

LEGAL ADVERTISEMENT**CITRUS COUNTY**

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, ac-
cording 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, Flor-
ida; 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; other-
wise 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 dis-
ability 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 Co-
ordinator, 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 Infor-
mation 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
to 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
Mortgagor's attorney.

DATED January 8, 2026

/s/ Nick Geraci

Nick Geraci, Esq.
Florida Bar No. 95582
Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810

Tel: (407) 730-4644

Attorney for Plaintiff

Service Emails:

nggeraci@lenderlegal.com

EService@LenderLegal.com

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and exact

LEGAL ADVERTISEMENT**CITRUS COUNTY**

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.citrusrealforeclose.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'
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 Park-
side Village Terrace, Beverly Hills, FL
34465

ANY PERSON CLAIMING AN INTER-
EST IN THE SURPLUS FROM THE SALE,
IF ANY, OTHER THAN THE PROPERTY
OWNER, AS OF THE DATE OF THE LIS
PENDENS MUST FILE A CLAIM WITHIN
60 DAYS AFTER THE SALE.

If you are a person with a disability who
needs any accommodation in order to par-
ticipate in a proceeding, you are entitled,
at no cost to you, to the provision of certain
assistance. Please contact the ADA Co-
ordinator John Sullivan (352) 341-6700 for
the Courts below at least 7 days before
your scheduled court appearance, or im-
mediately upon receiving your notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hearing
or voice impaired, call 711.

Dated January 12, 2026
/s/ Scott B. Tanel
Scott B. Tanel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

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

**NOTICE OF ACTION
CONSTRUCTIVE SERVICE
PROPERTY**

IN THE CIRCUIT COURT OF THE
FIFTH 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

LEGAL ADVERTISEMENT**CITRUS COUNTY**

GACETA (Newspaper).
WITNESS my hand and the seal of said
court at CITRUS County, Florida on this 12
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
FIFTH 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 25 OF SPRING RUN SUBDI-
VISION, MORE PARTICULARLY
DESCRIBED AS FOLLOWS: COM-
MENCE 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 SEC-
ONDS 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 DIS-
TANCE 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 DIS-
TANCE 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 BE-
GGINING, LYING AND BEING SITU-
ATE IN CITRUS COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN
1992 DOUBLEWIDE MOBILE
HOME BEARING ID #S 32620597AE
& 32620597BE AND TITLE #S
63136175 & 63136176, NOW LO-
CATED THEREON.

A/K/A: 10360 W 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 par-
ticipate in this proceeding, you are entitled,
at no cost to you, to the provision of certain
assistance. Please contact the ADA Co-
ordinator at the Office of the Trial
Court Administrator, Citrus County Court-
house, 110 North Apopka Avenue, In-
verness, Florida 34450, Telephone (352)
341-6700, at least 7 days before your
scheduled court appearance, or im-
mediately 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@flcig.com

Florida Community Law Group, P.L.

Attorneys for Plaintiff

P.O. Box 292965

Davie, FL 33329-2965

Telephone (954) 372-5298

Faxsimile (866) 424-5348

LEGAL ADVERTISEMENT**CITRUS COUNTY**

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**

LEGAL ADVERTISEMENT**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

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.

LEGAL ADVERTISEMENT**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

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 CRISSANTHY 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.hillsboroughrealforeclose.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

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,

LEGAL ADVERTISEMENT**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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

Case No.: 25-CP-01395

LEGAL ADVERTISEMENT**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 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

Personal Representative:
TONYA RENE 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:
GADeserve@GendersAlvarez.com

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-01395

Division: A

IN RE: THE ESTATE OF MELVIN DAVIS, SR., Deceased.**LEGAL ADVERTISEMENT****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 **WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community property Rights at Death Act as described in ss. 732.217-732.228, 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

Fax: (813) 251-5373

E-mail: kwdouglas@kwdesqpa.com

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

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 creditors of the

LEGAL ADVERTISEMENT**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

Page 20/LA GACETA/Friday, January 16, 2026

LEGAL ADVERTISEMENT**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 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 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 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 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 ON THEM.

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:

WILLIAMS & CO. INC.

Owner: Williams & Co. Inc.
5048 Captain Davis Drive
Wimauma, FL 33598

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

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

LEGAL ADVERTISEMENT**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 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 ON THEM.

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◆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

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, FL 33619 for the amount owed on each vehicle to satisfy the lien for repairs, service and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. VIN# 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: Troys Auto Services LLC. Lienor Address: 6120 Jensen Rd, Tampa, FL 33619 (Hillsborough County). Lienor telephone # (813) 671-9364, MV license #, MV113312. Location of Vehicle: 6120 Jensen Rd, Tampa, FL 33619 (Hillsborough County). The customer or person claiming an interest, or a lien, may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in Hillsborough County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale, a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.

1/16/26LG 1T

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

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.

<http://www.fljud13.org/Busines.../ADAAccommodations.aspx>

Phone: (813) 272-7040 or ada@fljud13.org

LEGAL ADVERTISEMENT

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 Hillsborough County Clerk of Court, to take place electronically online at www.hillsboroughrealforeclose.com, on **February 16, 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 returns 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
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
Attorney for Plaintiff
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 MABLE 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 Division, the address of which is P. O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

That the personal representative has no duty to discover whether any property held at the time of decedent's death by the

LEGAL ADVERTISEMENT

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 demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER 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-00988

Division: M

HERITAGE ISLES GOLF AND

COUNTRY CLUB COMMUNITY

ASSOCIATION, INC.,

Plaintiff,

vs.

CARLY M. HILINSKI-ROSICK and

JOHN T. ROSICK,

Defendants.

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant 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 thereof, 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 County Clerk of Court, electronically online at www.hillsboroughrealforeclose.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 access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

To request such an accommodation, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 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 days; if you are hearing or voice impaired, call 711.

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 publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

WITNESS my hand and the seal of this Court on this 9th 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
Attorneys for Plaintiff

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

The administration of the estate of ARLENE RAE PELO, deceased, whose

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

TO: JEANETTE JONES BUTLER and
ARMONDO DEMETRIS BUTLER
10029 Merry Fawn Court
Ruskin, FL 33573

YOU ARE NOTIFIED of an action to foreclose 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 publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

WITNESS my hand and the seal of this Court on this 9th day of January, 2026.

/s/ Jennifer Taylor
Jennifer Taylor
Deputy Clerk

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

B|R File: 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 PELO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ARLENE RAE PELO, deceased, whose

LEGAL ADVERTISEMENT

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 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, 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.**

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:
TREVER RAY PELO
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 foreclose a lien on the following property in Hillsborough County, Florida:

Lot 42, of CREEK PRESERVE PHASES 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 Canyon 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 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 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

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

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

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

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

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

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

Personal Representative:
Kelly Butner
a/k/a Kelly C. Cullinane
12516 Burgess Hill Dr.
Riverview, FL 33579

Attorney for Personal Representative:
Robert H. Mohr
Florida Bar No. 0211575
Law Office of Robert H. Mohr
137 S. Pebble Beach Blvd., Suite 100
Sun City Center, FL 33573
Telephone: (813) 634-5500
Facsimile: (813) 634-5501
office@roberthmohr.com

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

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

CASE NO.: 24-CC-046550

BERRY BAY VILLAGE COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
FREDA DANITA JOHNSON, A SINGLE WOMAN,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-046550, that resulted from the Final Hearing on or about January 07, 2026, where this Court verbally entered Judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 24-CC-046550 on about January 07, 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 10, of BERRY BAY SUBDIVISION VILLAGE I, according to the Plat thereof, as recorded in Plat Book 142, Page 146, of the Public Records of Hillsborough County, Florida.

and commonly known as: 3139 Oyster Cove St, Wimauma, FL 33598; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the HILLSBOROUGH County public auction website at <http://www.hillsborough.reaforeclose.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 09, 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
45405.23

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

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0503100000
Certificate No.: 2023 / 4759
File No.: 2026-65
Year of Issuance: 2023

Description of Property:
VARN'S RESUBDIVISION LOT 22 BLOCK 3
PLAT BK / PG: 18 / 59
SEC - TWP - RGE: 25 - 30 - 19

Subject To All Outstanding Taxes

Name(s) in which assessed:
**MIKEAL E PARDO
MARIE C PARDO**

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (2/26/2026) on line via the internet at www.hillsborough.reaforeclose.com.

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

Dated 1/9/2026

Victor D. Crist
Clerk of the Circuit Court

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

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 1/9/2026

Victor D. Crist
Clerk of the Circuit Court

Hillsborough County Florida

By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0193747386
Certificate No.: 2023 / 1933
File No.: 2026-67
Year of Issuance: 2023

Description of Property:
THE PINNACLE AT CARROLLWOOD A CONDOMINIUM UNIT 201 BLDG 8 AND UNDIV INT IN COMMON ELEMENTS

SEC - TWP - RGE: 07 - 28 - 18
Subject To All Outstanding Taxes

Name(s) in which assessed:
CONFIDENTIAL

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (2/26/2026) on line via the internet at www.hillsborough.reaforeclose.com.

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

Dated 1/9/2026

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

By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0406570000
Certificate No.: 2023 / 3845
File No.: 2026-68
Year of Issuance: 2023

Description of Property:
STATE HIGHWAY FARMS S 140 FT OF TRACT 79 LESS HWY AND LESS R/W FOR TAMPA BYPASS CANAL HAR

PLAT BK / PG: 26 / 12
SEC - TWP - RGE: 31 - 28 - 20
Subject To All Outstanding Taxes

Name(s) in which assessed:
C E CONNER HOLDINGS LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (2/26/2026) on line via the internet at www.hillsborough.reaforeclose.com.

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

Dated 1/9/2026

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

By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0770576176
Certificate No.: 2023 / 7593
File No.: 2026-73
Year of Issuance: 2023

Description of Property:
RIVERCREST PHASE 2 PARCEL K AND PLOT 8 BLOCK 35

PLAT BK / PG: 102/293

SEC - TWP - RGE: 33 - 30 - 20
Subject To All Outstanding Taxes

Name(s) in which assessed:
ROBERT W FERNANDEZ

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (2/26/2026) on line via the internet at www.hillsborough.reaforeclose.com.

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

Dated 1/9/2026

Victor D. Crist
Clerk of the Circuit Court

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

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

Hillsborough County Florida
By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1437430000
Certificate No.: 2023 / 12435
File No.: 2026-80
Year of Issuance: 2023

Description of Property:

NEWCASTLE HEIGHTS LOTS 1 AND 2 AND W 1/2 OF CLOSED ALLEY ABUTTING ON EAST LESS R/W FOR NEBRASKA AVE

PLAT BK / PG: 18 / 60

SEC - TWP - RGE: 18 - 28 - 19

Subject To All Outstanding Taxes

Name(s) in which assessed:
PAPA HASSEN LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (2/26/2026) on line via the internet at www.hillsborough.reaforeclose.com.

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

Dated 1/9/2026

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

By Carolina Muniz, Deputy Clerk

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

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

CASE NO. 26-CP-000065

DIVISION A

Florida Bar #308447

IN RE: ESTATE OF
NANCY M. CAMPBELL,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of NANCY M. CAMPBELL, deceased, Case Number 26-CP-000065, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:
JOSEPH N. CAMPBELL
3835 Parkside Drive
Valrico, FL

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

IN RE THE MARRIAGE OF:
JASMINE L. MITCHELL,
Petitioner,
and
JORDAN DENNIS BRADE,
Respondent

**NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE**

TO: JORDAN DENNIS BRADE,
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 JASMINE L. MITCHELL, Petitioner, whose address is 9729 Hound Chase Drive, Gibson, FL 33534 on or before 2/11/2026, and file the original with the clerk of this Court at HILLSBOROUGH County Courthouse, 800 East Twiggs Street, Room 101, Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: 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 1/6/2026
Victor Crist, Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
By: s/ Jennifer Taylor
Deputy Clerk
1/16-2/6/26LG 4T

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

CIVIL DIVISION
CASE NO: 25-CC-51107
DIVISION: T

NOTICE TO APPEAR

IN RE: THE PETITION OF HILLSBOROUGH COUNTY FOR HEARING CONCERNING THE ANIMAL(S) OF:
ROSEMARIE BOCOG
3221 N 48th St,
Tampa, FL 33605

And Any Other Jane or John Does, Respondent.

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

You are hereby commanded to serve this Petition for Custody and Enjoinment upon the above-named Respondent, **Rosemarie Bocog**.

INSTRUCTIONS TO RESPONDENT:
Pursuant to Administrative Order S-2012-064, a hearing on the attached Petition for Enjoinment has been scheduled before the Honorable Mary Lou Cuellar-Stilo on the 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.

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

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

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

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.

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

Witness my hand and seal, this 17th day of November, 2025.

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

1/16/26LG 1T

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

Case Number 25-DR-012002

Division: C

IN RE: THE NAME CHANGE ANISAH
ANALIESE TAHA DOB: 8/14/2008
(to be changed to ANISAH ANALIESE
TAHA AL-HADRAWI)

AND
THE NAME CHANGE OF: AMAL
ADELAIDE TAHA, DOB: 5/14/14

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

(to be changed to: AMAL ADELAIDE
TAHA AL-HADRAWI)
TRICIA WATSON AL-HADRAWI,
Petitioner/Mother
And
HUSSAM TAHA,
Respondent/Father.

**NOTICE OF ACTION FOR PETITION FOR
CHANGE OF NAME OF MINOR CHILD**

TO/ PARA/A HUSSAM TAHA

Last Known Address:
7716 E. Comanche Ave., Tampa, FL 33610

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 either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on 1/31/2025

Victor D. Crist, as Clerk of the Court
800 E. Twiggs St., Tampa, FL 33602
By: s/ Jennifer Taylor
As 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
CASE NO.: 25-CP-003392
DIVISION: "B"

IN RE: THE ESTATE OF:
WILLIAM CHARLES WINTER,
Deceased.

**NOTICE TO CREDITORS
(Intestate)**

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.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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.

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.

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.

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this Notice will be January 9, 2026.

Dated January 7, 2026

Petitioner/Personal Representative:

/s/ Elaine Petersen
ELAINE PETERSEN

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
dkaycarrcvc@yahoo.com

1/9-1/16/26 2T

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

CIVIL DIVISION
CASE NO.: 23-CC-121394

TURNER TRACE TOWNHOMES
OWNERS ASSOCIATION, INC.

Plaintiff

vs.

LUMARY BENITEZ, et al.,
Defendant(s).

NOTICE OF SALE

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:

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.

Property Address: 14204 Mapleton Place, Tampa, FL 33624
at public sale on February 27, 2026, to the highest bidder for cash, except as pre-

scribed in Paragraph 7, in an online sale at www.hillsborough.realforeclose.com, beginning at 10:00 a.m.

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

scribed in Paragraph 7, in an online sale at www.hillsborough.realforeclose.com, beginning at 10:00 a.m.

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 Clerk's ADA Coordinator, 601 E. Kennedy Blvd., Tampa, FL 33610, phone 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.

Dated January 7, 2026.

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@whhllaw.com
Attorney for Plaintiff

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

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

JUVENILE DIVISION
CASE NO. 24-DP-705
DIVISION: B

IN THE INTEREST OF:
W.S. DOB: 9/16/2024
MINOR CHILD

**NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS**

TO: ASHLEY MARTIN

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 Twiggs Street, Tampa, Florida 33602, for an ADVISORY HEARING.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: ada@fju13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 2nd day of January, 2026.

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

By: s/ Santiago Zambrano

As Deputy Clerk

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

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

PROBATE DIVISION
CASE NO. 25-CP-4272
DIVISION B
Florida Bar #898791

IN RE: ESTATE OF
WILLIA ANN RYNER,
Deceased.

NOTICE TO CREDITORS

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.

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.

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

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

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

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.

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.

Date of First Publication: 1/09/2026

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-003639
Division B

IN RE: ESTATE OF KATHRYN L. HERCULES
F/A/K A KATHRYN L. DELL
Deceased.

NOTICE TO CREDITORS
(summary administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of 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 (exempt 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.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom 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.

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

Petitioner:
/s/ James Hercules

JAMES WILLIAM HERCULES
215 6th Avenue Southwest
Ruskin, FL 33570

Attorney for Petitioner:
/s/ Danielle Faller

Danielle Faller, Esq.

Florida Bar # 106324

HEMNESS FALLER ELDER LAW

309 North Parsons Avenue

Brandon, FL 33510-4515

(813) 661-5297

(813) 689-8725 fax

danielle@hemnesslaw.com

service@hemnesslaw.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-003738
Division B

IN RE: ESTATE OF MARION JACK GLOVER, JR.,
Deceased.

NOTICE TO CREDITORS
(summary administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of 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:

Creditor:
AMBER G. MYERS
413 Hanson Walk Lane
Apex, North Carolina 27539

Beneficiaries:

FARRAH G. HUBBARD

5301 Osprey Ridge Drive

Lithia, Florida 33547

AMBER G. MYERS

413 Hanson Walk Lane

Apex, North Carolina 27539

MARION JACK GLOVER, III

1002 S. Saint Cloud Avenue

Valrico, Florida 33594

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

Person Giving Notice:

/s/ FARRAH G. HUBBARD

5301 Osprey Ridge Drive

Lithia, Florida 33547

Attorney for Person Giving Notice:

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

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

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.: 24-CC-044323 Division: O
CATHERINE KORMAN,
Plaintiff
vs.
VINSON HAYNES; SONIA HAYNES;
STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES,
Defendants

NOTICE OF ACTION
(Service of Process by Publication)

To: VINSON HAYNES and SONIA HAYNES
Haynes Addresses unknown

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.

If you fail to do so, a default may be entered against you for the relief demanded in the Statement of Claim.

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.

Personal Representative: Catherine Korman, 6926 Crown Lake Dr., Gibsonton, FL 33534.

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE DIVISION
CASE NO.: 2025-CP-004239
DIVISION: A

IN RE: ESTATE OF JAMES CHARLES VANPELT,
Deceased.

NOTICE TO CREDITORS

ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

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. The estate is intestate.

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

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

All other creditors of the decedent and 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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE**.

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

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

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

Personal Representative:

Linda VanPelt

12209 Water Mist Court

Riverview, Florida 33569

Attorney for Personal Representative:

JOHN W. GARDNER, ESQUIRE

JOHN W. GARDNER, P.A.

221 East Robertson Street

Brandon, Florida 33511

(813) 651-0055

Florida Bar No.: 745219

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-004188
Division A

IN RE: ESTATE OF CONSTANCE A. JOHNSON
a/k/a Constance Annette Johnson,
Deceased.

NOTICE TO CREDITORS

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.

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

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

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claims with this court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE**.

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

All 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 DECEDENT'S DATE OF DEATH**.

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 9, 2026.

Signed on 2/20/2025

Personal Representative:
/s/ Grace Sanabria
Grace Ann Sanabria
12814 Dunhill Drive
Tampa, Florida 33624

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@jcgpa.com

Secondary E-Mail: service@jcgpa.com

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

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

FILE NO.: 292025CP-003966-A001HC

IN RE: ESTATE OF PEGGY MILLER ALFONSO, a/k/a PEGGY ALFONSO
Deceased.

NOTICE TO CREDITORS

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.

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 DECEDENT'S DATE OF DEATH**.

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 9,

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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@zoekleinlawpa.com;

brice@zoekleinlawpa.com;

eservice2@zoekleinlawpa.com;

Florida Bar No. 91288

Zoeklein 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 attorney.

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 proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (813) 276-8100. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

DATED on 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 terminate 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 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 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 immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated December 29, 2025
Victor Crist, Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602

By: s/ Erma Yerdon
Deputy Clerk

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

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

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

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

Folio: 048189-0000

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew R. Allen, the plaintiff's attorney, whose address is 1302 N. 19th Street, Suite 400, Tampa, Florida 33605 on or before 2/3/26, and file the original with the clerk of this Court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

Dated on 12/23/2025

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

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 Courthouse, 800 East Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated 12/17/2025
Victor Crist, Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
By: s/ Jennifer Taylor
Deputy Clerk

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

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

Case No.: 25-DR-015593

Division: CP

YUNEISY HERRERA MOLEIRO, Petitioner, and

JOSE FLORES LOPEZ TELLO, Respondent.

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

TO: JOSE FLORES LOPEZ TELLO

Last address unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on YUNEISY HERRERA MOLEIRO, whose address is 3409 W Louisiana Ave, Tampa, FL 33614 on or before 1/27/2026, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result

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duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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:
Stephanie E.J. Holschbach
1002 Southern Pine Lane
Sarasota, FL 34243

Attorney for Personal Representative:
Jovanna S. Bailey
Florida Bar No. 1032128
Leech Tishman Fuscaldo & Lampl, LLC
8470 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
Telephone: 941-877-1830
jbailey@leechtishman.com
arudolph@leechtishman.com

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

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

CASE NO.: 2025-CC-002313

BRIDGEWATER OF LAKWOOD RANCH HOMEOWNERS ASSOCIATION, INC., Plaintiff,

vs.

ANGELA GRAHAM STEWART, Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on January 8, 2026 by the County Court of Manatee County, Florida, the property described as:

LOT 220, OF BRIDGEWATER, PHASE III AT LAKEWOOD RANCH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 17, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

will be sold at public sale by the Manatee County Clerk of Court, to the highest and best bidder, for cash, at 11:00 A.M. at www.manatee.realestate.com on February 17, 2026.

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Manatee County, 1115 Manatee Avenue W., Bradenton, FL 34205, Telephone (941) 749-1800, via Florida Relay Service.

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

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

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff,
Case No: 2025CA002094AX
vs.
ANDREW S. PRYCE, ET AL., Defendants.

NOTICE OF ACTION

TO:
ANDREW S. PRYCE
1925 3rd Avenue W.
Palmetto, FL 34221
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:

UNIT 91, BUILDING F, SANCTUARY OF BRADENTON, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2071, PAGE 4867, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 34, PAGE 84, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Bradford Petrino, 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.

WITNESS my hand and seal of the said Court on the 7th day of January, 2026.

CLERK OF THE CIRCUIT COURT
/s/ Kris Gaffney
By:
Deputy Clerk

11080-1028088

LEGAL ADVERTISEMENT**MANATEE COUNTY**

File No. 502025CP002385AX
Division Probate

IN RE: ESTATE OF
RICHARD C. HUTCHINS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Richard C. Hutchins, deceased, whose date of death was September 19, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 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 **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 on whom a copy of this notice is required to be served must file their claims with this court **WITHIN THREE 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:
Stephanie E.J. Holschbach
1002 Southern Pine Lane
Sarasota, FL 34243

Attorney for Personal Representative:
Jovanna S. Bailey
Florida Bar No. 1032128
Leech Tishman Fuscaldo & Lampl, LLC
8470 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
Telephone: 941-877-1830
jbailey@leechtishman.com
arudolph@leechtishman.com

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

LEGAL ADVERTISEMENT**MANATEE COUNTY**

Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court **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 THREE 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:
Cheryl L. Navoy
Bruce A. Kratt

Attorney for Personal Representatives:

Taso M. Milonas, Esquire
Florida Bar No. 469858
TASO M. MILONAS, P.A.
1348 Fruitville Road, Suite 202
Sarasota, Florida 34236
Telephone: (941) 954-5410
Facsimile: (941) 954-5490
Primary E-mail:
tmilonas@wealthlawgroup.com
Secondary E-mail:
jlockwood@wealthlawgroup.com
and service@wealthlawgroup.com

1/16/1/23/26 2T

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

File No. 2025CP002653AX

IN RE: ESTATE OF
EUGENE H. KRATT,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARY JANE SOUSA, deceased, whose date of death was August 14, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division; File Number 2025CP002976AX; the mailing address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court **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 THREE 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:
Cheryl L. Navoy
Bruce A. Kratt

Attorney for Personal Representatives:

Taso M. Milonas, Esquire
Florida Bar No. 469858
TASO M. MILONAS, P.A.
1348 Fruitville Road, Suite 202
Sarasota, Florida 34236
Telephone: (941) 954-5410
Facsimile: (941) 954-5490
Primary E-mail:
tmilonas@wealthlawgroup.com
Secondary E-mail:
jlockwood@wealthlawgroup.com
and service@wealthlawgroup.com

1/16/1/23/26 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP002320AX

IN RE: ESTATE OF
JACQUELINE M. HASKETT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JACQUELINE M. HASKETT, deceased, whose date of death was March 10, 2025; File Number 2025CP002320AX, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court **WITHIN 3 MONTHS**

LEGAL ADVERTISEMENT**MANATEE COUNTY**

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 9, 2026.

Personal Representative:
YOLANDA YVETTE HASKETT
5834 Covington Way
Sarasota, FL 34232

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

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

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No.: 2025CP002976AX

IN RE: ESTATE OF
MARY JANE SOUSA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARY JANE SOUSA, deceased, whose date of death was August 14, 2024; is pending in the Circuit Court for Manatee County, Florida, Probate Division; File Number 2025CP002976AX; the mailing address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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 9, 2026.

Personal Representative:
/s/ Steven Sousa
STEVEN SOUSA
5322 18th Court West
Bradenton, FL 34207

Attorney for Personal Representative:

/s/ Marla E. Chavernay, Esq.
MARLA E. CHAVERNAY, ESQ.

Law Offices of George R. Brezina, Jr., P.A.

LEGAL ADVERTISEMENT**OSCEOLA COUNTY**

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: 407-404-5266
Telecopier: 614-220-5613
Primary: statee-file@mdklegal.com
Secondary: CPRogers@mdklegal.com
Attorney for Plaintiff
11080-1028035

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 FREEDOM MORTGAGE 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: 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 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.

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

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:

ACER BLINDS

Owner: Dotacorp LLC
18 W Dakin Avenue, Ste B
Kissimmee, FL 34741

1/16/26LG 1T

NOTICE OF ADMINISTRATIVE COMPLAINT OSCEOLA COUNTY

To: TRENISHA L. JONES

Case No.: CD202510013/D 3507822/3402356

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.

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

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 895

IN RE: ESTATE OF
EVELYN LOUISE CASH
Deceased.

NOTICE TO CREDITORS

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.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this

LEGAL ADVERTISEMENT**OSCEOLA COUNTY**

notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER 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

LEGAL ADVERTISEMENT**OSCEOLA COUNTY**

LAND, SITUATE, LYING AND BEING IN OSCEOLA COUNTY, FLORIDA, TO-WIT: UNIT 311, PHASE 1 OF SUNSET 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").

more commonly known as 3151 Sunset Walk Drive 311, Kissimmee, FL 34747.

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.

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.

WITNESS my hand and seal of this Court on the 12th day of December, 2025.

Kelvin Soto, Esq., Clerk of Circuit Court

2 Courthouse Sq, Kissimmee, FL 34741

By: Susan Vis

Deputy Clerk

25-F001602 1/9-1/16/26LG 2T

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

Case No. 2025-CA-002914-MF

Honorable Judge Christine Elizabeth Arendas

PLANET HOME LENDING, LLC

Plaintiff,

vs.

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.

NOTICE OF ACTION

Constructive Service of Process

TO: AGUSTIN A. QUINTERO PINEIRO

Last Known Address: 5860 BOVINE DR., ST. CLOUD, FL 34771.

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:

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.

Parcel/Account ID # 27-25-31-4989-0001-1850

COMMONLY KNOWN AS: 5860 Bovine Dr., St. Cloud, FL 34771.

has been filed against you and you are required to serve 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.

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.

DATED ON January 6, 2026

Kelvin Soto, Esq., Osceola County Clerk of Court and Comptroller

2 Courthouse Sq, Kissimmee, FL 34741

/s/

As Deputy Clerk 1/16-1/23/26LG 2T

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

CASE NO. 492025CA002253MF

DIVISION NO. 22B

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.

NOTICE OF ACTION FORECLOSURE PROCEEDINGS – PROPERTY

TO: JONATHAN MENDOZA WHOSE LAST KNOWN ADDRESS IS 814 PONCE DE LEON BLVD, SUITE 210, CORAL GABLES, FL 33134

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

ALL THE FOLLOWING DESCRIBED

LEGAL ADVERTISEMENT**OSCEOLA COUNTY****LEGAL ADVERTISEMENT****OSCEOLA COUNTY**

Defendant(s).

NOTICE OF FORECLOSURE SALE

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:

Property Description:

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

Property Address: 2958 Tikimber Way, St. Cloud, FL 34772

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED January 5, 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/ Don H. Nguyen
Don H. Nguyen, Esquire
Florida Bar No. 0051304
don@dhnattorneys.com

LEGAL ADVERTISEMENT**PASCO COUNTY**

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

Notice of Public Auction

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:

13240 WALSHAM RD. LARGO, FL 33774

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
10440 SEMINOLE BLVD. SEMINOLE, FL 33772		
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	Jamara 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

5200 PARK ST. ST PETERSBURG FL 33709

424	709.85	Erick Diaz
279	739.85	Avetta Jones
331	563.40	Ashly Hamm
005	796.70	Jada Whiting

6209 US HWY 19 NEW PORT RICHEY FL 34652

D-024	435.60	Shannon White
A-069	498.45	Colin Winterton

4015 PARK BLVD. PINELLAS PARK, FL 33781

C112	995.60	John Sovich
A127	364.85	Khalil Almonshid
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
C225	391.70	Mercedes Arias Mandado
C410	205.20	Robert Kennedy

13564 66TH ST N. LARGO, FL 33771

E-202	639.80	Diane Drake
F-105	558.98	Justin Hunt
E-203	391.70	Deborah Gibson Riley
E-108	558.90	Heather Daniels

30705 US 19 Palm Harbor FL 34684

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

12420 STARKEY RD. LARGO, FL 33773

B037	581.50	Mikal Solomon
B024	508.70	Justin Reymo
E036	462.65	Robert Baerwalde Sr
1068	839.80	Ashley Bennett
CA07	459.80	Michael Wise

6118 US HWY 19 N. NEW PORT RICHEY, FL 34652

C039	619.85	David Hendley
B305	508.70	David Hendley
C018	639.50	Ian Chireleison
C336	276.80	Damon Morrell

23917 US 19 N CLEARWATER, FL 33765

2343	535.70	Tania Lozada
2124	939.80	Janeisha Everett
2437	364.85	Mark Ward
1010	859.85	David Smith
1006	856.70	William Achtnit

10314 US 19 NEW PORT RICHEY, FL 34668

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

2180 BELCHER RD S. LARGO, FL 33771

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

5631 US HWY 19 NEW PORT RICHEY, FL 34652

1221	544.85	Jonathan Deaton
1229	544.85	Jonathan Deaton

975 2ND AVE S. ST. PETERSBURG, FL 33705

4020	619.85	Demetrie Hammonds
2076	790.40	Rachel Howard
2015	622.70	Ryan Damon
5036	845.60	Sherly Hakala
2050	646.70	Lynda Koivunen

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP001899CPAXES

IN RE: ESTATE OF MARION L. JONES a/k/a MARION JETT JONES, Deceased.

NOTICE TO CREDITORS

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 Rd, Suite 105, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS 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

LEGAL ADVERTISEMENT**PASCO COUNTY**

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:

Robert Bratton
a/k/a Robert Easley Bratton Jr.
8620 Georgetown Trace Lane
Chattanooga, Tennessee 37421

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

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

NOTICE OF ADMINISTRATIVE COMPLAINT**PASCO COUNTY****To: JEREMIAH J. TIMONY**

Case No.: CD202509619/XD3500072/3501895
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.

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

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION**CASE NO.: 25-CC-002499****CONCORD STATION COMMUNITY ASSOCIATION, INC., Plaintiff,**

vs.

CHRISTOPHER A. CEREOZO and JOY A. CAVALIERE,
Defendant(s).

NOTICE OF SALE

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:

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.

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pascorealforeclose.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.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654. Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

/s/ Katherine Martinez, Esq.
Florida Bar No.: 70879
kmartinez@bushross.com

BUSH ROSS, P.A.
Post Office Box 3913, Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
Attorney for Plaintiff

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

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION**CASE NO.: 2025CA002763CAAXES****FREEOM 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).

NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 5th day of January, 2026, and entered in Case No.

LEGAL ADVERTISEMENT**PASCO COUNTY**

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 PROPERTYFRANK 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.pascorealforeclose.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:

Lot 25: That portion 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, 564.90 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 150.00 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

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

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

NOTICE OF SALE

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 (FBN: 1007924)
Jordan A. Zeppetello (FBN: 1049568)
Craig P. Rogers (FBN: 352128)
Jasmin Hernandez (FBN: 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

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

NOTICE OF FORECLOSURE SALE
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

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

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

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 disabled 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
ESENCE@MGS-LEGAL.COM
11080-1027904

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:

AJS CONSTRUCTION
Owner: Adnan Jasarevic
150 114th Terrace NE
Saint Petersburg, FL 33716
1/16/26LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 26-000121-ES

IN RE: ESTATE OF
TERRY LOUISE LAJOIE
A/K/A THERESA LOUISE LAJOIE
Deceased.

NOTICE TO CREDITORS

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.

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/ 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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File Number 25-011055-ES

IN RE: ESTATE OF
RHONDA K. JOHNSON,
Deceased

vs.

VIRGINIA JOHNSON, UNKNOWN SPOUSE OF VIRGINIA JOHNSON,

LEGAL ADVERTISEMENT**PINELLAS COUNTY****NOTICE TO CREDITORS**

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. 732.2211. 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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-012044-ES

IN RE: ESTATE OF
DANIEL L. BISHOP,
Deceased.

NOTICE TO CREDITORS

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

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

CASE NO.: 25-000370CI

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

vs.

VIRGINIA JOHNSON, UNKNOWN SPOUSE OF VIRGINIA JOHNSON,

vs.

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rlselaw.com
By: /s/ Brittany L. Harvey, Esq.
Florida Bar No. 124795
TL/102292

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

**IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011732-ES**

IN RE: ESTATE OF
CAROL LIGUORI,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Carol Liguori, deceased, whose date of death was October 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

ALL 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:

Judy Biagini
2203 Cornwall Court

New Windsor, New York 12553

Attorney for Personal Representative:

Ashly Mae Guernaccini, Esq.

Florida Bar Number: 1022329

At Cause Law Office, PLLC

314 S. Missouri Avenue, Suite 201

Clearwater, Florida 33756

Telephone: (727) 477-2255

Fax: (727) 234-8024

E-Mail: ashly@atcauselaw.com

Secondary E-Mail:

ashley.cribbs@atcauselaw.com

1/16-1/26LG 2T

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

CASE NO.: 25-005282-CO

COVE CAY VILLAGE IV, A
CONDOMINIUM,
Plaintiff,
vs.

VICTOR MANUEL ALONSO, et al.,
Defendant(s).

NOTICE OF SALE

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 Pinellas County, Florida, I will sell the property situated in Hillsborough County, Florida legally described as:

Unit 1-B, Fifth Phase, Building 5, Cove Cay Village IV, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4993, Pages 1579 through 1646, as amended in Official Records Book 5808, Pages 1247 through 1254 and as recorded in Condominium Plat Book 78, Pages 40 through 45, of the Public Records of Pinellas County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Property Address: 3200 Cove Cay Drive #1B, Clearwater, FL 33760

at public sale on January 29, 2026, to the highest bidder for cash, except as prescribed in Paragraph 7, in an online sale at www.pinellas.realeforeclose.com, beginning at 10:00 a.m.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. 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.

Dated January 7, 2026.

/s/ Kaley McElroy Blair, Esquire
Kaley McElroy Blair, Esquire
Florida Bar Number: 44613
Wetherington Hamilton, P.A.
812 W. Dr. MLK Jr. Blvd., Suite 101
Tampa, FL 33603
kmbpleadings@whhllaw.com
Attorney for Plaintiff

1/16-1/26LG 2T

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA

File No. 25-007679-ES

Section 4

IN RE: ESTATE OF
LARRY ROMIG
Deceased.

**NOTICE OF ACTION FOR
FORMAL ADMINISTRATION**

TO: JOHN STEPHEN ROMIG
442 Harris Dr, Watertown, NY 13601
ROBERT JAMES KNARR
1202 W. 10th Street, Erie, PA 16502
DEBRA ANN SWEETWOOD MISHOCK
104 Logan Ave, Pleasant Gap, PA 16823
SHEILA DOREEN SWEETWOOD
BOROWSKI
157 Brand Rd, Toms River, NJ 08753
JAMES EDWARD PERRY
11475 Greensboro Rd
Denton, MD 21269
ESTATE OF LORI JEANNE GREEN
RANDOLPH WASHBURN
5100 Martinique Calle
Dickinson, TX 77539
ESTATE OF DEANNA KATHLEEN
INGRAM HUGHES
124 Founders Ct, Boalsburg, PA 16827
CHARLENE CASKEY MOYER
333 Curtin Narrows Rd #A
Bellefonte, PA 16823
GEORGINA CASKEY BROWN
108 Hale St, Osceola Mills, PA 16666
THOMAS M. MCANDREW
2664 Farrandsville Rd
Farrandsville, PA 17745
TIMOTHY JOSEPH MCANDREW
14 Wandel Rd Sweet, Valley, PA 18656
JOSEPH EDWARD MCANDREW
2927 Farrandsville Rd
Farrandsville, PA 17745
ROBERT CHARLES MCANDREW
734 Long Run Road, Mill Hall, PA 17751
JOHN MICHAEL INMAN
200 Piedmont Avenue SE
Suite 1404, West Tower
Atlanta, GA 30334

YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida, for the probate of Larry Romig where you are named as a beneficiary.

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

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

on or before February 6th, 2026, and file the original with the Clerk of this Court, at the Pinellas County Courthouse, 545 First Avenue North, Room 300 St. Petersburg, FL 33701, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition for Summary Administration.

WITNESS my hand and seal of this Court on 01/05/2026.

Ken Burke
Clerk of the Circuit Court & Comptroller
By: s/ Aema T.
As Deputy Clerk

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

**IN THE COUNTY COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND FOR
PINELLAS COUNTY, FLORIDA**

CASE NO: 25-001134-CO

NORTHFIELD HOLDING CORP., a Florida Corporation, d.b.a. FLORIDA WINDOW AND DOOR, LLC,
Plaintiff,
vs.

USHA KUMARI CLEMENTS, as Trustee of the Usha Kumari Clements Trust

Agreement Dated February 17, 2022, et al.,

Defendant(s).

**NOTICE OF SALE
PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment of Foreclosure dated on December 10, 2025, and entered in Case No. 25-001134-CO of the County Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein NORTHFIELD HOLDING CORP., a Florida Corporation, d.b.a. FLORIDA WINDOW AND DOOR, LLC., is the Plaintiff, USHA KUMARI CLEMENTS, as Trustee of the Usha Kumari Clements Trust Agreement Dated February 17, 2022, and THE UNKNOWN SPOUSE OF USHA KUMARI CLEMENTS, as Trustee of the Usha Kumari Clements Trust Agreement Dated February 17, 2022, are the Defendants, the Clerk of the Court for the 6th Judicial Circuit, Ken Burke, will sell to the highest and best bidder for cash at [https://www.pinellas.realeforeclose.com](http://www.pinellas.realeforeclose.com) at 10:00 a.m. on the 4th day of February, 2026, the following described property set forth in said Order or Final Judgment, to-wit:

LOT 56, LEWIS & BURKHARD'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 9, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA a/k/a 1200 17th Street North, St. Petersburg, FL 33713 (the "Subject Property").

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 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: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756. Telephone: (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."

Dated December 12, 2025.

ASHLEY R. TULLOCH, ESQ.

Fla. Bar No. 107102

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

FRANK, WEINBERG & BLACK, P.L.
Attorneys for Plaintiff
7805 SW 6th Court, Plantation, FL 33324
Telephone: (954) 474-8000
E-Mail: atulloch@fwblaw.net

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

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

File No. 25-010054-ES

IN RE: ESTATE OF
JAMES EDWARD WADYCKI,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES EDWARD WADYCKI, deceased, whose date of death was February 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

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

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

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

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

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

All creditors of the decedent and other persons having claims or demands against decedent

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

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

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

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

UCN: 522025CP010449XXESPR

CASE NO.: 25-010449-ES

IN RE: ESTATE OF
SARA WILSON FOX
Deceased.**NOTICE TO CREDITORS**

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.

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.**

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.**

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:
Rebecca Harmeson
4723 Louis Drive
Zephyrhills, FL 33542

Attorney for Personal Representative:

James A. Staack, Esquire
STAACK & SIMMS, PLLC
51 S. Main Avenue, Suite 319
Clearwater, FL 33765
Florida Bar No. 092989

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

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

File No. 25-010404-ES

IN RE: ESTATE OF
CAROL R. VELIT
Deceased.**NOTICE TO CREDITORS**

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.

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

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

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

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

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

Personal Representative:
/s/ SUSANNE L. GAREY
127 Posey Hill Rd.
Orangeville, PA 17859

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: btoups@taxestateplanning.com

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

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

File No. 25-CP-009850

Division Probate

IN RE: ESTATE OF
RALPH E. EDDINGS, JR.
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of Ralph E. Eddings, Jr., deceased, whose date of death was July 14, 2025, is pend-

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

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.

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 9, 2026.

Personal Representative:
/s/ Marigail Eddings

35 Southlake Lane
McDonough, Georgia 30252

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

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

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

File No. 25-011289-ES

IN RE: ESTATE OF
BONITA F. BELLOWS A/K/A
BONITA BELLOWS

Deceased.

NOTICE TO CREDITORS

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.

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 9, 2026.

Personal Representative:
/s/ Lisa Schwartz-Green

5744 Calais Blvd. N. #7

St. Pete, Florida 33714

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@dwylfirm.com

Secondary E-Mail: amy@dwylfirm.com

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

**IN THE CIRCUIT COURT FOR THE
6TH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, STATE
OF FLORIDA**

Case No: 25-010164-ES

IN RE: ESTATE OF
JOHN ROBERT GLAZIER JR.

**NOTICE OF ACTION FOR SUMMARY
ADMINISTRATION IN THE ESTATE OF
JOHN ROBERT GLAZIER JR.**

TO: MELISSA NICOLE GLAZIER

Last Known Address: 900 Biscayne

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

Blvd Apt 1804, Miami, FL 33132:
(Work Address) Marriot International,
1 Lincoln Rd, Miami Beach, FL 33139

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.

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

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

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

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

Dated 12/18/2025
Clerk of the Circuit Court

315 Court Street, Clearwater, FL 33756

By: /s/ Aenna T.

Deputy Clerk

Rose Marie Wilson, Inc.

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

**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 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

**SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY**

Case Number: CV2025-011716

David Sanchez, et al.
Name of Plaintiff
and

Brett A Bailey, et al.
Name of Defendant

SUMMONS

FROM THE STATE OF ARIZONA

TO: BRETT A BAILEY

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".

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

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" must be filed within THIRTY (30) 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 TWENTY (20) 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

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

To: SHERLY LOUIS

Case No.: CD202507647/D 3340409/3402313

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.

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

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

CASE NO.: 2025-CA-004431

ACAPULCO BAY PROPERTIES, LLC, Plaintiff, v.

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

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

UNKNOWN HEIRS OF

MARY O. KNIGHT
RT. 1, BOX 246, BARTOW, FL 33830
UNKNOWN SPOUSE OFMARY O. KNIGHT
RT. 1, BOX 246, BARTOW, FL 33830FAY K. COFFMAN
RT. 1, BOX 246, BARTOW, FL 33830SADIE K. BLACKBURN
RT. 1, BOX 246, BARTOW, FL 33830

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

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

Beginning One Hundred Ten feet South of the Northwest Corner of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter, run thence East to the Railroad, thence Southwest along the railroad to the Forty Line, thence Three Hundred and Twenty-six and 75/100 feet North to the point of beginning, all in Section 23, Township 29 South, Range 25 East.

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

Dated this 8th day of December, 2025
Stacy M. Butterfield
Clerk of the Circuit Court

By: /s/ R Pacheco

As Deputy Clerk

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

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

CIRCUIT CIVIL DIVISION

CASE NO.: 2025CA002614A000BA

JEFFRAY L. CAMPEAU,

Plaintiff, v.

ROBERT L. CAMPEAU, JR.,
Defendant.**NOTICE OF ACTION**

(to be published in La Gaceta)

TO: ROBERT L. CAMPEAU, JR.
Last Known Address: 195 Fairway Circle, Winter Haven, Florida 33881

YOU ARE HEREBY NOTIFIED that an action for Breach of Trust has been filed against you.

You are required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Zoeklein Law, PA, 150 E. Bloomingdale Ave., Brandon, FL 33511, telephone (813) 501-5071, facsimile 813-925-4310, within thirty days of the first publication of this Notice, the nature of this proceeding being a Breach of Trust.

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Zoeklein Law, PA, 150 E. Bloomingdale Ave., Brandon, FL 33511, telephone (813) 501-5071, facsimile 813-925-4310, within thirty days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint. Default date: January 12, 2026.

DATED at Polk County, Florida this 4th day of December, 2025.

Stacy M. Butterfield

Clerk of the Circuit Court

By: /s/ A. Nieves

Deputy Clerk

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

LEGAL ADVERTISEMENT**SARASOTA COUNTY**

SARASOTA COUNTY, FLORIDA
Clerk Case Number: 2025 CA 001722 NC
Division: DIVISION
NWL COMPANY, LLC
Plaintiff(s), v.

GLOBAL OPPORTUNITY PARTNERS, INC.; HAMZA KURAISHI; AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY
Defendant(s),

NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta Publishing, Inc.)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 8th day of January, 2026, and entered in Case No. 2025 CA 001722 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein NWL Company, LLC is the Plaintiff and HAMZA KURAISHI; GLOBAL OPPORTUNITY PARTNERS, INC., A WYOMING CORPORATION; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 A.M. on the 24th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 106.8 FEET OF LOT 17, SUBDIVISION OF LOT 17, BLOCK G, PLAT OF SARASOTA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 166, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND IN PLAT BOOK A, PAGE 57, OF THE PUBLIC RECORDS OF SARASOTA 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 Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.

Dated this 8th 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
PURSUANT TO FLA. R. JUD. ADMIN
2.516
ESERVICE@MGS-LEGAL.COM
11080-1028124

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:

AIR DENTAL SPA OF PALMETTO

Owner: Air Dental Care PLLC
4740 Country Meadows Blvd
Sarasota, FL 34235

1/16/26LG 1T

IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION

Case No. 2025 CC 005904

RAMBLEWOOD ACRES
CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.
SHARON R. KROUPA 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 005904, of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC. is Plaintiff and SHARON R. KROUPA, is Defendant. The Clerk of the Court, Karen E. Rushing, will sell to the highest bidder for cash on **February 11, 2026** in an online sale at www.sarasota.realforeclose.com beginning at **9:00 AM**, the following property as set forth in said Final Judgment, to wit:

Unit 24-D-2, RAMBLEWOOD ACRES, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1044, Page 1842, as thereafter amended, and as per Plat thereof recorded in Condominium Book 8, Page 4 as thereafter amended, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Property Address: 3304 Ramblewood Place, Sarasota, FL 34237

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (941) 861-7400. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

Dated January 8, 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

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

CASE NO.: 24-CC-004370

LAS PALMAS OF SARASOTA
CONDOMINIUM ASSOCIATION, INC., Plaintiff,
vs.

ADRIAN PAVLOVIC,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on January 7, 2026, by the County Court of Sarasota County, Florida, the property described as:

CONDOMINIUM UNIT 15-203, LAS PALMAS OF SARASOTA, A LUXURY CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN INSTRUMENT #2004247846, AS AMENDED IN INSTRUMENT #2004247847, OF THE PUBLIC RECORDS OF SARASOTA 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 Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.

Dated this 8th 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:
ESERVICE@MGS-LEGAL.COM
11080-1028124

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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:

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Owner: Air Dental Care PLLC
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1/16/26LG 2T

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Sarasota, FL 34235

1/16/26LG 2T

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. LOPEZ AND MONICA

LOPES, HUSBAND AND WIFE

Defendant.

NOTICE OF ACTION

TO: KENNETH J. LOPEZ

11205 Flora Springs Dr

Riverview, FL 33579

You are notified that an action to foreclose 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/ADAResponse.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC

CITY CLERK

1/16/26LG 1T

CITY OF TAMPA PURCHASING DEPARTMENT

INVITATION TO BID

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

3:00 PM 2/3/26

Facility and Street Light
Maintenance and Repair Services
at the HFCAWTP (Bid Discount)

3:00 PM 2/13/26

Janitorial Services for TPD
Locations (Bid Discount)

Pre-Bid Meeting to be held
1/26/26 @11:00AM

3:00 PM 2/16/26

Citywide Cabling Services (Bid
Discount) (Re-Bid)

Pre-Bid Meeting to be held
1/26/26 @10:00AM

3:00 PM 2/16/26

Stormwater Pond Dredging &
Restoration (Bid Discount)

Pre-Bid Meeting to be held
1/27/26 @10:00AM

3:00 PM 2/17/26

Waste to Energy (WTE) Facility
Fire Sprinkler and Alarm System
Inspections & Repairs
(Bid Discount) Re-Bid

Pre-Bid Meeting to be held
1/27/26 @10:00AM

2:00 PM 2/18/26

Waste to Energy (WTE) Facility
Mechanical Service (Bid Discount)

Pre-Bid Meeting to be held
2/26 @1:00PM

3:00 PM 2/18/26

Waste to Energy (WTE) Facility
Lagging/Insulation Service
(Bid Discount)

Pre-Bid Meeting to be held
2/26 @10:00AM

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

It is hereby made a part of this Invitation to Bid that the submission of any Bid in response to this advertised request shall constitute a Bid made under the same conditions for the same contract price and for the same effective period as this Bid to all public entities in Hillsborough County.

Dated: 1/16/2026
Deanna Faggart, CPPO
Director of Purchasing

City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610

1/16/26LG 1T

CITY OF TAMPA PURCHASING DEPARTMENT

INVITATION TO BID

SHELTERED MARKET SOLICITATION

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

3:00 PM 2/4/26

Carpet Cleaning Services (SMS)

3:00 PM 2/11/26

Janitorial Services Citywide (SMS)

Pre-Bid Meeting to be held 1/23/26
@1:00PM

3:00 PM 2/12/26

Janitorial Services for Solid Waste
Various Locations (SMS)

Pre-Bid Meeting to be held 1/26/26
@8:30AM

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

It is hereby made a part of this Invitation to Bid that the submission of any Bid in response to this advertised request shall constitute a Bid made under the same conditions for the same contract price and for the same effective period as this Bid to all public entities in Hillsborough County.

Dated: 1/16/2026
Deanna Faggart, CPPO
Director of Purchasing

City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610

1/16/26LG 1T

PUBLIC NOTICE

Pursuant to section 6104 of the internal revenue code, notice is hereby given that the annual return for the fiscal year ended November 30, 2025 of the Neisseria Meningitis Foundation, Inc. is available for inspection during regular business hours by any citizen who requires it within 180 days after the date of this publication.

The foundation's principal office is located at
9109 Canberley Drive, Tampa, Florida 33647.

The principal manager of the foundation is Jerome Arkin.

1/16/26LG 1T

NOTICE OF VIRTUAL PROJECT UPDATE

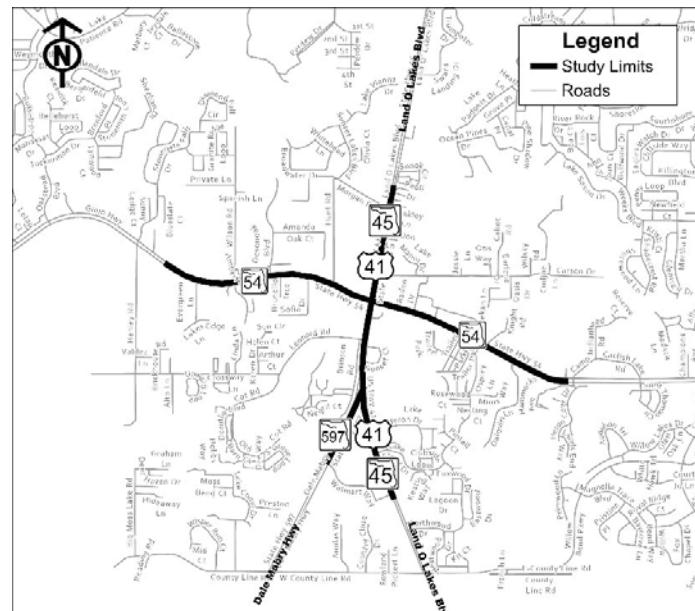
THE FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT SEVEN

Date & Time: Wednesday, January 28, 2026 through Wednesday, February 18, 2026

Place: Virtual

General Subject Matter to be considered:

You are invited to view the Florida Department of Transportation (FDOT), District Seven, Virtual Project Update (VPU) for the U.S. 41 (S.R. 45) at S.R. 54 from south of the S.R. 54 intersection to north of the S.R. 54 intersection in Pasco County, Florida Project Development and Environment (PD&E) Study. This update will cover proposed improvements for Work Program Item Segment No.: 419182-1; ETDM No.: 7883. This VPU is being held to allow interested persons the opportunity to provide comments concerning the traffic patterns, design, and social, economic and environmental effects of the proposed improvements. The Preferred Alternative is a Diverging Diamond Interchange (DDI) with U.S. 41 elevated over S.R. 54 and S.R. 597 (Dale Mabry Highway).



This VPU will be held virtually to present information to and receive public input from interested persons regarding proposed improvements. Citizens who choose to participate can do so at the project website: <https://www.fdotd7studies.com/sr54/us41-at-sr54/>.

Persons wishing to submit written comments may do so electronically on the project website at <https://www.fdotd7studies.com/sr54/us41-at-sr54/> or by sending them to:

Kirk Bogen, P.E.
Environmental Management Engineer
FDOT, District Seven
11201 N. McKinley Drive
MS 7-500
Tampa, FL 33612-6456

All exhibits or statements must be postmarked or emailed no later than February 18, 2026 to become part of the official public record.

Draft project documents will be available for public review online from Wednesday, January 28, 2026 to Wednesday, February 18, 2026, on the project website. Maps, drawings, and other project information will be available for review online starting on January 28, 2026 at: <https://www.fdotd7studies.com/sr54/us41-at-sr54/>.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this VPU is asked to advise the agency by contacting:

Jensen Hackett, Title VI Coordinator, 11201 N. McKinley Drive, Tampa, FL 33612, (813) 975-6283, Jensen.Hackett@dot.state.fl.us. Any persons who require translation services (free of charge) should also contact Jensen Hackett.

For more information, you may contact:

Craig Fox, P.E., Project Manager, 11201 N. McKinley Drive, MS 7-500, Tampa, FL 33612, (813) 975-6082 or (800) 226-7220, or Craig.Fox@dot.state.fl.us

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by the Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. §327 and a Memorandum of Understanding dated May 26, 2022, and executed by Federal Highway Administration and FDOT.

1/16/26LG 1T

INVITATION TO BID

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

Wharton-Smith, Inc. is proudly the Construction Manager serving Pasco County and is soliciting proposals from prequalified subcontractors for the construction of 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.

Bids will be emailed to WestCoastFLCommercial@whartonsmith.com. Bids received after the appointed date and time will be subject to rejection.

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.

Payment & Performance Bonds may be required.

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

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

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

A: HEREDEROS INTESTADOS MAXIMO TRUJILLO ROQUE

Se le notifica que se ha presentado una Demanda para el Establecimiento de un Testamento Extraviado o Destruido que afecta sus intereses como heredero intestado, Maximo 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 las 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 Destruido.

Las copias de todos los documentos judiciales de este caso, incluidas las órdenes, están disponibles en la oficina del Secretario del Condado de Polk. Puede revisar estos documentos previa solicitud.

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.

Fecha: 02/12/2025

SECRETARIO DEL TRIBUNAL DE CIRCUITO

Por: /s/ Leslie Cunningham

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

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

21 de enero de 2026

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

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

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

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

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

• **Opción en línea/virtual:**

Únase a la reunión de Zoom

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

ID de la reunión: 844 2597 2431

Código de acceso: 590578

Un toque desde el teléfono

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

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

Marque según su ubicación

+1 305 224 1968 US	+1 507 473 4847 US
+1 929 205 6099 US (Nueva York)	+1 564 217 2000 US
+1 301 715 8592 US (Washington D. C.)	+1 669 444 9171 US
+1 309 205 3325 US	+1 669 900 6833 US (San José)
+1 312 626 6799 US (Chicago)	+1 689 278 1000 US
+1 646 931 3860 US	+1 719 359 4580 US
+1 346 248 7799 US (Houston)	+1 253 205 0468 US
+1 360 209 5623 US	+1 253 215 8782 US (Tacoma)
+1 386 347 5053 US	

ID de la reunión: 844 2597 2431

Código de acceso: 590578

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

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

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

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

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

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