entered in this cause on January 12, 2026, by the County Court of Hillsborough County, Florida, the property described as: Lot 16, Block 11, Heritage Isles Phase 1D, according to the map or plat there- of, recorded in Plat Book 87, Page 4, of the Public Records of Hillsborough County, Florida. More commonly known as: 18140 Sandy Pointe Drive, Tampa, Florida 33647 (hereinafter "Property"). will be sold to the highest bidder for cash at public sale by the Hillsborough Coun- ty Clerk of Court, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on January 30, 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale. AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to ac- cess court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Court's ADA Coordina- tor, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days be- fore your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appear- ance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 12th day of January 2026. /s/ Tiffany Love Tiffany Love Esq. Florida Bar No.: 92884 tiffany.love@arlaw.com ADAMS AND REESE LLP 100 N. Tampa Street, Suite 4000 Tampa, FL 33602 Telephone: (813) 227-5541 Facsimile: (813) 227-5641 <i>Attorneys for Plaintiff</i> 1/16-1/23/26LG 2T ----- IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-045490 CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. JEANETTE JONES BUTLER and ARMONDO DEMETRIS BUTLER, Defendant(s). NOTICE OF ACTION</div>	<div>HILLSBOROUGH COUNTY TO: JEANETTE JONES BUTLER and ARMONDO DEMETRIS BUTLER 10029 Merry Fawn Court Ruskin, FL 33573 YOU ARE NOTIFIED of an action to fore- close a lien on the following property in Hillsborough County, Florida: Lot 3, Block 41B, CYPRESS CREEK PHASE 5C-3, according to the plat as recorded in Plat Book 130, Pages 261 through 263, 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 2/16/2026 or 30 days after the first publica- tion of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose ad- dress 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 de- fault will be entered against you for the re- lief 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 disabili- ty who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provi- sion 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 sched- uled 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 9th day of January, 2026. Victor Crist, Clerk of Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: s/ Jennifer Taylor Deputy Clerk Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff BJR File: 020957.00023 1/16-1/23/26LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-004284 IN RE: ESTATE OF ARLENE RAE PELON Deceased. NOTICE TO CREDITORS The administration of the estate of AR- LENE RAE PELON, deceased, whose</div>	<div>HILLSBOROUGH COUNTY date of death was October 19, 2025; File Number 25-CP-004284, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth be- low. 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 NO- TICE 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 PUB- LICATION 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 PE- RIOD 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 16, 2026. Personal Representative: TREVER RAY PELON 3514 66th Street North, Apt. 306 St. Petersburg, FL 33710 Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com 1/16-1/23/26LG 2T ----- IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-039926 CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. DAVID L. PETERSON SR., TRUSTEE OF THE DAVID L. PETERSON SR. REVOCABLE TRUST Defendant. NOTICE OF ACTION TO: DAVID PETERSON SR. 5450 Leslie Canyon Dr Wimauma, FL 33598 You are notified that an action to fore- close a lien on the following property in Hillsborough County, Florida: Lot 42, of CREEK PRESERVE PHAS- ES 2, 3, AND 4, according to the plat thereof, as recorded in Plat Book 139, Page 60, of the Public Records of Hillsborough County, Florida Commonly known as 5450 Leslie Can- yon Dr, Wimauma, FL 33598, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon as Frazier & Bowles, Attorneys at Law, Plaintiff's at- torney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before 01/26/2026, (or 30 days from the first date of publica- tion, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or im- mediately 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 par- ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coor- dinator, Hillsborough County Courthouse, 800 E. Twiggs St., 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 18, 2025 Victor Crist, Hillsborough County Clerk of Court and Comptroller 800 E Twiggs St, Tampa, FL 33602 By: s/ Patricia Corbin Deputy Clerk 1/16-1/23/26LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26CP-000027 Division A IN RE: ESTATE OF LOUISE C. SMITH, Deceased. NOTICE TO CREDITORS The administration of the Estate of Lou- ise C. Smith, deceased, whose date of death was October 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Person- al Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and</div>

<div>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 2/4/2026 at 9:00 A.M. and 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397. Please note that if any person decides to appeal any decision made by the Code Enforce- ment Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. CASES TO BE HEARD AT THE 9:00 A.M. HEARING CASE NO: COD-25-0003525 NAME OF VIOLATOR: ELADIO RAMIREZ AND MARIA LOCATION OF VIOLATION: 8211 N OLA AVE, TAMPA, FL CODE SECTIONS: 19-49 19-231(15)b 19-231(15)c LEGAL DESCRIPTION: FOLIO: 100773.0000 CASE NO: COD-25-0003927 NAME OF VIOLATOR: FLORIDA TRUSTEE SERVICES LOCATION OF VIOLATION: 6813 LYMAN AVE, TAMPA, FL CODE SECTIONS: 19-49 19-50 LEGAL DESCRIPTION: RIVERBEND MANOR LOT 4 BLOCK Q FOLIO: 149475.0000 CASE NO: COD-25-0003978 NAME OF VIOLATOR: ROBERT N ZAMBITO AND GAIL F LOCATION OF VIOLATION: 308 N CHURCH AVE, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: NORTH BON AIR N 1/2 OF LOTS 11 AND 12 FOLIO: 114688.0000 CASE NO: COD-25-0003980 NAME OF VIOLATOR: PUJOLS BUILDERS INC LOCATION OF VIOLATION: 5118 N SUWANEE AVE, TAMPA, FL CODE SECTIONS: 19-233(a) 19-234 LEGAL DESCRIPTION: SEMINOLE HEIGHTS OF NORTH TAMPA N 50 FT OF LOT 2 BLOCK 12 FOLIO: 164726.0000 CASE NO: COD-25-0003990 NAME OF VIOLATOR: JORGE I CORTES LOCATION OF VIOLATION: 309 W HILDA ST, TAMPA, FL CODE SECTIONS: 19-50 LEGAL DESCRIPTION: MEADOWBROOK LOT 84 FOLIO: 165520.0000 CASE NO: COD-25-0004030 NAME OF VIOLATOR: JENNIFER F ROOMES LOCATION OF VIOLATION: 106 W OHIO AVE, TAMPA, FL CODE SECTIONS: 19-49 19-50 LEGAL DESCRIPTION: ARLINGTON HEIGHTS E 1/2 OF LOTS 11 AND 12 BLOCK 18 FOLIO: 167966.0000 CASE NO: COD-25-0004031 NAME OF VIOLATOR: VASANTHA KUMARI LOCATION OF VIOLATION: 223 W EMILY ST, TAMPA, FL CODE SECTIONS: 19-49 19-56 LEGAL DESCRIPTION: PICKRON SUBDIVISION LOT 12 BLOCK 2 FOLIO: 120029.0000 CASE NO: COD-25-0004039 NAME OF VIOLATOR: AIDA M RODRIGUEZ AND JAMES LOCATION OF VIOLATION: 103 W STANLEY ST, TAMPA, FL CODE SECTIONS: 19-233(a) LEGAL DESCRIPTION: GOLDSTEIN'S HILLSBOROUGH HEIGHTS LOT 2 IN BLOCK 1 FOLIO: 161168.0000 CASE NO: COD-25-0004121 NAME OF VIOLATOR: M&I AZOULAY REALTY LLC LOCATION OF VIOLATION: 2424 CORRINE ST, TAMPA, FL CODE SECTIONS: 19-233(a) LEGAL DESCRIPTION: EAST TAMPA BLOCKS 1 TO 42 LOT 24 BLOCK 19 FOLIO: 190657.0000 CASE NO: COD-25-0004157 NAME OF VIOLATOR: EVA LUGENE ROGERS LOCATION OF VIOLATION: 1012 E 22ND AVE, TAMPA, FL CODE SECTIONS: 19-231(11) 19-231(15)b LEGAL DESCRIPTION: LA PALOMA LOT 18 BLOCK 2 FOLIO: 186624.0000 CASE NO: COD-25-0004158 NAME OF VIOLATOR: ALAN CAMPBELL LOCATION OF VIOLATION: 2010 E BROAD ST, TAMPA, FL CODE SECTIONS: 19-49 19-50 LEGAL DESCRIPTION: SEMINOLE CREST ADDITION LOT 14 BLOCK 8 FOLIO: 149164.0000</div>	<div>CASE NO: COD-25-0004161 NAME OF VIOLATOR: LIBOR ONDRAS LOCATION OF VIOLATION: 412 W LOUISIANA AVE, TAMPA, FL CODE SECTIONS: 19-50 19-238 LEGAL DESCRIPTION: SUNSHINE PARK REVISED MAP LOT 6 BLOCK 5 FOLIO: 165405.0000 CASE NO: COD-25-0004281 NAME OF VIOLATOR: LORNA G HOEHLER/LIFE ESTATE LOCATION OF VIOLATION: 811 E HOLLYWOOD ST, TAMPA, FL CODE SECTIONS: 19-231(15)a 19-231(15)c LEGAL DESCRIPTION: MENDEL'S RESUBDIVISION OF BLOCKS 1 2 3 4 AND 7 OF KRAUSE'S SUBDIVISION N 85 FT OF LOT 17 BLOCK 1 FOLIO: 161087.0000 CASE NO: COD-25-0004282 NAME OF VIOLATOR: LORNA G HOEHLER/LIFE ESTATE LOCATION OF VIOLATION: 809 E HOLLYWOOD ST, TAMPA, FL CODE SECTIONS: 19-231(15)a 19-231(15)c LEGAL DESCRIPTION: MENDEL'S RESUBDIVISION OF BLOCKS 1 2 3 4 AND 7 OF KRAUSE'S SUBDIVISION N 83 FT OF LOT 16 BLOCK 1 FOLIO: 161085.0000 CASE NO: COD-25-0004359 NAME OF VIOLATOR: KEVAL PATEL LOCATION OF VIOLATION: 8315 N MARKS ST, TAMPA, FL CODE SECTIONS: 19-231(15)a LEGAL DESCRIPTION: HENDRY AND KNIGHTS ADDITION TO SULPHUR SPRINGS LOT 194 AND W 1/2 OF CLOSED ALLEY FOLIO: 149712.0100 CASES TO BE HEARD AT THE 1:00 P.M. HEARING CASE NO: COD-25-0003157 NAME OF VIOLATOR: BRANDI ALEXIS FALZARANO LOCATION OF VIOLATION: 410 E AMELIA AVE, TAMPA, FL CODE SECTIONS: 27-283.11(b) 27-326 LEGAL DESCRIPTION: KEY'S E 1/2 OF LOT 3 BLOCK 1 FOLIO: 191326.0000 CASE NO: COD-25-0004008 NAME OF VIOLATOR: WEST TAMPA RENTALS LLC LOCATION OF VIOLATION: 7105 S KISSIMMEE ST, TAMPA, FL CODE SECTIONS: 27-284.2 27-284.2.4 LEGAL DESCRIPTION: PORT TAMPA CITY MAP LOTS 6 AND 7 BLOCK 116 AND 1/2 OF VACATED ALLEY ABUTTING THE REAR FOLIO: 138658.0000 CASE NO: COD-25-0004010 NAME OF VIOLATOR: WEST TAMPA RENTALS LLC LOCATION OF VIOLATION: 7109 S KISSIMMEE ST, TAMPA, FL CODE SECTIONS: 27-284.2 27-284.2.4 LEGAL DESCRIPTION: PORT TAMPA CITY MAP LOT 8 AND E 1/2 OF CLOSED ALLEY ABUTTING THEREON BLOCK 116 FOLIO: 138659.0000 CASE NO: COD-25-0004176 NAME OF VIOLATOR: BARRY COHEN LOCATION OF VIOLATION: 6915 N BREVARD AVE, TAMPA, FL CODE SECTIONS: 19-49 19-56 19-59 19-231(15)a 19-231(15)b 19-231(15)c 27- 283.11(b) 27-326 LEGAL DESCRIPTION: HILLSBOROUGH RIVER ESTATES LOT 6 SUB TO CITY OF TAMPA EASEMENT FOLIO: 100670.0000 CASE NO: COD-25-0004279 NAME OF VIOLATOR: KAREN L MAYES LOCATION OF VIOLATION: 511 E ADALEE ST, TAMPA, FL CODE SECTIONS: 27-156 27-289.3 LEGAL DESCRIPTION: PARK VIEW SUBDIVISION W 25 FT OF LOT 2, LOT 3 AND E 46 FT OF LOT 4 FOLIO: 183326.0000 CASE NO: COD-25-0004324 NAME OF VIOLATOR: MONYETTA JONES/TRUSTEE LOCATION OF VIOLATION: 3402 N 15TH ST, TAMPA, FL CODE SECTIONS: 27-132 27-290.8 27-326 LEGAL DESCRIPTION: BENJAMIN'S 3RD SUBDIVISION E 85 FT OF LOT 1 BLOCK 2 FOLIO: 173295.0000 CASE NO: COD-25-0004353 NAME OF VIOLATOR: FELIX BELLO MARTINEZ LOCATION OF VIOLATION: 101 W FERN ST, TAMPA, FL CODE SECTIONS: 27-211.8 27-290 27-326 LEGAL DESCRIPTION: NORTH PARK ANNEX LOT 517 FOLIO: 163486.0000 IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY- EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING. INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING. SHIRLEY FOX-X-KNOWLES, CMC CITY CLERK 1-9-1/30/26LG 4T</div>
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LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY</div> <div><p>IN RE THE MARRIAGE OF: JASMINE L. MITCHELL, Petitioner, and JORDAN DENNIS BRADE, Respondent</p><p>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE</p><p>TO: JORDAN DENNIS BRADE, Address Unknown</p><p>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 JASMINE L. MITCHELL, Petitioner, whose address is 9729 Hound Chase Drive, Gibsonton, FL 33534 on or before 2/11/2026, and file the original with the clerk of this Court at HILLSBOROUGH County Courthouse, 800 East Twigg Street, Room 101, Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p><p>The action is asking the court to decide how the following real or personal property should be divided: NA</p><p>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.</p><p>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.</p><p>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.</p><p>Dated 1/6/2026</p><p>Victor Crist, Clerk of the Circuit Court 800 E. Twigg Street, Tampa, FL 33602 By: s/ Jennifer Taylor Deputy Clerk</p><p>1/16-2/6/26LG 4T</p><p>-----</p><p>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION CASE NO: 25-CC-51107 DIVISION: T</p><p>NOTICE TO APPEAR</p><p>IN RE: THE PETITION OF HILLSBOROUGH COUNTY FOR HEARING CONCERNING THE ANIMAL(S) OF: ROSEMARIE BOCOG 3221 N 48th St, Tampa, FL 33605</p><p>And Any Other Jane or John Does, Respondent.</p><p>IN THE NAME OF THE STATE OF FLORIDA TO ALL SINGULAR THE SHERIFFS OF THE STATE OF FLORIDA,</p><p>You are hereby commanded to serve this Petition for Custody and Enjoyment upon the above-named Respondent, <u>Rosemarie Bocog.</u></p><p>INSTRUCTIONS TO RESPONDENT: Pursuant to Administrative Order S-2012-064, a hearing on the attached Petition for Enjoyment has been scheduled before the Honorable Mary Lou Cuellar-Stilo on the 21st day of January, 2026 at 10:45 a.m., to be held at the Criminal Courthouse Annex, 401 N. Jefferson Street, Courtroom #21, Tampa, Florida 33602-3554. Fifteen (15) minutes has been set for the hearing.</p><p>You have the right to appear personally, or you may have an attorney appear for you at the hearing. You or your attorney can present testimony and evidence at the hearing. Upon consideration of all matters presented at the hearing, the Court may schedule a final hearing. You or your attorney can present testimony and evidence at the final hearing.</p><p>If you decide to appeal the Honorable Judge Cuellar-Stilo's rulings, you will need a record of the hearings. You will need to ensure that a verbatim record of the proceeding is made which will include the testimony and evidence upon which an appeal is to be based.</p><p>FAILURE TO APPEAR MAY CONSTITUTE A WAIVER OF YOUR RIGHT TO CONTEST THE PETITION AND THE COURT MAY GRANT THE RELIEF REQUESTED IN THE PETITION.</p><p>In order to view a copy of the Petition for Confiscation, please contact the Hillsborough County, County Attorney's Office at 813-272-5670. Please reference number 25-001302.</p><p>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. Twigg 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.</p><p>Witness my hand and seal, this 17th day of November, 2025.</p><p>Victor D. Crist As Clerk of the Court By: s/ Noemi Cohn Deputy Clerk 813-276-8100 x4362</p><p>1/16/26LG 1T</p><p>-----</p><p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case Number 25-DR-012002 Division: C</p><p>IN RE: THE NAME CHANGE ANISAH ANNALIESE TAHA DOB: 8/14/2008 (to be changed to ANISAH ANNALIESE TAHA AL-HADRAWI)</p><p>AND</p><p>THE NAME CHANGE OF: AMAL ADELAIDE TAHA, DOB: 5/14/14</p></div>	<div>HILLSBOROUGH COUNTY</div> <div><p>(to be changed to: AMAL ADELAIDE TAHA AL-HADRAWI)</p><p>TRICIA WATSON AL-HADRAWI, Petitioner/Mother And HUSSAM TAHA, Respondent/Father.</p><p>NOTICE OF ACTION FOR PETITION FOR CHANGE OF NAME OF MINOR CHILD</p><p>TO/PARA/A HUSSAM TAHA Last Known Address: 7716 E. Comanche Ave., Tampa, FL 33610</p><p>YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on David Hurvitz, Esq., attorney for Petitioner, TRICIA WATSON AL-HADRAWI, whose attorney's address is 3321 Henderson Blvd., Suite 202, Tampa, FL 33609, phone 813-786-1197, fax 813-377-4968, email dhurvitzlaw@gmail.com on or before 2/16/2026, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 East Twigg Street, Tampa, FL 33602, or P.O. Box 3450, Tampa, FL 33601, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p><p>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.</p><p>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.</p><p>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.</p><p>DATED 1/9/2026</p><p>Victor Crist, Clerk of Court Hillsborough County Courthouse 800 E. Twigg St., Tampa, FL 33602 By: s/ Jennifer Taylor Deputy Clerk</p><p>1/16-2/6/26LG 4T</p><p>-----</p><p>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</p><p>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:</p><p>SILK AND FLAME CO. Owner: Angela Holmes 3848 Sun City Center Blvd. Ste. 104 PMB 1154 Ruskin, FL 33573</p><p>1/16/26LG 1T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-646</p><p>IN RE: ESTATE OF THOMAS D. SANABRIA Deceased.</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of Thomas D. Sanabria, deceased, whose date of death was January 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>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.</p><p>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.</p><p>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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 9, 2026.</p><p>Signed on 2/20/2025</p><p>Personal Representative: s/ Grace Sanabria Grace Ann Sanabria 12814 Dunhill Drive Tampa, Florida 33624</p><p>Attorney for Personal Representative: s/ Jose Gonzalez Jose C. Gonzalez Attorney Florida Bar Number: 912883 14502 N. Dale Mabry Hwy, Ste 314, Tampa, Florida 33618 Telephone: (813) 870-0078 Fax: (813) 879-4650 E-Mail: jose@jcpga.com</p><p>1/9-1/16/26LG 2T</p><p>-----</p><p>IN THE COUNTY COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN FOR HILLSBOROUGH</p></div>	<div>HILLSBOROUGH COUNTY</div> <div><p>COUNTY, FLORIDA Case No.: 24-CC-066940 Division: Y</p><p>TODD GAGE, Plaintiff, vs. BRENT D. BENITEZ, Defendant.</p><p>NOTICE OF ACTION</p><p>TO DEFENDANT, BRENT D. BENITEZ:</p><p>YOU ARE NOTIFIED that an action for past due rent has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Rory B. Weiner, the plaintiff's attorney, whose address is 635 W Lumsden Rd, Brandon, FL 33511, on or before March 1, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p><p>DATED on 12/31/2025</p><p>Victor D. Crist, as Clerk of the Court 800 E. Twigg St., Tampa, FL 33602</p><p>By: s/ Jennifer Taylor As Deputy Clerk</p><p>1/9-1/30/26LG 4T</p><p>-----</p><p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25-CP-003392 DIVISION: "B"</p><p>IN RE: THE ESTATE OF: WILLIAM CHARLES WINTER, Deceased.</p><p>NOTICE TO CREDITORS (Intestate)</p><p>The administration of the estate of WILLIAM CHARLES WINTER, deceased, File Number: 25-CP-003392 is pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Probate Division, the address of which is 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.</p><p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p><p>All persons upon whom this notice is served who have objections that challenge 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 (3) MONTHS AFTER THE DATE OF THE FIRST (1st) PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this Notice is served within three months after the date of the first (1st) publication of this Notice must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST (1st) PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the Decedent and persons having claims or demands against the Decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST (1st) PUBLICATION OF THIS NOTICE.</p><p>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.</p><p>ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.</p><p>The date of first publication of this Notice will be January 9, 2026.</p><p>Dated January 7, 2026</p><p>Petitioner/Personal Representative: s/ Elaine Petersen ELAINE PETERSEN</p><p>Attorney for Personal Representative: s/ Vanessa A. Carr, Esq. VANESSA A. CARR, ESQUIRE D. KAY CARR, P.A. 214 Apollo Beach Boulevard Apollo Beach, Florida 33572 Telephone: (813) 645-7557 Fax: (813) 645-0099 FBN: 1015525 dkaycarrassistant@yahoo.com dkaycarrvc@yahoo.com</p><p>1/9-1/16/26 2T</p><p>-----</p><p>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA CIVIL DIVISION CASE NO.: 23-CC-121394</p><p>TURNER TRACE TOWNHOMES OWNERS ASSOCIATION, INC. Plaintiff vs. LUMARY BENITEZ, et al., Defendant(s).</p><p>NOTICE OF SALE</p><p>Notice is hereby given that pursuant to an Amended Final Judgment of Foreclosure entered on January 6, 2026, in the above styled cause, in the County Court of Hillsborough County, Florida, I will sell the property situated in Hillsborough County, Florida legally described as:</p><p>Lot 2, Block 13, Turner Trace - Unit Two, according to the map or plat thereof, as recorded in Plat Book 71, Page(s) 55, of the Public Records of Hillsborough County, Florida.</p><p>Property Address: 14204 Mapleton Place, Tampa, FL 33624</p><p>at public sale on February 27, 2026, to the highest bidder for cash, except as pre-</p></div>	<div>HILLSBOROUGH COUNTY</div> <div><p>scribed in Paragraph 7, in an online sale at www.hillsborough.realforeclose.com, beginning at 10:00 a.m.</p><p>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.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E. Kennedy Blvd., Tampa, FL (813) 276-8100 extension 4205, within 2 working days prior to the date the service is needed; if you are hearing or voice impaired call 711.</p><p>Dated January 7, 2026.</p><p>By: s/ Kalei McElroy Blair, Esquire Kalei McElroy Blair, Esq. Florida Bar No. 44613 Wetherington Hamilton, P.A. 812 W. Dr. MLK Jr. Blvd., Suite 101 Tampa, FL 33603 kmbpleadings@whhlaw.com Attorney for Plaintiff</p><p>1/9-1/16/26LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO. 24-DP-705 DIVISION: B</p><p>IN THE INTEREST OF: W.S. DOB: 9/16/2024 MINOR CHILD</p><p>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS</p><p>TO: ASHLEY MARTIN</p><p>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: W.S. born on 9/16/2024. You are hereby commanded to appear on February 20, 2026 at 9:00 AM EST before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twigg Street, Tampa, Florida 33602, for an ADVISORY HEARING.</p><p>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.</p><p>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. Twigg 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.</p><p>WITNESS my hand as Clerk of said Court and the Seal thereof, this 2nd day of January, 2026.</p><p>Victor D. Crist, Clerk of Court Hillsborough County, Florida By: s/ Santiago Zambrano As Deputy Clerk</p><p>1/9-1/30/26LG 4T</p><p>-----</p><p>IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-4272 DIVISION B Florida Bar #898791</p><p>IN RE: ESTATE OF WILLIA ANN RYNER, Deceased.</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of WILLIA ANN RYNER, deceased, Case Number 25-CP-4272, 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.</p><p>That the personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 and 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.</p><p>All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of decedent and other persons who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of the first publication of this Notice is January 9, 2026.</p><p>Personal Representative:</p></div>	<div>HILLSBOROUGH COUNTY</div> <div><p>PETER J. RYNER 10001 Kenda Drive Riverview, FL 33578</p><p>Attorney for Personal Representative: Dawn M. Chapman, Esq. LEGACY LAW OF FLORIDA, P.A. Email: info@legacylawoffl.com Secondary Email: dawn@legacylawoffl.com 205 N. Parsons Avenue Brandon, FL 33510 813/643-1885</p><p>1/9-1/16/26LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-010149</p><p>EASY MOBILE HOMES, LLC, a Florida limited liability company, Plaintiff, vs. STEVEN R. HOWARD, CHRISTINE ANGELL HOSKINS, and UNKNOWN TENANT(S) IN POSSESSION, if any, jointly and severally, Defendants.</p><p>NOTICE OF SALE</p><p>Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above styled cause, in the Circuit Court of Hillsborough County, Florida, the Clerk will sell the property described below situated in Hillsborough County, Florida, described as:</p><p>TROPICAL ACRES SOUTH UNIT NO 3 LOT 9 BLOCK 15 SEC-TWP-RGE: 02-31-20 AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGE 71, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA</p><p>at public sale, to the highest bidder, for cash. The judicial sale will be conducted electronically online at the following website: www.hillsborough.realforeclose.com at 10:00 a.m. on February 5, 2026.</p><p>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. Twigg 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.</p><p>HOLCOMB & LEUNG, P.A. 3203 W. Cypress St. Tampa, Florida 33607 (813) 258-5835 (813) 258-5124 - Facsimile By: s/ Brian A. Leung BRIAN A. LEUNG Florida Bar #14510 brianleung@holcomblaw.com megan@holcomblaw.com</p><p>1/9-1/16/26LG 2T</p><p>-----</p><p>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO: 25-CC-039856</p><p>PANTHER TRACE TOWNHOMES ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. LYETTE J. BRONLEBEN, a single person and UNKNOWN TENANT, Defendants.</p><p>NOTICE OF ACTION</p><p>STATE OF FLORIDA</p><p>TO: LYETTE J. BRONLEBEN, a single person, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN.</p><p>YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Hillsborough County, Florida:</p><p>Lot 2, Block 22, PANTHER TRACE PHASE 1 TOWNHOMES, according to the map or plat thereof as recorded in Plat Book 102, Pages 65-77, of the Public Records of Hillsborough County, Florida.</p><p>has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of this Notice of Action on:</p><p>SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.</p><p>In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (813) 276-8100. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.</p><p>DATED on this 5th day of January, 2026.</p><p>Victor Crist, Clerk of the Circuit Court 800 E Twigg St, Tampa, FL 33602 By: s/ Jennifer Taylor Deputy Clerk</p><p>1/9-1/16/26LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File Number: 25-CP-004305</p><p>In re: Estate of Angel Salvador Urbina Capó, Deceased</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of Angel</p><p>(Continued on next page)</p></div>

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<div>HILLSBOROUGH COUNTY</div> <div>Salvador Urbina Capó, deceased, is pending in the above court. The file number is 25-CP-004305. The personal representative's name and address are Braulio Rafael Urbina & 8615 Villa Largo Dr, Tampa FL 33614.</div> <div>Creditors, other persons, or entities having claims or demands against the estate of the decedent must file their claims with the court within the time periods set forth in Florida Statutes § 733.702, or be forever barred.</div> <div><div>Date of First Publication: 1/09/2026</div><div>1/9-1/16/26LG 2T</div></div> <div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-CP-003639</div><div>Division B</div></div> <div>IN RE: ESTATE OF KATHRYN L. HERCULES F/K/A KATHRYN L. DELL Deceased.</div> <div><div>NOTICE TO CREDITORS</div><div>(summary administration)</div></div> <div>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</div> <div>You are hereby notified that an Order of Summary Administration has been entered in the estate of KATHRYN L. HERCULES, deceased, File No. 25-CP-003639, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601; that the decedent's date of death was April 25, 2025; that the total value of the estate is \$0.00 (ex-empt property only) and that the names and addresses of those to whom it has been assigned by such order are: JAMES WILLIAM HERCULES, 215 6th A venue Southwest, Ruskin, FL 33570; ANGELA RENEE DELL, 9460 University Parkway, Pensacola, FL 32514; LAUREN NICOLE HERCULES, 1010 Apache Trail, Clearwater, FL 33755.</div> <div>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</div> <div>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provisions for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 9, 2026.</div> <div>Petitioner:</div> <div>/s/ James Hercules</div> <div>JAMES WILLIAM HERCULES</div> <div>215 6th Avenue Southwest</div> <div>Ruskin, FL 33570</div> <div>Attorney for Petitioner:</div> <div>/s/ Danielle Fallier</div> <div>Danielle Fallier, Esq.</div> <div>Florida Bar # 106324</div> <div>HEMNESS FALLER ELDER LAW</div> <div>309 North Parsons Avenue</div> <div>Brandon, FL 33510-4515</div> <div>(813) 661-5297</div> <div>(813) 689-8725 fax</div> <div>danielle@hemnesslaw.com</div> <div>service@hemnesslaw.com</div> <div><div>1/9-1/16/26LG 2T</div></div> <div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-CP-003738</div><div>Division B</div></div> <div>IN RE: ESTATE OF MARION JACK GLOVER, JR., Deceased.</div> <div><div>NOTICE TO CREDITORS</div><div>(summary administration)</div></div> <div>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</div> <div>You are hereby notified that an Order of Summary Administration has been entered in the estate of MARION JACK GLOVER, JR., deceased, File Number 25-CP-003738; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602; that Decedent's date of death was August 15, 2025; that the total value of the estate is real and other property valued at approximately \$13,855.00 and that the names and addresses of those to whom it has been assigned by such order are:</div> <div>Creditor:</div> <div>AMBER G. MYERS</div> <div>413 Hanson Walk Lane</div> <div>Apex, North Carolina 27539</div> <div>Beneficiaries:</div> <div>FARRAH G. HUBBARD</div> <div>5301 Osprey Ridge Drive</div> <div>Lithia, Florida 33547</div> <div>AMBER G. MYERS</div> <div>413 Hanson Walk Lane</div> <div>Apex, North Carolina 27539</div> <div>MARION JACK GLOVER, III</div> <div>1002 S. Saint Cloud Avenue</div> <div>Valrico, Florida 33594</div> <div>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</div> <div>All creditors of the estate of Decedent and persons having claims or demands against the estate of Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this Notice is January 9, 2026.</div> <div>Person Giving Notice:</div> <div>/s/ FARRAH G. HUBBARD</div> <div>5301 Osprey Ridge Drive</div> <div>Lithia, Florida 33547</div> <div>Attorney for Person Giving Notice:</div>	<div>HILLSBOROUGH COUNTY</div> <div>/s/ Joshua T. Keleske, Esq.</div> <div>Attorney for Petitioner</div> <div>Email: jkeleske@trustedcounselors.com</div> <div>Florida Bar No. 0548472</div> <div>Joshua T. Keleske, P.L.</div> <div>3333 W. Kennedy Boulevard, Suite 104</div> <div>Tampa, Florida 33609</div> <div>Telephone: (813) 254-0044</div> <div><div>1/9-1/16/26LG 2T</div></div> <div><div>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>Case No.: 24-CC-044323</div><div>Division: O</div></div> <div>CATHERINE KORMAN, Plaintiff</div> <div>vs.</div> <div>VINSON HAYNES; SONIA HAYNES; STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants</div> <div><div>NOTICE OF ACTION</div><div>(Service of Process by Publication)</div></div> <div>To: VINSON HAYNES and SONIA HAYNES Addresses unknown</div> <div>YOU ARE NOTIFIED that a Small Claims action has been filed against you in the County Court of the Thirteenth Judicial Circuit, in and for Hillsborough County Florida. The action involves a claim for a 2001 BMW 325Ci. You are required to serve a copy of your written defenses, if any, to it on or before 02/13/2026 and file the original with the Clerk of the Court, 800 E. Twiggs Street, Tampa, FL 33602, either before service on Plaintiff or immediately thereafter.</div> <div>If you fail to do so, a default may be entered against you for the relief demanded in the Statement of Claim.</div> <div>The date of first publication of this notice is January 9, 2026. This notice shall be published once a week for four consecutive weeks in La Gaceta.</div> <div>Personal Representative: Catherine Korman, 6926 Crown Lake Dr., Gibsonton, FL 33534.</div> <div><div>1/9-1/30/26LG 4T</div></div> <div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA</div><div>PROBATE DIVISION</div><div>CASE NO.: 2025-CP-004239</div><div>DIVISION: A</div></div> <div>IN RE: ESTATE OF JAMES CHARLES VANPELT, Deceased.</div> <div><div>NOTICE TO CREDITORS</div></div> <div>ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</div> <div>The administration of the estate of JAMES CHARLES VANPELT, deceased, File Number 2025-CP-004239, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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.</div> <div>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and persons having claims or demands against the estate of the decedent must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.</div> <div>The date of the first publication of this Notice is January 9, 2026.</div> <div>Personal Representative:</div> <div>Linda VanPelt</div> <div>12209 Water Mist Court</div> <div>Riverview, Florida 33569</div> <div>Attorney for Personal Representative:</div> <div>JOHN W. GARDNER, ESQUIRE</div> <div>JOHN W. GARDNER, P.A.</div> <div>221 East Robertson Street</div> <div>Brandon, Florida 33511</div> <div>(813) 651-0055</div> <div>Florida Bar No.: 745219</div> <div><div>1/9-1/16/26LG 2T</div></div> <div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-CP-004188</div><div>Division A</div></div> <div>IN RE: ESTATE OF CONSTANCE A. JOHNSON a/k/a Constance Annette Johnson, Deceased.</div> <div><div>NOTICE TO CREDITORS</div></div> <div>The administration of the Estate of Constance A. Johnson a/k/a Constance Annette Johnson, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>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 DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div>	<div>HILLSBOROUGH COUNTY</div> <div>claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of the first publication of this notice is January 9, 2026.</div> <div>Personal Representatives:</div> <div>Donald Charles Johnson</div> <div>2324 E. Del Webb Blvd.</div> <div>Sun City Center, FL 33573</div> <div>Alan Gladioux a/k/a Allen John Gladioux</div> <div>7001 Black Ridge Drive</div> <div>El Paso, TX 79912</div> <div>Attorney for Personal Representatives:</div> <div>Robert H. Mohr</div> <div>Florida Bar No. 0211575</div> <div>Law Office of Robert H. Mohr</div> <div>137 S. Pebble Beach Blvd., Suite 100</div> <div>Sun City Center, FL 33573</div> <div>Telephone: (813) 634-5500</div> <div>Facsimile: (813) 634-5501</div> <div>office@roberthmohr.com</div> <div><div>1/9-1/16/26LG 2T</div></div> <div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>Case No. 25-CP-004301</div></div> <div>IN RE: ESTATE OF JOHN STEPHEN WILLIAMS, Deceased.</div> <div><div>NOTICE TO CREDITORS</div></div> <div>The administration of the Estate of John Stephen Williams, deceased, whose date of death was June 16, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The estate is intestate.</div> <div>That the personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216 - 732.228, Florida Statutes, applies; or may apply unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 9, 2026.</div> <div>Personal Representative:</div> <div>Charles Stephen Williams</div> <div>11005 Fresno Lane</div> <div>Riverview, Florida 33579</div> <div>Attorney for Personal Representative:</div> <div>Brice Zoecklein, Esq.</div> <div>Florida Bar No. 0085615</div> <div>Email Address:</div> <div>brice@zoeckleinlawpa.com</div> <div>Zoecklein Law, P.A.</div> <div>150 E. Bloomingdale Avenue</div> <div>Brandon, Florida 33511</div> <div><div>1/9-1/16/26LG 2T</div></div> <div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-CP-646</div></div> <div>IN RE: ESTATE OF THOMAS D. SANABRIA Deceased.</div> <div><div>NOTICE TO CREDITORS</div></div> <div>The administration of the estate of Thomas D. Sanabria, deceased, whose date of death was January 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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</div>	<div>HILLSBOROUGH COUNTY</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 9, 2026.</div> <div>Signed on 2/20/2025</div> <div>Personal Representative:</div> <div>/s/ Grace Sanabria</div> <div>Grace Ann Sanabria</div> <div>12814 Dunhill Drive</div> <div>Tampa, Florida 33624</div> <div>Attorney for Personal Representative:</div> <div>/s/ Jose Gonzalez</div> <div>Jose C. Gonzalez</div> <div>Attorney</div> <div>Florida Bar Number: 912883</div> <div>14502 N. Dale Mabry Hwy, Ste 314,</div> <div>Tampa, Florida 33618</div> <div>Telephone: (813) 870-0078</div> <div>Fax: (813) 879-4650</div> <div>E-Mail: jose@jcgpa.com</div> <div>Secondary E-Mail: service@jcgpa.com</div> <div><div>1/9-1/16/26LG 2T</div></div> <div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>FILE NO.: 292025CP003966-A001HC</div></div> <div>IN RE: ESTATE OF PEGGY MILLER ALFONSO, a/k/a PEGGY ALFONSO Deceased.</div> <div><div>NOTICE TO CREDITORS</div></div> <div>The administration of the estate of Peggy Miller Alfonso, a/k/a Peggy Alfonso, deceased, whose date of death was January 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33631. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 9, 2026.</div> <div>Personal Representative:</div> <div>/s/ William David Couch</div> <div>23148 Emerson Way</div> <div>Land O' Lakes, Florida 34639</div> <div>Attorney for Personal Representative:</div> <div>/s/ MARTIN G. LANGSTON</div> <div>Attorney</div> <div>Florida Bar Number: 1040924</div> <div>P.O. Box 1897</div> <div>Lakeland, Florida 33802</div> <div>Telephone: (863) 688-5659</div> <div>Fax: (863) 687-0917</div> <div>E-Mail: martin@langstonesquire.com</div> <div>Secondary E-Mail: susan@langstonesquire.com</div> <div><div>1/9-1/16/26LG 2T</div></div> <div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>FILE NO. 25-CP-003905</div><div>DIVISION A</div></div> <div>IN RE: ESTATE OF RONALD A. HALL, aka RONALD ALAN HALL Deceased.</div> <div><div>NOTICE TO CREDITORS</div></div> <div>The administration of the estate of RONALD A. HALL, aka RONALD ALAN HALL, deceased, whose date of death was March 4, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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</div>	<div>HILLSBOROUGH COUNTY</div> <div>NOTICE ON THEM.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 9, 2026.</div> <div>Personal Representative:</div> <div>/s/ MARCY A. HALL</div> <div>6750 Ralston Beach Circle</div> <div>Tampa, FL 33614</div> <div>Attorney for Personal Representative:</div> <div>/s/ Jeffrey M. Gad</div> <div>Florida Bar Number: 186317</div> <div>JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP</div> <div>400 N. Ashley Drive, Suite 3100</div> <div>Tampa, FL 33602</div> <div>Telephone: (813) 225-2500</div> <div>Fax: (813) 223-7118</div> <div>E-Mail: jeffreymg@jpfirm.com</div> <div>Secondary E-Mail: jcason@jpfirm.com</div> <div><div>1/9-1/16/26LG 2T</div></div> <div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-CP-004320</div><div>Division A</div></div> <div>IN RE: ESTATE OF PATRICIA LEE HARGRAVES, Deceased.</div> <div><div>NOTICE TO CREDITORS</div></div> <div>The administration of the estate of Patricia Lee Hargraves, deceased, whose date of death was November 9, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 9, 2026.</div> <div>Personal Representative:</div> <div>/s/ Judith L. Hargraves</div> <div>1103 S. Dakota Avenue</div> <div>Tampa, Florida 33606</div> <div>Attorneys for Personal Representative:</div> <div>/s/ MARLA D. BOHLANDER</div> <div>Florida Bar Number: 0071514</div> <div>Primary E-mail: mbohlander@trenam.com</div> <div>Secondary E-mail: egarcia@trenam.com</div> <div>TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.</div> <div>Post Office Box 1102</div> <div>Tampa, Florida 33601-1102</div> <div>Telephone: (813) 223-7474</div> <div><div>1/9-1/16/26LG 2T</div></div> <div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>Case No.: 25-DR-016550</div><div>Division: A</div></div> <div>IN RE: THE MARRIAGE OF YENLIS ALVAREZ SANCHEZ, Petitioner/Mother, and ALBERTO RODRIGUEZ PARDO, Respondent/Father.</div> <div><div>NOTICE OF ACTION FOR CUSTODY OF MINOR CHILD</div></div> <div>TO: Alberto Rodriguez Pardo</div> <div>Address Unknown</div> <div>YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Ivonne L. Fernandez, Esq., whose address is 607-A W. Dr. Martin Luther King, Jr. Blvd., Tampa, Florida 33603 on or before 2/14/2026, and file the original with the clerk of this Court at George E. Edgecomb Courthouse, 800</div> <div>(Continued on next page)</div>

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

E. Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

Dated December 30, 2025

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

1/9-1/30/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000464

IN RE: ESTATE OF
GARY MARSHALL GREEN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Gary Marshall Green, deceased, who was found deceased on December 29, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 442 - Edgecomb Courthouse, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 9, 2026.

Personal Representative:

/s/ Alexa Duffy
5710 Harding Drive
Lincoln, Nebraska 68521

Attorney for Personal Representative:

/s/ Charles Adams, Esq.
charles@zoeckleinlawpa.com;
brice@zoeckleinlawpa.com;
eservice2@zoeckleinlawpa.com
Florida Bar No. 91288
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511
Telephone: 813-501-5071

1/9-1/16/26LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 25-CC-028660

BOYETTE CREEK HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,
vs.

PAM S. HARRIS, an unmarried woman
and THE ESTATE AND HEIRS OF
MARILYN O'BRIEN and UNKNOWN
TENANT,
Defendants.

NOTICE OF ACTION

STATE OF FLORIDA

TO: PAM S. HARRIS and THE ESTATE
AND HEIRS OF MARILYN O'BRIEN,
and all parties having or claiming to
have any right, title, or interest to the
property described below, whose
residence address is UNKNOWN.

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

Lot 39, Block F, BOYETTE CREEK
PHASE 1, as per plat thereof, recorded-
in Plat Book 94, Page 31-1 through
31-7, inclusive, of the Public Records
of Hillsborough County, Florida.

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

SCOTT B. TANKEL, Esquire, Plaintiff's
attorney, whose address is 1022 Main
Street, Suite D, Dunedin, FL 34698, and
file the original with the Clerk of this Court
either before service on Plaintiff's attor-

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

ney or immediately thereafter; otherwise
a default will be entered against you for
the relief demanded in the Complaint or
Petition.

In accordance with the Americans with
Disabilities Act, persons needing special
accommodations to participate in this pro-
ceeding should contact the A.D.A. coordi-
nator not later than seven (7) days prior to
the proceeding at (813) 276-8100. If hear-
ing impaired (TDD), call 1-800-955-8771,
or if voice impaired (V), call 1-800-955-
8770 for the assistance of Florida Relay
Services.

DATED on this 30th day of December,
2025.

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

1/9-1/16/26LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DEPENDENCY
CASE NO. 24-DP-32
DIVISION D

IN THE INTEREST OF:
Z.A. DOB: 1/9/2024
MINOR CHILD

NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS
TO: BRYAN STEVEN RUIZ DUARTE,
address unknown

YOU ARE HEREBY NOTIFIED that the
State of Florida, Department of Children
and Families, has filed a Petition to termi-
nate your parental rights and permanently
commit the following child for adoption:
Z.A. born on 1/9/2024. You are hereby
commanded to appear on February 24, 2026, at 9:30 AM before the **Honorable Lisa D. Campbell** at the Hillsborough
Courthouse, Edgecomb Courthouse,
Courtroom 310, 800 East Twiggs Street,
Tampa, FL 33602, for an **ADVISORY**
HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (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 Ad-
ministrative Office of the Courts, Attention:
ADA Coordinator, 800 E. Twiggs Street,
Tampa, FL 33602, phone: 813-272-7040,
hearing impaired: 1-800-955-8771, voice
impaired: 1-800-955-8770, e-mail: ada@fljud13.org at least 7 days before your
scheduled court appearance, or immedi-
ately 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 30th
day of December, 2025.

Victor Crist
Clerk of Circuit Court & Comptroller
800 E Twiggs St, Tampa, FL 33602
By: s/ Santiago Zambrano
As Deputy Clerk

1/9-1/30/26LG 4T

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 im-
mediately 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 prop-
erty 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

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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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 VIL-
LAGE 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. Al-
len, 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 attor-
ney or immediately thereafter; otherwise a
default will be entered against you for the
relief demanded in the complaint.

Dated on 12/23/2025
Victor D. Crist
As Clerk of the Court
800 E. Twiggs St., Tampa, FL 33602
By: s/ Jennifer Taylor
As Deputy Clerk
Matthew Allen Esq. BALS
1/2-1/23/26LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 24-DP-544
DIVISION: B

IN THE INTEREST OF:
Y.M. DOB: 10/17/2023
MINOR CHILD

NOTICE OF ACTION
DISESTABLISHING OF PATERNITY
TO: Alberto Valladares, DOB: 12/13/1962
Address Unknown

YOU ARE HEREBY NOTIFIED that the
prospective father, Carlos Marrero has
filed a Petition for Order Establishing Pa-
ternity and Disestablishing Paternity for the
child, Y.M. born on 10/17/2023. You are
hereby **commanded to appear on Febru-
ary 2, 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 a **Motion Hearing to Address Paternity.**

Honorable Richard Martin ZOOM:
The hearing will be held utilizing
ZOOM and you will need to initiate con-
tact to be available at the time of the
hearing. Please follow the instructions
below.
When connecting through Zoom APP
use the following link: The Court's Zoom
meeting ID # 829-4976-6513 • no pass-
word is required. • You will be moved
into the courtroom when the hearing
is ready to begin. This is a free service.
Please plan to WAIT PATIENTLY until
your hearing is called.

FAILURE TO PERSONALLY APPEAR AT THIS MOTION HEARING CONSTITUTES CONSENT TO THE PETITION FOR ORDER ESTABLISHING PATERNITY AND DISESTABLISHING PATERNITY. 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-
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
within two working days of your receipt of
this summons at least 7 days before your
scheduled court appearance, or immedi-
ately upon receiving this notification if the
time before the scheduled appearance is
less than 7 days. If you are hearing or
voice impaired, call 711.

WITNESS my hand as Clerk of said
Court and the Seal thereof, this 18th day of
December, 2025.

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

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

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 Palarmo Drive, Apt. 2, River-

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

view, FL 33578 on or before 1/22/2026,
and file the original with the clerk of this
Court at HILLSBOROUGH County Court-
house, 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.

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 Pe-
titioner 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/ Kathya Rodriguez
Deputy Clerk

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

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 Hills-
borough 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 Rec-
ords of Hillsborough County, Florida.

has been filed against you and that you
are required to serve a copy of your writ-
ten 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 Num-
ber: (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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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, OF THE STATE OF 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 a 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

NOTICE OF ADMINISTRATIVE COMPLAINT
HILLSBOROUGH COUNTY

To: 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.

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

NOTICE OF ADMINISTRATIVE COMPLAINT
HILLSBOROUGH COUNTY

To: RONNIE THEODORE
Case No.: CD202502928/D 3305023
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.

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

MANATEE COUNTY

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002913-AX
Division Probate

IN RE: ESTATE OF
TINA MARIE ZAKEN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Tina
Marie Zaken, deceased, whose date of
death was September 23, 2025, is pend-
ing in the Circuit Court for Manatee Coun-
ty, 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 PUB-
LICATION OF THIS NOTICE.

The personal representative has no
(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>OSCEOLA COUNTY</div> <div><p>KELVIN SOTO CLERK OF THE CIRCUIT COURT OSCEOLA COUNTY, FLORIDA Craig P. Rogers (FLBN: 352128) Michael E. Carleton (FLBN: 1007924) Jordan A. Zeppetello (FLBN: 1049568) Jasmin Hernandez (FLBN: 1044494) The Manley Law Firm LLC P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 607-404-5266 Telecopier: 614-220-5613 Primary: statee-file@mdklegal.com Secondary: CPRogers@mdklegal.com Attorney for Plaintiff 11080-1028035</p><p>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 002170 MF FREEDOMMORTGAGE CORPORATION PLAINTIFF, VS. KINDRED HOMEOWNERS ASSOCIATION, INC. AND KINDRED TOWNHOMES HOMEOWNERS ASSOCIATION, INC., ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Cristian Sotomayor Ramirez Last Known Address: 1818 Katz Crossing Dr, Kissimmee, FL 34744 Current Residence: UNKNOWN TO: Cristian Sotomayor Ramirez Last Known Address: 861 Horseshoe Bay Dr Kissimmee FL 34741 Current Residence: UNKNOWN TO: Cristian Sotomayor Ramirez Last Known Address: 804 Coastal Bay Ln Kissimmee FL 34741 Current Residence: UNKNOWN TO: Zoily Marie Diaz Rodriguez Last Known Address: 1818 Katz Crossing Dr, Kissimmee, FL 34744 Current Residence: UNKNOWN TO: Zoily Marie Diaz Rodriguez Last Known Address: 804 Coastal Bay Ln Apt 101 Kissimmee FL 34741 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 79, KINDRED PHASE 1 FB, according to the plat as recorded in Plat Book 28, Pages 22 through 25, 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 2nd March 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 8th day of January, 2026.</p><p>KELVIN SOTO As Clerk of Court By: Susan Vies As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1028327</p><div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div><p>Notice is hereby given that the under-signed 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:</p><p>ACER BLINDS Owner: Dotacorp LLC 18 W Dakin Avenue, Ste B Kissimmee, FL 34741</p><p>1/16/26LG 1T</p><div>NOTICE OF ADMINISTRATIVE COMPLAINT OSCEOLA COUNTY</div><p>To: TRENISHA L. JONES</p><p>Case No.: CD202510013/D 3507822/3402356</p><p>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.</p><p>1/16-2/6/26LG 4T</p><div>IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA PROBATE DIVISION</div><p>File No. 2025 CP 895</p><p>IN RE: ESTATE OF EVELYN LOUISE CASH Deceased.</p><div>NOTICE TO CREDITORS</div><p>The administration of the estate of Evelyn Louise Cash, deceased, whose date of death was January 4, 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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this</p></div>	<div>OSCEOLA COUNTY</div> <div><p>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.</p><p>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.</p><p>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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 16, 2026.</p><p>Personal Representative: Thomas H. Cash 235 Glasgow Ct. Davenport, FL 33897</p><p>Attorney for Personal Representative: Patrick L. Smith Attorney Florida Bar Number: 27044 179 N US Hwy. 27, Suite F Clermont, FL 34711 Telephone: (352) 204-0305 Fax: (352) 989-4265 E-Mail: patrick@attorneypatricksmith.com Secondary E-Mail: becky@attorneypatricksmith.com</p><p>1/16-1/23/26LG 2T</p><div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA</div><p>Case No. 2025-CA-002914-MF Honorable Judge Christine Elizabeth Arendas</p><p>PLANET HOME LENDING, LLC Plaintiff, vs.</p><p>AGUSTIN A. QUINTERO PINEIRO; MONICA Y. CARIDAD BARBOZA; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA; GOODLEAP, LLC; SUNBROOKE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2; Defendants.</p><div>NOTICE OF ACTION</div><p>Constructive Service of Process</p><p>TO: AGUSTIN A. QUINTERO PINEIRO Last Known Address: 5860 BOVINE DR., ST. CLOUD, FL 34771.</p><p>YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 5860 BOVINE DR., ST. CLOUD, FL 34771, and more particularly described as follows:</p><p>LOT 185, SUNBROOKE PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGES 182 THROUGH 186, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.</p><p>Parcel/Account ID # 27-25-31-4989-0001-1850</p><p>COMMONLY KNOWN AS: 5860 Bovine Dr., St. Cloud, FL 34771.</p><p>has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before, February 23, 2026 but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p><p>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, Osceola County, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, County Phone: 407-742-3500 via Florida Relay Service.</p><p>DATED ON January 6, 2026</p><p>Kelvin Soto, Esq., Osceola County Clerk of Court and Comptroller 2 Courthouse Sq, Kissimmee, FL 34741 /s/ As Deputy Clerk</p><p>1/16-1/23/26LG 2T</p><div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION</div><p>CASE NO. 492025CA002253MF DIVISION NO. 22B</p><p>US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, vs. JONATHAN MENDOZA; et al. Defendants.</p><div>NOTICE OF ACTION FORECLOSURE PROCEEDINGS – PROPERTY</div><p>TO: JONATHAN MENDOZA WHOSE LAST KNOWN ADDRESS IS 814 PONCE DE LEON BLVD, SUITE 210, CORAL GABLES, FL 33134</p><p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property, to-wit:</p><p>ALL THE FOLLOWING DESCRIBED</p></div>	<div>OSCEOLA COUNTY</div> <div><p>LAND, SITUATE, LYING AND BEING IN OSCEOLA COUNTY, FLORIDA, TO-WIT: UNIT 311, PHASE 1 OF SUN-SET WALK HOTEL CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 6310, PAGE 2501, AS AMENDED BY AMENDMENT RECORDED NOVEMBER 3, 2022 AT OFFICIAL RECORDS BOOK 6310, PAGE 2715, SECOND AMENDMENT RECORDED JANUARY 5, 2023 AT OFFICIAL RECORDS BOOK 6340, PAGE 2090, THIRD AMENDMENT RECORDED MARCH 13, 2023 AT OFFICIAL RECORDS BOOK 6370, PAGE 1640, FOURTH AMENDMENT RECORDED MARCH 13, 2023 IN OFFICIAL RECORDS BOOK 6370, PAGE 1665, FIFTH AMENDMENT RECORDED OCTOBER 4, 2023 IN OFFICIAL RECORDS BOOK 6484, PAGE 1080, AND SIXTH AMENDMENT RECORDED NOVEMBER 20, 2023 IN OFFICIAL RECORDS BOOK 6507, PAGE 1056, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AS SAME MAY BE FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, (THE "PROPERTY").</p><p>more commonly known as 3151 Sunset Walk Drive 311, Kissimmee, FL 34747.</p><p>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 February 4th, 2026, 30 days after the date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p><p>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, Osceola County, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, County Phone: 407-742-3500 via Florida Relay Service.</p><p>WITNESS my hand and seal of this Court on the 12th day of December, 2025.</p><p>Kelvin Soto, Esq., Clerk of Circuit Court 2 Courthouse Sq, Kissimmee, FL 34741 By: s/ Susan Vis Deputy Clerk 25-F001602</p><p>1/9-1/16/26LG 2T</p><div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL ACTION</div><p>CASE NO.: 2024 CA 001817</p><p>NATIONSTAR MORTGAGE LLC, Plaintiff, vs. PATRICIA ANN RAY AKA PATRICIA RAY, et al, Defendant(s).</p><div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div><p>NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 6, 2025, and entered in Case No. 2024 CA 001817 of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Patricia Ann Ray aka Patricia Ray, United States of America Acting through Secretary of Housing and Urban Development, Carmel Financial Corporation Inc., Association of Poinciana Villages, Inc., Poinciana Village One Association, Inc., 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 27, 2026 the following described property as set forth in said Final Judgment of Foreclosure:</p><p>LOT 9, BLOCK 1661, POINCIANA NEIGHBORHOOD 3 SOUTH, VILLAGE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE (S) 53 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.</p><p>A/K/A 840 E FLAG LN, KISSIMMEE FL 34759</p><p>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.</p><p>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, 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.</p><p>Dated this 22nd day of December, 2025.</p><p>By: /s/ Silver Jade Bohn Florida Bar #95948 Silver Jade Bohn, Esq. ALBERTELLI LAW P.O. Box 23028, Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 EService: servealaw@albertelliaw.com</p><p>IN/24-010350</p><p>1/9-1/16/26LG 2T</p><div>IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA</div><p>Case No.: 2022-CC-004845-CL</p><p>Canoe Creek Estates Homeowners' Association, Inc., Plaintiff, vs. Cristina M Rivera; et al.</p></div>	<div>OSCEOLA COUNTY</div> <div><p>Defendant(s).</p><div>NOTICE OF FORECLOSURE SALE</div><p>NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated December 31, 2025, and entered in Case Number: 2022-CC-004845-CL, of the County Court in and for Osceola County, Florida. To be published in the La Gaceta Newspaper, wherein Canoe Creek Estates Homeowners' Association, Inc. is the Plaintiff, and Cristina M Rivera and Secretary of Housing and Urban Development, are the Defendants, the clerk will sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square Room 204 (2nd floor) Kissimmee, FL 34741 at 11:00 o'clock A.M. on March 3, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:</p><p>Property Description:</p><p>LOT 91, CANOE CREEK ESTATES PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 157 AND 158, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA</p><p>Property Address: 2958 Tikimber Way, St. Cloud, FL 34772</p><p>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.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p><p>Dated January 5, 2026</p><p>DHN ATTORNEYS, P.A. 448 South Alafaya Trail, Unit 8 Orlando, FL 32828 Telephone: (407) 269-5346 Facsimile: (407) 650-2765 Attorney for Association</p><p>By: /s/ Don H. Nguyen Don H. Nguyen, Esquire Florida Bar No. 0051304 don@dhnattorneys.com</p><p>1/9-1/16/26LG 2T</p><div>NOTICE OF ADMINISTRATIVE COMPLAINT OSCEOLA COUNTY</div><p>To: DANIEL EUGENE</p><p>Case No.: CD202512175/D 3212699</p><p>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.</p><p>1/2-1/23/26LG 4T</p><div>PASCO COUNTY</div><div><p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION</p><p>Case No. 2025-CP-001574</p><p>IN RE: ESTATE OF ROY WILLIAM UZZLE, JR. Deceased.</p><div>NOTICE TO CREDITORS</div><p>The administration of the Estate of Roy William Uzzle, Jr., deceased, whose date of death was February 28, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p><p>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.</p><p>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.</p><p>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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S</p></div></div>	<div>PASCO COUNTY</div> <div><p>DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 16, 2026.</p><p>Personal Representative: /s/ Brian W. Uzzle 1010 N. Main St. Harrisburg, IL 62946</p><p>Attorney for Personal Representative: /s/ Marley Dodd Marley Dodd, Esq. Fla. Bar No.: 1058457 Brice Zoecklein, Esq. Fla. Bar No.: 0085615 Zoecklein Law P.A. 150 E. Bloomingdale Ave. Brandon, FL 33511 marley@zoeckleinlawpa.com brice@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310</p><p>1/16-1/23/26LG 2T</p><div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION</div><p>CASE NO.: 25-CC-002538</p><p>AVALON PARK WEST RESIDENTIAL OWNERS' ASSOCIATION, INC., Plaintiff, vs. JOHNNY ORTIZ, Defendant.</p><div>NOTICE OF SALE</div><p>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on January 13, 2026, by the County Court of Pasco County, Florida, for the following property described as:</p><p>Lot 29, Block 25, New River Lakes Phase 1, Parcel D, according to the map or plat thereof, as recorded in Plat Book 64, Page(s) 90 through 113, inclusive, of the Public Records of Pasco County, Florida.</p><p>will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on March 18, 2026 at 11:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.</p><p>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.</p><p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p><p>/s/ Katherine Martinez, Esq. Florida Bar No.: 70879 kmartinez@bushross.com BUSH ROSS, P.A. Post Office Box 3913, Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff</p><p>1/16-1/23/26LG 2T</p><div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION</div><p>CASE NO.: 25-CC-002977</p><p>PALM COVE OF WESLEY CHAPEL HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. RENEL MATHURIN, Defendant.</p><div>NOTICE OF SALE</div><p>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on January 13, 2026, by the County Court of Pasco County, Florida, for the following property described as:</p><p>Lot 15, Block 17, PALM COVE PHASE 2, according to the map or plat thereof recorded in Plat Book 54 pages 111 through 126, inclusive, public records of Pasco County, Florida.</p><p>will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on March 18, 2026 at 11:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.</p><p>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.</p><p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p><p>/s/ Katherine Martinez, Esq. Florida Bar No.: 70879 kmartinez@bushross.com BUSH ROSS, P.A. Post Office Box 3913, Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff</p><p>(Continued on next page)</p></div>

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<div>PASCO COUNTY</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>Notice of Public Auction</div> <div>Notice of public auction for monies due on Storage Units. Auction will be held on January 27th 2026 at or after 8:00 AM. Units are said to contain common household items. Property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:</div> <div>13240 WALSINGHAM RD. LARGO, FL 33774</div> <div>D286 375.60 Linda Reid D156 331.70 Linda Reid C133 615.60 Steven Wilson C166 679.85 Evelyn Garret D129 1000.70 Theresa Chapman C210 466.70 Daniel Damon D340 325.20 Steven Oshiver A003 1081.70 Theresa Chapman C296 256.70 Adrian Glass</div> <div>10440 SEMINOLE BLVD. SEMINOLE, FL 33772</div> <div>450 349.85 Chelsie Schmidt 838 424.85 Michael Mercurio 76 936.65 Michael Hope 819 559.80 Melissa Wilson 821 439.85 Melissa Louis 904 300.65 Jamará Smiley 809 466.70 Shawn Leiby 945 659.80 Anthony Dixon 89 619.85 Chrysie Sampley 817 559.80 Jennifer Mattison 90 619.85 Luis Del Monte</div> <div>5200 PARK ST. ST PETERSBURG FL 33709</div> <div>424 709.85 Erick Diaz 279 739.85 Avetta Jones 331 563.40 Ashly Hamm 005 796.70 Jada Whiting</div> <div>6209 US HWY 19 NEW PORT RICHEY FL 34652</div> <div>D-024 435.60 Shannon White A-069 498.45 Colin Winterton</div> <div>4015 PARK BLVD. PINELLAS PARK, FL 33781</div> <div>C112 995.60 John Sovich A127 364.85 Khalil Almonshind B146 481.70 Billy Land C117 595.60 Todd Moon B001 601.70 Angella Jackson D025 601.70 Latara Washington C020 631.70 Jake Niedert D114 591.60 Louis Murray C 225 391.70 Mercedes Arias Mandado C410 205.20 Robert Kennedy</div> <div>13564 66TH ST N. LARGO, FL 33771</div> <div>E-202 639.80 Diane Drake E-105 558.90 Justin Hunt E-203 391.70 Deborah Gibson Riley E-108 558.90 Heather Daniels</div> <div>30750 US 19 Palm Harbor FL 34684</div> <div>B302 1167.90 Teresa Auffarth B614 195.60 Jadelyn Jadelyn B239 1159.80 Chad Wintermore B143 1395.60 Chad Wintermore B113 556.70 Marlene Wicks B205 697.75 Angela Johnson</div> <div>12420 STARKEY RD. LARGO, FL 33773</div> <div>B037 581.50 Mikal Solomon B024 508.70 Justin Reyome E036 462.65 Robert Baernalde Sr 1068 839.80 Ashley Bennett CA07 459.80 Michael Wise</div> <div>6118 US HWY 19 N. NEW PORT RICHEY, FL 34652</div> <div>C039 619.85 David Hendley B305 508.70 David Hendley C018 639.50 Ian Chirelaison C336 276.80 Damon Morrell</div> <div>23917 US 19 N CLEARWATER, FL 33765</div> <div>2343 535.70 Tania Lozada 2124 939.80 Janeisha Everett 2437 364.85 Mark Ward 1010 859.85 David Smith 1006 856.70 William Achnitz</div> <div>10314 US 19 NEW PORT RICHEY, FL 34668</div> <div>1612 256.70 Patrick Said 2185 458.15 Tammy Cox 2383 511.70 Tammy Cox 2154 56 619.80 Anton Nowak 2180 511.70 Cassidy Ryder 1171 639.50 Scott Adams</div> <div>2180 BELCHER RD S. LARGO, FL 33771</div> <div>D118 841.00 Christopher Alvarado B004 436.70 Samuel Feola B005 991.60 Matthew Asselin C011 436.70 Michael Hannon B142 535.60 Sade Tulloch B136 598.70 Tavius Boles</div> <div>5631 US HWY 19 NEW PORT RICHEY, FL 34652</div> <div>1221 544.85 Jonathan Deaton 1229 544.85 Jonathan Deaton</div> <div>975 2ND AVE S. ST. PETERSBURG, FL 33705</div> <div>4020 619.85 Demetrice Hammonds 2076 790.40 Rachel Howard 2015 622.70 Ryan Damon 5036 845.60 Sheryl Hakala 2050 646.70 Lynda Koivunen</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 2025CP001899CPAXES</div> <div>IN RE: ESTATE OF MARION L. JONES a/k/a MARION JETT JONES, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the Estate of Marion L. Jones a/k/a Marion Jett Jones, deceased, whose date of death was August 28, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 530 Little Road, Suite 105, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div> <div>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.</div> <div>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 SERVICE OF A COPY OF THIS NOTICE.</div> <div>The Personal Representative has no</div>	<div>PASCO COUNTY</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT</div> <div>PASCO COUNTY</div> <div>To: JEREMIAH J. TIMONY</div> <div>Case No.: CD202509619/XD3500072/3501895</div> <div>An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>1/16-2/6/26LG 4T</div> <div>-----</div> <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 25-CC-002499</div> <div>CONCORD STATION COMMUNITY ASSOCIATION, INC., Plaintiff, vs. CHRISTOPHER A. CERESO and JOY A. CAVALIERE, Defendant(s).</div> <div>NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on January 13, 2026, by the County Court of Pasco County, Florida, for the following property described as:</div> <div>Lot 83, Block D, Concord Station Phase 2 Units A & B - Section 2, according to the map or plat thereof, as recorded in Plat Book 67, Page(s) 125 through 134, inclusive, of the Public Records of Pasco County, Florida.</div> <div>will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on February 26, 2026 at 11:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.</div> <div>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.</div> <div>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</div> <div>/s/ Katherine Martinez, Esq. Florida Bar No.: 70879 kmartinez@bushross.com BUSH ROSS, P.A. Post Office Box 3913, Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 2025CA002763CAAXES</div> <div>FREEDOM MORTGAGE CORPORATION Plaintiff(s), v. FRANK WALTER CARD JR. A/K/A FRANK CARD; LOUISE CARD; GOODLEAP, LLC; AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).</div> <div>-----</div> <div>NOTICE OF FORECLOSURE SALE</div> <div>(Please publish in La Gaceta)</div> <div>NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 5th day of January, 2026, and entered in Case No.</div>	<div>PASCO COUNTY</div> <div>2025CA002763CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and FRANK WALTER CARD JR. A/K/A FRANK CARD; LOUISE CARD; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY FRANK CARD, III; GOODLEAP, LLC; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 A.M. on the 19th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:</div> <div>Lot 25: That portion of the Northeast 1/4 of the Northeast 1/4 of Section 35, Township 25 South, Range 21 East, Pasco County, Florida, being further described as follows: Commencing at the Northeast corner of Section 35, Township 25 South, Range 21 East, Pasco County, Florida, run South 00°17'00" West, 546.90 feet, along the East line of said Section 35, thence run West 1,065.00 feet for a point of beginning; thence run South 00°17'00" West, 201.20 feet; thence run South 89°31'49" West, 150.00 feet; thence run North 00°17'00" East, 202.53 feet; thence run East 150.0 feet to the point of beginning. Subject to an easement over and across the North 5.0 feet and the West 10.0 feet for utilities and subject to an easement over and across the South 35.0 feet for ingress and egress.</div> <div>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 12th day of January, 2026.</div> <div>By: /S/ Liana R. Hall Liana R. Hall Bar No. 73813 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 11080-1028318</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT</div> <div>IN AND FOR PASCO COUNTY, FLORIDA</div> <div>Case No: 2024CA000507CAAXWS</div> <div>CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. MAXWELL BUTLER, ET AL., Defendants.</div> <div>NOTICE OF FORECLOSURE SALE</div> <div>NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 11/17/2025 and Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale dated 1/5/2026, and entered in Case No. 2024CA000507CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and MAXWELL BUTLER; FRANCESCA A. PENA; STATE OF FLORIDA; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; FOUNDATION FINANCE COMPANY LLC; PASCO COUNTY CLERK OF COURT, are Defendants, Nikki Alavarez-Sowles, Pasco County Clerk of Courts, will sell to the highest and best bidder for cash at www.pasco.realfocelose.com at 11:00 a.m. on January 21, 2026 the following described property set forth in said Final Judgment, to wit:</div> <div>LOT 480, SEVEN SPRINGS HOMES UNIT THREE - B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 56 AND 57, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA</div> <div>Commonly known as: 7329 Jenner Ave, New Port Richey, FL 34655</div> <div>Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.</div> <div>If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.</div> <div>DATED January 5, 2026</div> <div>/s/ Bradford Petrino Bradford Petrino, Esq. Florida Bar No. 41883 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: bpetrino@lenderlegal.com EService@LenderLegal.com CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 5th day of January 2026 to: MAXWELL BUTLER 7329 Jenner Ave.</div>	<div>PASCO COUNTY</div> <div>New Port Richey, FL 34655</div> <div>FRANCESCA A. PENA 7329 Jenner Ave. New Port Richey, FL 34655</div> <div>STATE OF FLORIDA c/o Hastings Jones, Esq. Senior Assistant Attorney General Office of the Attorney General The Capitol, Suite PL-01 Tallahassee, FL 32399-1050 oag.foreclose.eserve@myfloridalegal.com JOHN F. RUDY, III Assistant United States Attorney 400 North Tampa Street, Suite 3200 Tampa, FL 33602 USAFILM.HUD@usdoj.gov DOJMDFla@hud.gov Attorney for, SECRETARY OF HOUSING AND URBAN DEVELOPMENT PASCO COUNTY CLERK OF COURT 38053 LIVE OAK AVENUE DADE CITY, FL 33523 FOUNDATION FINANCE COMPANY LLC C/O CORPORATION SERVICE COMPANY 1201 HAYS STREET TALLAHASSEE, FL 32301 /s/ Bradford Petrino Bradford Petrino, Esq. 11080-1027942</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div> <div>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:</div> <div>DC SITE SELECTION LLC</div> <div>Owner: Solar Site Finders LLC 440 Lafayette Blvd Oldsmar, FL 34677</div> <div>1/16/26LG 1T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 2025CP001914CPAXES</div> <div>IN RE: ESTATE OF ELIZABETH SECULA, A/K/A ELIZABETH M. SECULA Deceased</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of ELIZABETH SECULA, A/K/A ELIZABETH M. SECULA, deceased, whose date of death was April 15, 2025; File Number 2025CP-001914CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33525. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>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.</div> <div>Personal Representative: MATTHEW P. SECULA 37324 Lois Avenue Zephyrhills, FL 33542</div> <div>Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 2025CA003045CAAXWS</div> <div>FREEDOM MORTGAGE CORPORATION Plaintiff, vs. CHRISTOPHER ALLEN TEMPLE, ET AL., Defendant(s).</div> <div>NOTICE OF ACTION</div> <div>TO: CHRISTOPHER ALLEN TEMPLE Last Known Address: 7426 Chapel Ave, New Port Richey, FL 34652 Current Residence: UNKNOWN</div> <div>CHRISTOPHER ALLEN TEMPLE Last Known Address: 2884 Edenwood St Clearwater FL 33759 Current Residence: UNKNOWN</div> <div>CHRISTOPHER ALLEN TEMPLE Last Known Address: 411 Dempsey Rd Palm Harbor FL 34683 Current Residence: UNKNOWN</div> <div>UNKNOWN SPOUSE OF CHRISTOPHER ALLEN TEMPLE Last Known Address: 7426 Chapel Ave, New Port Richey, FL 34652 Current Residence: UNKNOWN</div> <div>UNKNOWN SPOUSE OF CHRISTOPHER ALLEN TEMPLE Last Known Address: 2884 Edenwood St Clearwater FL 33759 Current Residence: UNKNOWN</div> <div>UNKNOWN SPOUSE OF</div>	<div>PASCO COUNTY</div> <div>CHRISTOPHER ALLEN TEMPLE Last Known Address: 411 Dempsey Rd Palm Harbor FL 34683 Current Residence: UNKNOWN</div> <div>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</div> <div>LOT 5, BLOCK 2, TE-LA HEIGHTS UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 48, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</div> <div>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 February 17, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 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.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 M in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</div> <div>WITNESS my hand and the seal of this Court this 9th day of January, 2026.</div> <div>Nikki Alvarez-Sowles, Esq. As Clerk of Court By: s/ Illegible As Deputy Clerk Miller, George & Suggs, PLLC</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 2025CP002062CPAXES</div> <div>IN RE: ESTATE OF JEFFREY FREDRICK SCHEUFLER a/k/a JEFFREY F. SCHEUFLER a/k/a JEFFREY SCHEUFLER, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Jeffrey Fredrick Scheufler a/k/a Jeffrey F. Scheufler a/k/a Jeffrey Scheufler, whose date of death was September 24, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.</div> <div>The date of first publication of this notice is January 16, 2026.</div> <div>Personal Representative: Christina Scheufler 5799 Packard Lane NE Bainbridge Island, WA 98110</div> <div>Attorney for Personal Representative: Laurie E. Ohall Law Offices of Laurie E. Ohall, P.A. Florida Bar Number: 0040230 1464 Oakfield Drive Brandon, FL 33511 Telephone: (813) 438-8503 Fax: (813) 438-8504 E-Mail: lohall@ohalllaw.com</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 2025-CP-001546</div> <div>IN RE: ESTATE OF ALFONSO GOMEZ Deceased</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Alfonso Gomez, deceased, whose date of death was March 17, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The names and addresses of the personal representative</div> <div>(Continued on next page)</div>

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<div>PASCO COUNTY</div> <div>tative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 16, 2026.</div> <div>Personal Representative: Katia I. Rodriguez 17573 Cortes Creek Blvd. Spring Hill, Florida 34610</div> <div>Attorney for Personal Representative: Aaron W. Saoud, Esquire Florida Bar Number 096124 AWS LAW FIRM 2202 N. Westshore Blvd., Suite 200 Tampa, Florida 33607 Telephone: (813) 922-5293 E-Mail: attorney@awslaw.org Secondary E-Mail: service@awslaw.org</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</div> <div>Case No.: 2026DR000134DRAXWS</div> <div>WENDOLIN NATHALIA MINAYA PENA, Petitioner, and OLIVER JAVIER VALDEZ, Respondent.</div> <div>AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div> <div>TO: OLIVER JAVIER VALDEZ Last known address: 8905 Beacon Isles Dr #105, Tampa FL 33615</div> <div>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 WENDOLIN NATHALIA MINAYA PENA, whose address is 2324 Tahitian Dr, Holiday FL 34691, on or before 02/19/2026, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div> <div>The action is asking the court to decide how the following real or personal property should be divided: NA</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>Dated January 9, 2026 Nikki Alvarez-Sowles Clerk of the Circuit Court By: /s/ Julian Garcia Deputy Clerk</div> <div>1/16-2/6/26LG 4T</div> <div>-----</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div> <div>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:</div> <div>KAYLA'S ROSE GARDEN</div> <div>Owner: Kayla Mabesoone 15537 Lilly Ln, Hudson, Pasco County, Florida 34667</div> <div>1/16/26LG 1T</div> <div>-----</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div> <div>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:</div> <div>WILLOW LANE TABLE CO</div> <div>Owner: Kelly Henderson 37413 Phelps Rd Zephyrhills, FL 33541</div> <div>1/16/26LG 1T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</div> <div>CASE NO. 2025CA003315CAAXES</div>	<div>PASCO COUNTY</div> <div>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CROSS 2023-H1 MORTGAGE TRUST, Plaintiff,</div> <div>vs.</div> <div>BRITTANY A. GOODWIN, ET AL. Defendant(s).</div> <div>AMENDED NOTICE OF ACTION</div> <div>TO: TODD GOODWIN RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 19322 Autumn Chase Ct Land O Lakes, FL 34638</div> <div>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pasco County, Florida:</div> <div>LOT 353, LAKESHORE RANCH PHASES 2 & 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE(S) 51 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</div> <div>has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before February 9th, 2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.</div> <div>This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</div> <div>The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</div> <div>Date: 12/30/25 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller By: s/ Haley Joyner Deputy Clerk</div> <div>1/9-1/16/26LG 2T</div> <div>-----</div> <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 25-CC-004689</div> <div>GRAND OAKS MASTER ASSOCIATION, INC., Plaintiff,</div> <div>vs.</div> <div>HEATHER MARIE ESPINA, Defendant.</div> <div>NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on November 25, 2025, by the County Court, Pasco County, Florida, for the following property described as:</div> <div>Lot 4, Block 2, of GRAND OAKS PHASE 3, according to the plat thereof as recorded in Plat Book 50, Page 112, of the Public Records of Pasco County, Florida.</div> <div>will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on January 26, 2026 at 11:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.</div> <div>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.</div> <div>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</div> <div>/s/ Katherine Martinez, Esq. Florida Bar No.: 70879 kmartinez@bushross.com BUSH ROSS, P.A. Post Office Box 3913, Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff</div> <div>1/9-1/16/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>Case No. 25-CP-001988</div> <div>IN RE: ESTATE OF CHARLES BREWER, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the Estate of Charles Brewer, deceased, whose date of death was August 6, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the</div>	<div>PASCO COUNTY</div> <div>personal representative's attorney are set forth below.</div> <div>That the personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216 – 732.228, Florida Statutes, applies, or may apply unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.</div> <div>All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The first date of publication is January 9, 2026.</div> <div>Personal Representative: Samran P. Hall 8840 Birkdale Circle Indianapolis, Indiana 46234</div> <div>Attorney for Personal Representative: Brice Zoecklein, Esq. Florida Bar No. 0085615 Email Address: brice@zoeckleinlawpa.com Zoecklein Law, P.A. 150 E. Bloomingdale Avenue Brandon, Florida 33511</div> <div>1/9-1/16/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 2025CA002671CAAXES</div> <div>FREEDOM MORTGAGE CORPORATION Plaintiff,</div> <div>vs.</div> <div>ANGELA LOVELACE HOLLOWAY A/K/A ANGELA HOLLOWAY, ANNIE MAE LOVELACE AND LARRY CARNELL LOVELACE, ET AL., Defendant(s).</div> <div>AMENDED NOTICE OF ACTION</div> <div>TO: Unknown Tenant In Possession of the Subject Property Last Known Address: 10225 Shoreline View Way, Wesley Chapel, FL 33545 Current Residence: UNKNOWN</div> <div>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</div> <div>Lot 37, Block 36, Epperson North Village A-1, A-2, A-3, A-4A and A-5, according to the plat as recorded in Plat Book 87, Pages 133 through 145, inclusive, of the Public Records of Pasco County, Florida</div> <div>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 February 9th, 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.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 M in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</div> <div>WITNESS my hand and the seal of this Court this 30th day of December, 2025.</div> <div>Nikki Alvarez-Sowles, Esq. As Clerk of Court By: s/ Haley Joyner As Deputy Clerk Miller, George & Suggs, PLLC</div> <div>1/9-1/16/26LG 2T</div> <div>-----</div> <div>PINELLAS COUNTY</div>	<div>PINELLAS COUNTY</div> <div>33764, at the hour of 9:30 a.m. or as soon thereafter as possible, the landlord will offer for sale "AS IS" "WHERE IS" the aforesaid personal property at public outcry and will sell the same, subject to ownership rights, liens, and security interests which have priority by law, if any, to the highest bidders and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs of storage, advertising and sale, due and owing the landlord. The name and address of the former owner is Michael Giardina, 16416 US Highway 19 N., Lot #1514, Clearwater, FL 33764.</div> <div>Embassy Mobile Park LLC By: Patrick M. Singer, Attorney for Embassy Mobile Park LLC Authorized Agent Landlord Law, P.A. 14502 N. Dale Mabry Hwy., Suite 200 Tampa, FL 33618</div> <div>1/16-1/23/26 2T</div> <div>-----</div> <div>NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that pursuant to Florida Statute §715.109, Embassy Mobile Park LLC, offers for public sale the following:</div> <div>1972 CADI mobile home, VIN 2853T</div> <div>and on January 29, 2026 at 16416 US Highway 19 N., Lot #1310, Clearwater, FL 33764, at the hour of 10:00 a.m. or as soon thereafter as possible, the landlord will offer for sale "AS IS" "WHERE IS" the aforesaid personal property at public outcry and will sell the same, subject to ownership rights, liens, and security interests which have priority by law, if any, to the highest bidders and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs of storage, advertising and sale, due and owing the landlord. The name and address of the former owner is Arthur Williams, 16416 US Highway 19 N., Lot #1310 Clearwater, FL 33764.</div> <div>Embassy Mobile Park LLC By: Patrick M. Singer, Attorney for Embassy Mobile Park LLC Authorized Agent Landlord Law, P.A. 14502 N. Dale Mabry Hwy., Suite 200 Tampa, FL 33618</div> <div>1/16-1/23/26 2T</div> <div>-----</div> <div>NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that pursuant to Florida Statute §715.109, Embassy Mobile Park LLC, offers for public sale the following:</div> <div>1979 SUNC double-wide mobile home, VIN S79099FL A and VIN S79099FL B</div> <div>and on January 29, 2026 at 16416 US Highway 19 N., Lot #1907, Clearwater, FL 33764, at the hour of 9:00 a.m. or as soon thereafter as possible, the landlord will offer for sale "AS IS" "WHERE IS" the aforesaid personal property at public outcry and will sell the same, subject to ownership rights, liens, and security interests which have priority by law, if any, to the highest bidders and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs of storage, advertising and sale, due and owing the landlord. The name and address of the former owner is Sandra Webb, 16416 US Highway 19 N., Lot #1907 Clearwater, FL 33764.</div> <div>Embassy Mobile Park LLC By: Patrick M. Singer, Attorney for Embassy Mobile Park LLC Authorized Agent Landlord Law, P.A. 14502 N. Dale Mabry Hwy., Suite 200 Tampa, FL 33618</div> <div>1/16-1/23/26 2T</div> <div>-----</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div> <div>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:</div> <div>ECHOES & INK</div> <div>Owner: Ancestrio LLC 7901 4th Street North St Petersburg, FL 33702</div> <div>1/16/26LG 1T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 25-001429-CI</div> <div>FREEDOM MORTGAGE CORPORATION Plaintiff,</div> <div>vs.</div> <div>WAYNE RINEHART, ET AL., Defendant(s).</div> <div>NOTICE OF ACTION</div> <div>TO: Sheiba Lynn Waldron A/K/A Shelba Waldron A/K/A Shelba L. Waldron Last Known Address: 3891 67th Ave N, Pinellas Park, FL 33781 Current Residence: UNKNOWN</div> <div>Sheiba Lynn Waldron A/K/A Shelba Waldron A/K/A Shelba L. Waldron Last Known Address: 10364 Alice Ct Fishers IN 46038 Current Residence: UNKNOWN</div> <div>Sheiba Lynn Waldron A/K/A Shelba Waldron A/K/A Shelba L. Waldron Last Known Address: 235 114th Ave N Unit 3 Saint Petersburg FL 33716 Current Residence: UNKNOWN</div> <div>Sheiba Lynn Waldron A/K/A Shelba Waldron A/K/A Shelba L. Waldron Last Known Address: 2924 Princeton Ln Murfreesboro TN 37129 Current Residence: UNKNOWN</div> <div>Dividend Solar Finance LLC Last Known Address: c/o Registered Agent Solutions Inc., Registered Agent, 2894 Remington Green Lane, Suite A, Tallahassee, FL 32308 Current Residence: UNKNOWN</div> <div>Dividend Solar Finance LLC Last Known Address: 10 Crest Rd # 1, Lafayette, CA 94549 Current Residence: UNKNOWN</div> <div>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following</div>	<div>PINELLAS COUNTY</div> <div>described property:</div> <div>Lot 19, Block 9, Boulevard Park No. 2, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 83 of the Public Records of Pinellas County, Florida.</div> <div>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 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.</div> <div>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.</div> <div>WITNESS my hand and the seal of this Court this 13th day of January, 2026.</div> <div>Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756-5165 By: s/ Thomas Smith As Deputy Clerk Miller, George & Suggs, PLLC</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div> <div>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:</div> <div>KEYS TO MAGIC STAYS</div> <div>Owner: Daniel Velazco 7901 4th St N, Suite #22373 St. Petersburg, FL 33702</div> <div>1/16/26LG 1T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div> <div>Case No: 25-006446-CI</div> <div>Wells Fargo Bank N.A., as Trustee for Carrington Mortgage Loan Trust Series 2006-NC5 Asset-Backed Pass-Through Certificates, Plaintiff,</div> <div>vs.</div> <div>Joanne Rivera; et al, Defendants.</div> <div>NOTICE OF ACTION</div> <div>TO: Joanne Rivera 3125 30th Ave N Saint Petersburg, FL 33713</div> <div>Joanne Rivera 2500 1st Ave North St. Petersburg FL 33713</div> <div>Joanne Rivera 6387 17th Ter N St. Petersburg FL 33710</div> <div>Unknown Spouse of Joanne Rivera 3125 30th Ave N Saint Petersburg, FL 33713</div> <div>Unknown Spouse of Joanne Rivera 2500 1st Ave North St. Petersburg FL 33713</div> <div>Unknown Spouse of Joanne Rivera 6387 17th Ter N St. Petersburg FL 33710</div> <div>LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN</div> <div>and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.</div> <div>YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:</div> <div>Lot 8, George Stuart Subdivision, Third Addition, according to the plat thereof recorded in Plat Book 39, Page 61, Public Records of Pinellas County, Florida.</div> <div>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Nick Geraci, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.</div> <div>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.</div> <div>WITNESS my hand and seal of the said Court on the 13th day of January, 2026.</div> <div>Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: s/ Stevie Ayars Deputy Clerk Lender Legal PLLC</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH</div> <div>(Continued on next page)</div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><div>PINELLAS COUNTY</div><div>JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA DLP Lending Fund, LLC, a Delaware limited liability company Plaintiff, vs. CTV Paradise, LLC, et al. Defendants. Case No.: 24-002716-CI Division: Civil Judge Rebecca L. Hamilton</div></div> <div><div>NOTICE OF SALE</div><div>Notice is hereby given that on March 12, 2026 at 10:00AM, the below named Clerk of Court will offer by electronic sale at www.pinellas.realforeclose.com the following described real property: Lot 3, Block 12, Bayou Bonita Park Subdivision, according to the map or plat thereof as recorded in Plat Book 7, Page 1, Public Records of Pinellas County, Florida. Commonly known as: 4718 Paradise Way South, St. Petersburg, FL 33705 Any person claiming an interest in the surplus from this sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The sale is being held pursuant to the Final Judgment of Foreclosure, entered on January 5, 2026, in Civil Case No. 24-002716-CI, pending in the Circuit Court in Pinellas County, Florida. KEN BURKE CLERK OF THE CIRCUIT COURT PINELLAS COUNTY, FLORIDA Michael E. Carleton (FLBN: 1007924) Jordan A. Zeppetello (FLBN: 1049568) Craig P. Rogers (FLBN: 352128) Jasmin Hernandez (FLBN: 1044494) The Manley Law Firm LLC P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 Primary: statee-file@mdklegal.com Secondary: SEF-MECarleton@mdklegal.com Attorney for Plaintiff 11080-1028036</div><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA.</div><div>CASE NO. 23-008175-CI TOWD POINT MORTGAGE TRUST 2017-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF WINFIELD HAWKSWORTH A/K/A WINFIELD T. HAWKSWORTH (DECEASED), ET AL. DEFENDANT(S).</div></div><div><div>NOTICE OF FORECLOSURE SALE</div><div>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated November 18, 2025 in the above action, the Pinellas County Clerk of Court will sell to the highest bidder for cash at Pinellas, Florida, on March 18, 2026, at 10:00 AM, at www.pinellas.realforeclose.com for the following described property: LOT 11, BLOCK 4, POINT TERRACE SUBDIVISION FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 57, 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 time of sale shall be published as provided herein. Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com Bidder Number: 20286 By: /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 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. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. 11080-1027765</div><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>CIVIL DIVISION CASE NO.: 25-002966-CI FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. PETER VERGIRIS, ET AL., DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 19th day of December 2025, and entered in Case No. 25-002966-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; UNKNOWN SPOUSE OF PETER VERGIRIS; PETER VERGIRIS; SEAMARK, INC.; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Ken Burke as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 A.M. on the 22nd day of January,</div></div></div></div>	<div><div>PINELLAS COUNTY</div><div>2026, the following described property as set forth in said Final Judgment, to wit: UNIT 110 OF SEAMARK, INC., A CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3994, PAGE(S) 1119, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this document 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 transportation services. Dated this 2nd day of January, 2026. By: Liana R. Hall Liana R. Hall Bar No. 73813 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 11080-1027904</div><div><div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div><div>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: AJS CONSTRUCTION Owner: Adnan Jasarevic 150 114th Terrace NE Saint Petersburg, FL 33716 1/16/26LG 1T</div></div><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION File No. 26-000121-ES</div></div><div><div>IN RE: ESTATE OF TERRY LOUISE LAJOIE A/K/A THERESA LOUISE LAJOIEI Deceased.</div><div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of Terry Louise Lajoie a/k/a Theresa Louise Lajoie, deceased, whose date of death was July 3, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 16, 2026. Personal Representative: /s/ John Lajoie 6301 10th Ave S Gulfport, Florida 33707 Attorney for Personal Representative: /s/ Katie Everlove-Stone Attorney Florida Bar Number: 30271 5328 Central Ave St. Petersburg, Florida 33707 Telephone: (727) 471-0675 Fax: (866) 326-7610 E-Mail: katie@everlovelegal.com 1/16-1/23/26LG 2T</div></div><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION File Number 25-011055-ES</div></div><div><div>IN RE: ESTATE OF RHONDA K. JOHNSON, Deceased</div></div></div></div>	<div><div>PINELLAS COUNTY</div><div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of RHONDA K. JOHNSON, deceased, whose date of death was October 20, 2025, is pending in the circuit court for Pinellas County, Florida, Probate Division, the address of which is Honorable Ken Burke, Clerk of the Circuit Court, Pinellas County Courthouse, 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.3311. The written demand must be filed with the clerk. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 16, 2026. Personal Representative: JAMIE THOMPSON 2115 Ann Street Muskegon, MI 49445 Attorney for Personal Representative: Matthew D. Ellrod 6642 Rowan Road New Port Richey, FL 34653 (727) 843-0566 Fla. Bar No. 377937 email: mattellrod@verizon.net 1/16-1/23/26LG 2T</div></div><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION File No. 25-012044-ES</div></div><div><div>IN RE: ESTATE OF DANIEL L. BISHOP, Deceased.</div><div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of DANIEL L. BISHOP, deceased, whose date of death was March 21, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 16, 2026. Personal Representative: ABBY MAHONY 282 West Claremont Street Elmhurst, Illinois 60126 Attorney for Personal Representative: Jack F. White III Florida Bar Number: 0985864 Sylvia Noel White P.A. 1108 South Highland Avenue Clearwater, Florida 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail: jack@clearwaterprobateattorney.com 1/16-1/23/26LG 2T</div></div><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>CASE NO.: 25-000370CI</div></div><div><div>WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A, Plaintiff, vs. VIRGINIA JOHNSON, UNKNOWN SPOUSE OF VIRGINIA JOHNSON,</div></div></div></div>	<div><div>PINELLAS COUNTY</div><div>UNKNOWN TENANT #1, and UNKNOWN TENANT #2, Defendants. <div><div>NOTICE OF SALE</div><div>NOTICE IS HEREBY GIVEN that, pursuant to the Consent Final Judgment of Foreclosure entered on December 17, 2025 in the above-captioned action, the following property situated in Pinellas County, Florida, described as: LOT(S) 12, BLOCK 14, HALL'S CENTRAL AVENUE SUBDIVISION 2, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 39, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Shall be sold by the Clerk of Court, Ken Burke, CPA, on the 19th day of March, 2026 at 10:00 a.m. (Eastern Time) at www.pinellas.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 30th day of December, 2025 s/ MICHAEL C. COYLE, ESQ. Florida Bar No.: 1054501 STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd., Suite 300 Orlando, FL 32804 Telephone: 407-488-1225 Facsimile: 407-488-1177 Email: mcoyle@storeylawgroup.com Secondary Emails: sbaker@storeylawgroup.com Attorney for Plaintiff 1/16-1/23/26LG 2T</div></div><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>CIVIL DIVISION CASE NO.: 25-004909-CI</div></div><div><div>US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMAC TRUST, SERIES 2016-CTT Plaintiff, vs. MILDRED L. GREGGO AND THOMAS C. GREGGO, ET AL., Defendant(s).</div><div><div>NOTICE OF ACTION</div><div>TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Marie S. Remes Last Known Address: 700 W Fabyan Parkway Apt. 334C, Batavia, IL 60510 Current Residence: UNKNOWN Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Marie S. Remes Last Known Address: 1122 2nd Ave. S, Tierra Verde FL 33715 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 19, BLOCK 39, TIERRA VERDE UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 42 THROUGH 55, INCLUSIVELY, PUBLIC RECORDS OF PINELLAS 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 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 12th day of January, 2026. Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St. Clearwater, FL 33756-5165 By: s/ Stevie Ayars As Deputy Clerk Miller, George & Suggs, PLLC 1/16-1/23/26LG 2T</div></div><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div></div></div></div></div>	<div><div>PINELLAS COUNTY</div><div>PROBATE DIVISION File No. 26-000155-ES IN RE: ESTATE OF REBECCA FULLER Deceased. <div><div>NOTICE OF ACTION (formal notice by publication)</div><div>TO: JONATHAN MARTIN Whereabouts Unknown DANIELLE MARTIN Whereabouts Unknown DARRYL TATUM Whereabouts Unknown KENDRICK TATUM Whereabouts Unknown and Any and All Heirs of Rebecca Fuller and Any and All Heirs of Barbara Martin and Any and All Heirs of Kay Fuller YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before February 13th, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. Signed on January 8th, 2026. Ken Burke Clerk of the Circuit Court & Comptroller As Clerk of the Court By: s/ Alma T. As Deputy Clerk First Publication on January 16, 2026 1/16-2/6/26LG 4T</div></div><div><div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div><div>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: LEVEL UP REMODELING Owner: Quantcall Inc 5014 N Coolidge Ave Suite C Tampa, FL 33614 1/16/26LG 1T</div></div><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>CIVIL DIVISION CASE NO. 23-006732-CI</div></div><div><div>GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2, C/O U.S. BANK TRUST NATIONAL ASSOCIATION Plaintiff, vs. THERESA MYERS AKA THERESA SBEGHEN, et al, Defendants/</div><div><div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div><div>NOTICE IS HEREBY GIVEN pursuant to an Order dated January 6, 2026 and entered in Case No. 23-006732-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2, C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff and MV REALTY PBC, LLC, THERESA MYERS AKA THERESA SBEGHEN, BANK OF AMERICA, N.A., the Defendants. Ken Burke, Clerk of the Circuit Court in and for Pinellas County, Florida will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on February 10, 2026, the following described property as set forth in said Order of Final Judgment, to wit: ALL THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF PINELLAS STATE OF FLORIDA, TO-WIT: LOT 9, LESS THE SOUTH 7.5 FEET THEREOF, BLOCK 7, OF CLEAR-VISTA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. If you are a person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, you must file a claim with the Clerk of Court before or no later than the date that the Clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the lis pendens may claim the surplus. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. DATED at Pinellas County, Florida, this 7th day of January 2026. RUBIN LUBLIN, LLC Attorney for Plaintiff 2313 W. Violet St. (Continued on next page)</div></div></div></div></div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>PINELLAS COUNTY</div> <div>Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com</div> <div>1/9-1/16/26LG 2T</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION UCN: 522025CP010449XXESPR CASE NO.: 25-010449-ES</div> <div>IN RE: ESTATE OF SARA WILSON FOX Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Sara Wilson Fox, deceased, whose date of death was April 8, 2025; Case Number 25-010449-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this Notice is January 9, 2026.</div> <div>Personal Representative: Rebecca Harmeson 4723 Louis Drive Zephyrhills, FL 33542</div> <div>Attorney for Personal Representative: James A. Staack, Esquire STAACK & SIMMS, PLLC 51 S. Main Avenue, Suite 319 Clearwater, FL 33765 Florida Bar No. 092989</div> <div>1/9-1/16/26LG 2T</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-010404-ES</div> <div>IN RE: ESTATE OF CAROL R. VELIT Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of CAROL R. VELIT, deceased, whose date of death was September 29, 2025, is pending in the Circuit Court for PINELLAS County, Florida Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 9, 2026.</div> <div>Personal Representative: /s/ SUSANNE L. GAREY 127 Posey Hill Rd. Orangeville, PA 17859</div> <div>Attorney for Personal Representative: /s/ BISHOP L. TOUPS Florida Bar Number: 120525 249 Nokomis Ave. S. Venice, FL 34285 Telephone: (941) 882-0731 E-Mail: btroups@taxestateplanning.com</div> <div>1/9-1/16/26LG 2T</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-009850 Division Probate</div> <div>IN RE: ESTATE OF RALPH E. EDDINGS, JR. Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Ralph E. Eddings, Jr., deceased, whose date of death was July 14, 2025, is pend-</div>	<div>PINELLAS COUNTY</div> <div>ing in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 9, 2026.</div> <div>Personal Representative: /s/ Marigail Eddings 35 Southlake Lane McDonough, Georgia 30252</div> <div>Attorney for Personal Representative: /s/ J. Scott Reed, Esq. Attorney Florida Bar Number: 124699 Pilka Adams & Reed, P.A. 330 Pauls Drive, Suite 100 Brandon, Florida 33511 Telephone: (813) 653-3800 Fax: (813) 651-0710 E-Mail: sreed@pilka.com Secondary E-Mail: probate@pilka.com</div> <div>1/9-1/16/26LG 2T</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-011289-ES</div> <div>IN RE: ESTATE OF BONITA F. BELLOWES A/K/A BONITA BELLOWES Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Bonita F. Bellows a/k/a Bonita Bellows, deceased, whose date of death was September 6, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 9, 2026.</div> <div>Personal Representative: /s/ Lisa Schwartz-Green 5744 Calais Blvd. N. #7 St. Pete, Florida 33714</div> <div>Attorney for Personal Representative: /s/ L. Tyler Yonge, Attorney Florida Bar Number: 98179 DRUMMOND WEHLE YONGE LLP 6987 East Fowler Avenue Tampa, Florida 33617 Telephone: (813) 983-8000 Fax: (813) 983-8001 E-Mail: tyler@dwyfirm.com Secondary E-Mail: amy@dwyfirm.com</div> <div>1/9-1/16/26LG 2T</div> <div>IN THE CIRCUIT COURT FOR THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA Case No: 25-010164-ES</div> <div>IN RE: THE ESTATE OF JOHN ROBERT GLAZIER JR.</div> <div>NOTICE OF ACTION FOR SUMMARY ADMINISTRATION IN THE ESTATE OF JOHN ROBERT GLAZIER JR.</div> <div>TO: MELISSA NICOLE GLAZIER Last Known Address: 900 Biscayne</div>	<div>PINELLAS COUNTY</div> <div>Bldv Apt 1804, Miami, FL 33132: (Work Address) Marriot International, 1 Lincoln Rd, Miami Beach, FL 33139</div> <div>YOU ARE NOTIFIED that an action for SUMMARY ADMINISTRATION IN THE ESTATE OF JOHN ROBERT GLAZIER JR. has been filed. You are required to serve a copy of your written defenses, if any, to it on ROBERT NATHANIEL GLAZIER, whose address is 8712 68th St. N., Pinellas Park, FL 33782, on or before January 23rd, 2026, and file the original with the clerk of this Court at 315 Court St., Room 170, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div> <div>The action is asking the court to decide how the following real or personal property should be divided: NONE</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>Dated 12/18/2025 Clerk of the Circuit Court 315 Court Street, Clearwater, FL 33756 By: /s/ Aema T. Deputy Clerk Rose Marie Wilson, Inc.</div> <div>12/26-1/16/26LG 4T</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT PINELLAS COUNTY To: CRITICAL SOLUTIONS GROUP, LLC Case No.: CD202511000/A 3300217 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.</div> <div>12/26-1/16/26LG 4T</div> <div>SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Case Number: CV2025-011716</div> <div>David Sanchez, et al. Name of Plaintiff and Brett A Bailey, et al. Name of Defendant</div> <div>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-filinginformation. 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.</div> <div>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.</div>	<div>PINELLAS COUNTY</div> <div>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</div> <div>12/19-2/9/26LG 4T</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT To: JOHN A. DOLLAR Case No.: CD202407839/D 3127436 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.</div> <div>1/9-1/30/26LG 4T</div> <div>IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA Case No.: 2024-CC-004379</div> <div>Lake Smart Pointe Homeowners Association, Inc., Plaintiff, vs. Juan J. Vasquez, Defendant(s).</div> <div>NOTICE OF FORECLOSURE SALE NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated December 31, 2025, and entered in Case Number: 2024-CC-004379, of the County Court in and for Polk County, Florida. To be published in the La Gaceta Newspaper, wherein Lake Smart Pointe Homeowners Association, Inc. is the Plaintiff, and Juan J. Vasquez and Anabel Gonzalez Vasquez are the Defendants, the clerk will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 o'clock A.M. on February 4, 2026, the following described property as set forth in said Default Final Judgment of Foreclosure, to-wit: Property Description: LOT 151, LAKE SMART POINTE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 172, PAGES 9-12, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 291 Lake Smart Circle, Winter Haven, FL 33881 Any person claiming an interest in the surplus from the sale, if any, other than the Property Owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated the 13th day of January, 2026 DHN ATTORNEYS, P.A. 448 South Alafaya Trail, Unit 8 Orlando, FL 32828 Telephone: (407) 269-5346 Facsimile: (407) 650-2765 Attorney for Association By: /s/ Joshua Mowery Joshua Mowery, Esquire Florida Bar No. 1058705 joshua@dhnattorneys.com</div> <div>1/16-1/23/26LG 2T</div> <div>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002792</div> <div>IN RE: ESTATE OF CALVIN CECIL COX SR., Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the Estate of Calvin Cecil Cox Sr, deceased, whose date of death was June 29, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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</div>	<div>POLK COUNTY</div> <div>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 January 16, 2026. Personal Representative: Kevin Dwayne Cox 44 Limit Street Leavenworth, Kansas 66048 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: rhianna@atcauselaw.com</div> <div>1/16-1/23/26LG 2T</div> <div>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000484 Division Probate</div> <div>IN RE: ESTATE OF DIANE LEE NAGEL Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Diane Lee Nagel, deceased, whose date of death was December 4, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 16, 2026. Personal Representative: /s/ Karen D. Nagel 6469 Brooklyn Bay Road Keystone Heights, Florida 32656 Attorney for Personal Representative: /s/ J. Scott Reed, Esq. Attorney Florida Bar Number: 124699 Pilka Adams & Reed, P.A. 330 Pauls Drive, Suite 100 Brandon, Florida 33511 Telephone: (813) 653-3800 Fax: (813) 651-0710 E-Mail: sreed@pilka.com Secondary E-Mail: tjenkins@pilka.com</div> <div>1/16-1/23/26 2T</div> <div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA-003495-A000-BA FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. DEON DONNELL CARTER A/K/A DEON D. CARTER AND LATOYA MO- NIQUE PITTMAN F/K/A LATOYA CART- ER F/K/A LATOYA MONIQUE CARTER, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Deon Donnell Carter Last Known Address: 200 Black Skim- mer Ln, Winter Haven, FL 33880 Current Residence: UNKNOWN TO: Deon Donnell Carter Last Known Address: 1015 Cohasset Ave Lake Wales FL 33853 Current Residence: UNKNOWN TO: Deon Donnell Carter Last Known Address: 3256 Avenue M NW Winter Haven FL 33881 Current Residence: UNKNOWN TO: Deon Donnell Carter Last Known Address: 1700 Vauxhall Rd Auburndale FL 33823 Current Residence: UNKNOWN TO: Deon Donnell Carter Last Known Address: 211 Summer View Dr Winter Haven FL 33880 Current Residence: UNKNOWN TO: Unknown Spouse of Deon Donnell Carter A/K/A Deon D. Carter Last Known Address: 200 Black Skim- mer Ln, Winter Haven, FL 33880</div> <div>(Continued on next page)</div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><div>POLK COUNTY</div><div>Current Residence: UNKNOWN TO: Unknown Spouse of Deon Donnell Carter A/K/A Deon D. Carter Last Known Address: 1015 Cohasset Ave Lake Wales FL 33653 Current Residence: UNKNOWN TO: Unknown Spouse of Deon Donnell Carter A/K/A Deon D. Carter Last Known Address: 3256 Avenue M NW Winter Haven FL 33881 Current Residence: UNKNOWN TO: Unknown Spouse of Deon Donnell Carter A/K/A Deon D. Carter Last Known Address: 1700 Vauxhall Rd Auburndale FL 33823 Current Residence: UNKNOWN TO: Unknown Spouse of Deon Donnell Carter A/K/A Deon D. Carter Last Known Address: 211 Summer View Dr Winter Haven FL 33880 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 24, LAKE DEER, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 174, PAGE 13 AND 14, 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 February 15 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 5th day of January, 2026. STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT As Clerk of Court By: Asuncion Nieves As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1028131</div></div> <div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2023CA004623000000 FREEDOM MORTGAGE CORPORATION PLAINTIFF, vs. MARGARET BOYD WASHINGTON, QUINDER LEAN STANFORD, UNKNOWN SPOUSE OF MARGARET BOYD WASHINGTON, UNKNOWN SPOUSE OF QUINDER LEAN STANFORD, CASTLE CREDIT CO HOLDINGS, LLC, BUCKEYE TRACE HOMEOWNERS ASSOCIATION, INC. UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 5th day of January, 2026, and entered in Case No. 2023CA004623000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and QUINDER LEAN STANFORD, MARGARET BOYD WASHINGTON, CASTLE CREDIT CO HOLDINGS, LLC AND BUCKEYE TRACE HOMEOWNERS ASSOCIATION, INC are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash www.polk.realforeclose.com at 10:00 A.M. on the 7th day of April, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 5, BUCKEYE TRACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 45, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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. Dated this 12th day of January, 2026. By: /s/ Liana R. Hall Liana R. Hall Bar No. 73813 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 11080-1028330</div></div> <div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA THE BANK OF NEW YORK MELLON</div></div>	<div><div>POLK COUNTY</div><div>FKA THE BANK OF NEW YORK, AS TRUSTEE FOR CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5, Plaintiff, vs. RUTH G. PETERS, et al., Defendants. Case No: 2019CA003248000000 NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 05/06/2022, and entered in Case No. 2019CA003248000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida and Order Resetting Foreclosure Sale, entered on December 29, 2025, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5, is the Plaintiff and RUTH G. PETERS; UNKNOWN SPOUSE OF RUTH G. PETERS N/K/A FREDRICK PETERS; MIDLAND FUNDING LLC; VALLEY VIEW TERRACE PROPERTY OWNER'S ASSOCIATION, INC are Defendants, Stacy M. Butterfield, Polk County Clerk of Courts will sell to the highest and best bidder for cash at https://www.polk.realforeclose.com/ at 10:00 a.m. on February 12, 2026 the following described property set forth in said Final Judgment, to wit: LOT 1, VALLEY VIEW TERRACE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95 PAGE 15 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 3203 BIG VALLEY DR. LAKELAND FL 33812 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. DATED January 6, 2026 /s/Anthony Vamvas Anthony Vamvas, Esq. Florida Bar No. 42742 Lender Legal PLLC 2807 Edgewater Drive Orlando, FL 32804 Tel: (407) 730-4644 Fax: (888) 337-3815 Attorney for Plaintiff Service Emails: AVamvas@lenderlegal.com EService@LenderLegal.com If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 6 day of January 2026 to: RUTH G. PETERS 3203 BIG VALLEY DRIVE LAKELAND, FL 33812 Primary Email: rpeters645@aol.com UNKNOWN SPOUSE OF RUTH G. PETERS N/K/A FREDRICK PETERS 3203 BIG VALLEY DRIVE LAKELAND, FL 33812 MIDLAND FUNDING LLC MIDLAND CREDIT MANAGEMENT, INC. C/O CANON BUSINESS PROCESS 8875 HIDDEN RIVER PARKWAY, SUITE 100 TAMPA, FL 33637 VALLEY VIEW TERRACE PROPERTY OWNER'S ASSOCIATION, INC. c/o MICHAEL B. SMITH 3278 BIG VALLEY DRIVE LAKELAND, FL 33812-4398 s/Anthony Vamvas Anthony Vamvas, Esq. 11080-1027957</div></div> <div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT5, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT5, Plaintiff, vs. CHARLES ALLEN HANCOCK A/K/A CHARLES A. HANCOCK, ET AL., Defendants. Case No: 2023-CA-000838 NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 10/24/2025, and entered in Case No. 2023-CA-000838 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT5, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT5, is the Plaintiff and CHARLES ALLEN HANCOCK A/K/A CHARLES A. HANCOCK; UNKNOWN SPOUSE OF CHARLES ALLEN HANCOCK A/K/A CHARLES A. HANCOCK; UNKNOWN HEIR OF CHARLES ALLEN HANCOCK A/K/A CHARLES A. HANCOCK, is/are Defendant(s), Polk County Clerk of Courts, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 a.m. on February 2, 2026 the following described property set forth in said Final Judgment, to wit: LOT 3, BLOCK 37, J.E. ROBESONS ADDITION TO FORT MEADE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 A, PAGE 21A, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 23, TOWNSHIP 31 SOUTH, RANGE 25 EAST Commonly known as: 801 9th St NE, Fort Meade, FL 33841 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser</div></div>	<div><div>POLK COUNTY</div><div>may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED November 10, 2025 /s/ Bradford Petrino Bradford Petrino, Esq. Florida Bar No. 41883 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: bpetrino@lenderlegal.com EService@LenderLegal.com CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 10th day of November 2025 to: CHARLES ALLEN HANCOCK A/K/A CHARLES A. HANCOCK 801 9th Street NE Fort Meade, FL 33841 /s/ Bradford Petrino Bradford Petrino, Esq. 11080-1027910</div></div> <div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. STEPHANIE MEGAN PUTZ, et al., Defendants.</div></div> <div><div>Case No: 2025CA004355A000BA NOTICE OF ACTION TO: Unknown Spouse of Stephanie Megan Putz 2113 Winterset Dr Lakeland, FL 33813 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown. YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: LOT 93, VILLAGE AT LAKE HIGHLAND, PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE(S) 50 AND 51, 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 Joseph Dillon, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of the said Court on the 31st day of December, 2026. CLERK OF THE CIRCUIT COURT By: /s/ Asuncion Nieves Deputy Clerk (COURT SEAL) 11080-1027959</div></div> <div><div>Notice is hereby given that the Southwest Florida Water Management District has received an amended application for a formal modification of Water Use Permit Number 20001367.014 from Hickory Hills Land Company to withdraw water from wells. Application received: January 7, 2026. Predominant use type: Agricultural. Quantity 563,200 GPD AAD. Location: Sections 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, Township 27 South, Range 21 East, and Sections 34, Township 26 South, Range 21 East, in Polk County. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.water-matters.org/permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1 (800)836-0797, TDD only 1(800)231-6103. 1/16/26LG 1T</div></div> <div><div>Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 930048 from Air-Sun Florida, LLC. Application received: 11/12/2025 Proposed activity: Residential. Project name: The Enclave at Kathleen. Project size: 7.51 +/- AC. Location: Section(s) 34 Township 27 South, Range 23 East, in Polk County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 2379 Broad Street, Brooksville, FL 34604-6899. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103. 1/16/26LG 1T</div></div> <div><div>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2025-CP-004230</div></div>	<div><div>POLK COUNTY</div><div>Division Probate IN RE: ESTATE OF ROBERT C. BRANNEN Deceased. NOTICE TO CREDITORS The administration of the estate of Robert C. Brannen, deceased, whose date of death was November 2, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 16, 2026. Personal Representative: /s/ Julie A. Brannen 4211 Forest Hills Drive Lakeland, Florida 33813 Attorney for Personal Representative: /s/ J. Scott Reed Attorney Florida Bar Number: 124699 Pilka Adams & Reed, P.A. 330 Pauls Drive, Suite 100 Brandon, Florida 33511 Telephone: (813) 653-3800 Fax: (813) 651-0710 E-Mail: sreed@pilka.com Secondary E-Mail: probate@pilka.com 1/16-1/23/26 2T</div></div> <div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024 CA 000895 JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF KAY THOMAS: CRISTAL L. PENN: SOUTHERN DUNES MASTER ASSOCIATION, INC., Defendants. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on December 18, 2025, in the above-captioned action, the following property situated in Polk County, Florida, described as: LOT 13A, VILLAS DE AUGUSTINE REPLAT OF LOT 13, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 102, PAGE 28, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Shall be sold by the Clerk of Court, Stacy M. Butterfield, on the 18th day of March, 2026 on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711. Dated this 30th day of December, 2025. /s/ MICHAEL COYLE, ESQ. Florida Bar # 1054501 STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd Suite 300 Orlando, FL 32804 Ph: (407) 488-1225 mcoyle@storeylawgroup.com sbaker@storeylawgroup.com <i>Attorneys for Plaintiff</i> 1/16-1/23/26LG 2T</div></div> <div><div>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2025CP004196 IN RE: ESTATE OF DEBORAH GRAHAM STREETER, a/k/a DEBORAH A. GRAHAM STREETER</div></div>	<div><div>POLK COUNTY</div><div>Deceased. NOTICE TO CREDITORS The administration of the estate of DEBORAH GRAHAM STREETER a/k/a DEBORAH A. GRAHAM STREETER, deceased, whose date of death was November 5, 2024, and whose social security number is XXX-XX-5128, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 9, 2026. Personal Representative: Leigh A. Willingham 3617 Barred Owl Road Lakeland, FL 33811 Attorney for Personal Representative: Daniel M. Coton, Esquire TRINKLE REDMAN, P.A. 121 North Collins Street Plant City, FL 33563 Telephone: (813) 752-6133 Florida Bar Number: 857335 1/9-1/16/26LG 2T</div></div> <div><div>IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE No.: 2025CC008304A000BA Liberty Square Homeowners Association, Inc., Plaintiff, vs. Jennie Frias; et al. Defendant(s). NOTICE OF ACTION TO: Jennie Frias 710 Franklin Ct, Haines City, FL 33844 YOU ARE NOTIFIED that an action to enforce and foreclose upon a notice and claim of lien on the following property has been filed in Polk County, Florida: LOT 19, LIBERTY SQUARE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGES 39 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A lawsuit has been filed against you, and you are required to serve a copy of your written defenses, if any, on DON H. NGUYEN, ESQUIRE, Plaintiff's Attorney, whose address is DHN ATTORNEYS, 448 South Alafaya Trail, Unit 8, Orlando, FL 32828, within thirty (30) days after the first publication of this notice, to be published in La Gaceta, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Lien Foreclosure Complaint. Default Date: January 29, 2026. Dated this 23rd day of December, 2025 Stacy M. Butterfield Clerk of Courts By: s/ A. Nieves As Deputy Clerk 1/9-1/16/26LG 2T</div></div> <div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-004436 ACAPULCO BAY PROPERTIES, LLC, Plaintiff, v. NATALIE J. LEIGHTON HUTCHINSON, Defendant. NOTICE OF ACTION TO: NATALIE J. LEIGHTON HUTCHINSON SON 1909 W. PATTERSON STREET LAKELAND, FLORIDA 33815 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: Lot 15, Block 1, WOODLAWN SUBDIVISION, according to the plat thereof recorded in Plat Book 12, page 13, public records of Polk 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 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. Default Date: January 26, 2026 Dated this 18th day of December, 2025 Stacy M. Butterfield Clerk of the Circuit Court By: s/ A. Nieves As Deputy Clerk 1/2-1/23/26LG 4T (Continued on next page)</div></div>

The Children’s Board of Hillsborough County has released a Request for Proposals (RFP):

PRO 2026-10

Leading Grant for Fiscal Year 2027

Information Session

1:00 p.m. January 21, 2026

In Person at 1002 E. Palm Avenue, Tampa, FL 33605

For more information visit: www.ChildrensBoard.org and click on Funding Opportunities.

1/16/26LG 1T

ADVERTISEMENT

The Southwest Florida Water Management District (SWFWMD) announces a public meeting to which all persons are invited.

DATE AND TIME: Friday, Feb. 20, 2026; 10:00 a.m..

PLACE: Cemex Quarry Tour
11430 Camp Mine Road, Brooksville, FL 34601

GENERAL SUBJECT MATTER TO BE CONSIDERED: Public Supply and Industrial, Commercial and Institutional advisory committees and Governing Board member tour: During this three-hour tour, participants will learn about the operation of the facility and how it helps protect water resources.

A copy of the agenda may be obtained by contacting: WaterMatters.org - Boards, Meetings & Event

Calendar; 1(800)423-1476 (FL only) or (352)796-7211

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop/meeting is asked to advise the agency at least 5 days before the workshop/meeting by contacting: SWFWMD Human Resources Office Chief at 1(800)423-1476 (FL only) or (352) 269-3929; or email to ADACoordinator@WaterMatters.org. If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1(800)955-8771 (TDD) or 1(800)955-8770 (Voice).

For more information, you may contact: Barbara.Matrone@WaterMatters.org; 1(800) 423-1476 (FL only) or (352) 325-5772.

1/16/26LG 1T

ADVERTISEMENT

The Southwest Florida Water Management District (SWFWMD) is seeking sealed bids/proposals for the following:

Please refer to the solicitation document for each solicitation for more information.

RFB 25-4876 TIPPING BUCKET RAIN GAUGES.

DUE DATE: February 10, 2026, at 2:00 p.m. local time. Contact: Ari Horowitz.

To view or listen to bid opening:
Join Microsoft Teams meeting on your computer or mobile app via <https://bit.ly/49fiTYn>
Or call in (audio only)
+1 786-749-6127,,782007461# United States, Miami
Phone conference ID: 782 007 461#

RFB 25-4844 CAPE HAZE ECOSYSTEM RESTORATION PROJECT. A Mandatory Virtual Pre-Bid Conference will be held Monday, January 26, 2026, 10:00 a.m. local time.

To attend the Mandatory Virtual Pre-Bid Conference:
Join Microsoft Teams meeting on your computer or mobile app via <https://bit.ly/49vldum>
Or call in (audio only)
+1 786-749-6127,,843587419# United States, Miami
Phone conference ID: 843 587 419#

There will be two Non-Mandatory site visits held at site access which is located at the Cape Haze Pioneer Trail parking lot at the intersection of Harness Road and Brig Circle W, Placida, Florida.
Tuesday, January 27, 2026, from 9:00 a.m. – 3:00 p.m. local time.
Wednesday, January 28, 2026, from 9:00 a.m. – 3:00 p.m. local time.

DUE DATE: February 17, 2026, at 2:00 p.m. local time. Contact: Rachelle Jones.

To view or listen to bid opening:
Join Microsoft Teams meeting on your computer or mobile app via <https://bit.ly/3Z3WZ5H>
Or call in (audio only)
+1 786-749-6127,,422394859# United States, Miami
Phone conference ID: 422 394 859#

The solicitations may be obtained through the District’s Internet website at <http://www.watermatters.org/procurement> under “View Our Solicitations” or on DemandStar, www.demandstar.com. For more information contact Procurement Services at procurement@watermatters.org, (352) 505-2970, or in Florida: 1-800-423-1476, TDD ONLY 1-800-231-6103.

1/16/26LG 1T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-039917

SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
KENNETH J. LOPES AND MONICA LOPES, HUSBAND AND WIFE
Defendant.

NOTICE OF ACTION

TO: KENNETH J. LOPES
11205 Flora Springs Dr
Riverview, FL 33579

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

Lot 21, in Block 3, of SOUTH FORK UNIT 8, according to the Plat thereof, as recorded in Plat Book 109, Page 103, of the Public Records of Hillsborough County, Florida.

Commonly known as 11205 Flora Springs Dr, Riverview, FL 33579, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon as Frazier & Bowles, Attorneys at Law, Plaintiff’s attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before 01/26/2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff’s attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated December 17, 2025
Victor Crist, Hillsborough County Clerk of Court and Comptroller
800 E Twiggs St, Tampa, FL 33602
By: s/ Patricia Corbin
Deputy Clerk

1/16-1/23/26LG 2T

CITY OF TAMPA
NOTICE OF PUBLIC HEARING
AMENDMENT TO THE TAMPA COMPREHENSIVE PLAN

- NOTICE IS HEREBY GIVEN** that the Tampa City Council will hold a public hearing to consider the adoption of the below proposed amendments to the City of Tampa Comprehensive Plan on Thursday, January 29, 2026, beginning at 5:01 p.m., or as soon thereafter as may be heard.
- TA/CPA25-06:** A publicly initiated text amendment updating the Recreation and Open Space, Capital Improvements, Solid Waste, Intergovernmental Coordination and Definitions Sections of the Comprehensive Plan.
- TA/CPA25-10:** A privately initiated map amendment to the Future land Use Element, Future land Use Map, for the property located at 2602, 2625 and 2801 East 4th Avenue, 2701 and 2710 East 5th Avenue, 2702 East 2nd Avenue and Folio Numbers 189483-0005, 189516-0010 and 189508-0100, from Heavy Industrial (HI) to Urban Mixed Use-GO (UMU-60). The approximate size of the property is 20.64 acres and is located within the Central Tampa Planning District.
- TA/CPA25-11:** A privately initiated map amendment to the Future land Use Element, Future land Use Map, for the property located at 2703, 2715 and 2801 East Adamo Drive, 1101 North 26th Street and 508, 1100, 1101, 1102 and 1120 North 28th Street, from Heavy Industrial (HI) to Urban Mixed Use-GO (UMU-60). The approximate size of the property is 22.29 acres and is located within the Central Tampa Planning District.
- TA/CPA25-14:** A privately initiated map amendment to the Future land Use Element, Future land Use Map, for the property located at 7409 South Manhattan Avenue and 4436 West Richardson Avenue, from Residential-10 (R-10) to Residential-20 (R-20). The approximate size of the property is 3.23 acres and is located within the South Tampa Planning District.
- TA/CPA25-15:** A privately initiated map amendment to the Future land Use Element, Future land Use Map, for the property located at 4304 North 26th Street, 4205 North 25th Street and Folio Number 156781-0000, from Residential-10 (R-10) to Residential-20 (R-20). The approximate size of the property is 1.36 acres and is located within the Central Tampa Planning District.
- TA/CPA25-16:** A privately initiated map amendment to the Future land Use Element, Future land Use Map, for the property located at 1301 East Columbus Avenue, from Residential-20 (R-20) to Residential-35 (R-35). The approximate size of the property is 0.24 acres and is located within the Central Tampa Planning District.
- TA/CPA25-17:** A publicly initiated map amendment to the Future Land Use Element, Future Land Use Map, for the property located at 4216 North 26th Street, from Residential-10 (R-10) to Residential-20 (R-20). The approximate size of the property is 0.25 acres and is located within the Central Tampa Planning District.

The Tampa City Council meeting will be held in City Council Chambers, Third Floor, Old City Hall, 315 East Kennedy Boulevard, Tampa, FL 33602. Interested members of the public can attend the public hearing in person in City Council Chambers in Old City Hall or virtually participate in this public hearing by using what is referred to by the State of Florida statutes and rules as “Communications media technology” (“CMT”).

TO PARTICIPATE REMOTELY IN PUBLIC HEARINGS USING CMT, PRE-REGISTRATION IS REQUIRED

Comments specific to a public hearing will be heard when it appears on the agenda.

Instructions for participating in quasi-judicial and legislative public hearings are available at:
<https://www.tampa.gov/document/instructions-participate-virtual-public-hearing-34621>

Please note: In order to participate in quasi-judicial matters remotely via CMT, **cell phones and smartphones are not compatible as they will not allow you to share your camera when connected.** You must have access to a communications media device such as a tablet or a computer equipped with a camera and microphone that will enable you to be seen (video) and heard (audio) by the City Council and all other participants.

Persons requiring help in accessing these means of public participation should call 813-274-8397 for assistance.

A copy of the proposed amendments is available on the Hillsborough County City-County Planning Commission’s website at <http://www.planhillsborough.org/>. The Planning Commission may be contacted at (813) 272-5940.

In accordance with Section 286.0105, Florida Statutes, any person who decides to appeal any decision of the Tampa City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

1/16/26LG 1T

BID DATE: Tuesday, February 10th at 2:00 PM ET
PROJECT: GoPasco Multimodal Transfer Station -
Zephyrhills

The project consists of a new multimodal transfer station in Zephyrhills. The work includes: earthwork, underground utilities, paving, irrigation, landscaping, fencing, concrete, masonry, structural steel, roofing, sealants, doors, frames & hardware, windows, storefront, gypsum wallboard assemblies, acoustical ceilings, resilient and tile flooring, hard tile, carpeting, painting, signage, toilet compartments & accessories, aluminum walkway covers, flagpoles, casework, plumbing, HVAC and electrical.

The RFI deadline is Thursday, January 29th. Please submit RFI's to WestCoastFLCommercial@whartonsmith.com. Do not contact the Architect or Owner for information on this project.

Bidding documents are available upon request at WestCoastFLCommercial@whartonsmith.com.

AVISO DE PETICIÓN PARA EL ESTABLECIMIENTO DE UN TESTAMENTO EXTRAVIADO O DESTRUIDO (Residente de Florida - Solicitante único)

Se le notifica que se ha presentado una Demanda para el Establecimiento de un Testamento Extraviado o Destruído que afecta sus intereses como heredero intestado, Máximo Trujillo Roque, cuya última dirección conocida es 1700 6th St NW, Apt. C-24, Winter Haven, FL 33880. Debe presentar una copia de sus alegaciones por escrito, si la tuviera, a Diego Chevere, cuya dirección es C/O Robyn L. Lesser, Law Office of Robyn L. Lesser, P.A., 1137 Edgewater Drive, Orlando, Florida 32804, dentro de los 30 días siguientes a la fecha de publicación de este aviso, y presentar el original ante el secretario del Tribunal Civil del Condado de Polk, cuya dirección es 255 N. Broadway Ave., Bartow, Florida 33830-3912, antes de la notificación al demandante o inmediatamente después. Si no lo hace, se podrá dictar sentencia en rebeldía en su contra, concediendo las pretensiones solicitadas en la Demanda para el Establecimiento de un Testamento Extraviado o Destruído.

Debe mantener informada a la oficina del Secretario del Tribunal de Circuito sobre su dirección actual. Puede presentar un Aviso de Cambio de Dirección Postal, disponible en el sitio web del Secretario del Tribunal del Condado de Polk. Los documentos futuros relacionados con este caso se enviarán a la dirección registrada en la oficina del secretario.

Por: /s/ Leslie Cunningham

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