

LEGAL ADVERTISEMENT**CITRUS COUNTY****NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

ISLAND DRIFTWOOD BY MARK ARNETT

Owner: Mark R. Arnett
4189 S. Winding Oaks Dr.
Homosassa, FL 34446

1/23/26LG 1T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2025 CA 000683 A
FREEDOM MORTGAGE CORPORATION PLAINTIFF,
VS.

ALEXANDER D HOYT, ET AL., DEFENDANT(S).

TO: Alexander D Hoyt

Last Known Address: 12672 S Oakview Ave, Floral City, FL 34436

Current Residence: UNKNOWN

TO: Alexander D Hoyt

Last Known Address: 2306 Dog Leg Ct Brooksville FL 34604

Current Residence: UNKNOWN

TO: Alexander D Hoyt

Last Known Address: 7909 S Great Oaks Dr Floral City FL 34436

Current Residence: UNKNOWN

TO: Alexander D Hoyt

Last Known Address: 209 Ridge Rd Davidson NC 28036

Current Residence: UNKNOWN

TO: Unknown spouse of Alexander D Hoyt

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Current Residence: UNKNOWN

TO: Unknown spouse of Alexander D Hoyt

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LEGAL ADVERTISEMENT**HERNANDO COUNTY**

IN RE: ESTATE OF
FRANCIS EDWARD HAMILTON, JR.
Deceased.

NOTICE TO CREDITORS

The administration of the estate of FRANCIS EDWARD HAMILTON, JR., deceased, whose date of death was June 1, 2025; File Number 25001485CPAXMX, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
SANDRA LEE HAMILTON
1347 Clovis Ln.
Spring Hill, FL 34608

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

1/23/1/30/26LG 2T

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

CASE NO.: 24000735CAAXMX

FREEDOM MORTGAGE CORPORATION

PLAINTIFF,

vs.

RENE RODRIGUEZ, SR., ANDREA RODRIGUEZ, RENE RODRIGUEZ, JR., ET AL.

DEFENDANTS.

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale

Date dated the 8th day of January, 2026, and

LEGAL ADVERTISEMENT**HERNANDO COUNTY**

entered in Case No. 24000735CAAXMX, of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and RENE RODRIGUEZ, JR., ANDREA RODRIGUEZ and RENE RODRIGUEZ, SR. are Defendants. Doug Chorvat, Jr. as the Clerk of the Circuit Court shall set to the highest and best bidder for cash located outside of the Civil Department, Room 245 of the Hernando County Courthouse, 20 North Main Street, Brooksville, FL 34601 at 11:00 A.M. on the 24th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

A parcel of land lying in Section 15, Township 22 South, Range 19 East, Hernando County, Florida, being more particularly described as follows: Commencing at the SW corner of "Parcel I", as described in O.R. Book 479, Page 1761, as recorded in the Public Records of Hernando County, Florida, said point being monumented with a 4" x 4" concrete marker unnumbered; go thence S 89° 58' 33" E along the South boundary line of said "Parcel I", as described in O.R. Book 479, Page 1761, a distance of 161.97 feet to the SE corner of said "Parcel I"; thence run N 00° 33' 15" E along the East boundary line of parcels 1 through 3, as described in O.R. Book 496, Page 14, as recorded in the Public Records of Hernando County, Florida, a distance of 179.99 feet to the NE corner of said parcels and a 4" x 4" concrete marker unnumbered; thence run N 00° 24' 03" E along the East boundary line of "Parcel IV", as recorded in O.R. Book 1847, Page 294, of the Public Records of Hernando County, Florida, a distance of 313.88 feet to the NE corner of said "Parcel IV" and a 4" x 4" concrete marker unnumbered; thence run S 89° 32' 45" W along the North boundary line of said "Parcel IV", a distance of 121.88 feet to the SW corner of a parcel, as described in O.R. Book 575, Page 567, as recorded in the Public Records of Hernando County, Florida, and a 4" x 4" concrete marker unnumbered; thence run N 01° 15' 32" E, a distance of 188.43 feet to the SW corner of R/W Acquisition Parcel, as described in O.R. Book 710, Page 1446, as recorded in the Public Records of Hernando County, Florida, said point being monumented with a 1/2" iron rod unnumbered; thence run along the Southerly R/W line of Yontz Road, as it is now established, S 87° 49' 36" W, a distance of 20.02 feet to the SE corner of said R/W Acquisition Parcel, as described in O.R. Book 710, Page 1444, as recorded in the Public Records of Hernando County, Florida, and a 4" x 4" concrete marker unnumbered; thence run S 00° 11' 25" W, a distance of 202.86 feet to the NE corner of that parcel, as described in O.R. Book 892, Page 1406, as recorded in the Public Records of Hernando County, Florida and the POINT OF BEGINNING; thence run S 04° 50' 22" W, a distance of 115.06 feet (formerly S 04° 35' 39" W, 115.42 feet along the East boundary line of that parcel, as described in O.R. Book 892, Page 1406, as recorded in the Public Records of Hernando County, Florida, said point being monumented with a capped 1/2" iron rod stamped "LB 2786"; continue thence along the said East boundary line S 00° 31' 01" E, a distance of 84.90 feet (formerly S 03° 35' 55" E, 85.09 feet) to the SE corner of said parcel and a capped 1/2" iron rod stamped "LB 3028"; thence run along the South boundary line of said parcel as described in O.R. Book 892, Page 1406, S 89° 25' 42" W, a distance of 133.50 feet to the SW corner of said parcel and a 1/2" iron rod unnumbered; thence run N 01° 14' 22" E along the West boundary line of said parcel as described in O.R. Book 892, Page 1406, a distance of 84.51 feet to a point; continue thence along the said West boundary line, N 24° 32' 55" E, a distance of

LEGAL ADVERTISEMENT**HERNANDO COUNTY**

126.84 feet to the NW corner of said parcel, as described in O.R. Book 892, Page 1406, and a 5/8" iron rod unnumbered; thence run N 89° 24' 06" E, a distance of 83.47 feet to the Point of Beginning.

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 an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Peggy Welch at (352) 754-4402.

Dated this 09 day of January, 2026.

Doug Chorvat, Jr.

Clerk of The Circuit Court

By: _____ Deputy Clerk _____

Deputy Clerk

Submitted by:

Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071

DESIGNATED PRIMARY E-MAIL FOR SERVICE

PURSUANT TO FLA. R. JUD. ADMIN. 2.516

ESERVICE@MGS-LEGAL.COM
11080-1028510

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

CASE NO.: 2025-DR-000297

IN RE: THE MARRIAGE OF:

ROBERT ARTHUR GALBRAITH

Petitioner/Husband,

and

DIANA SOLINA GALBRAITH

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Tuesday, February 10, 2026, to determine whether or not:

Vacating Petition V24-0007, vacate portion of improved platted and deeded public right-of-way lying within the plat of South Tampa Villa Sites, as recorded in Plat Book 6, Page 58 and 59, of the Public Records of Hillsborough County, Florida, located in Section 3, Township 30S, Range 19E, abutting multiple folios

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

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

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

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

1/23/1/30/26LG 2T

CASE NO: COD-25-0004491

NAME OF VIOLATOR: SARAH G REED AND GLENN

LOCATION OF VIOLATION: 1412 E SENECA AVE, TAMPA, FL

CODE SECTIONS: 19-49 19-231(15)c

LEGAL DESCRIPTION: NEBRASKA AVENUE HEIGHTS LOTS 23 24 25 BLOCK 27

FOLIO: 143948.0000

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

CASE NO: COD-25-0004240

NAME OF VIOLATOR: CHERYL MINGO BEXLEY

LOCATION OF VIOLATION: 815 W MINNEHAHA ST, TAMPA, FL

CODE SECTIONS: 27-287.25.(e).(3)

LEGAL DESCRIPTION: RIVERSIDE FIRST ADDITION TO WEST LOT 11 BLOCK 7

FOLIO: 104951.0000

CASE NO: COD-25-0004276

NAME OF VIOLATOR: ANGELICA MARIA PALAU

LOCATION OF VIOLATION: 1404 E SEWAHA ST, TAMPA, FL

CODE SECTIONS: 27-326 27-290.1 (e)(2)

LEGAL DESCRIPTION: FAIRVIEW TERRACE LOT 9 BLOCK 10

FOLIO: 147165.0200

CASE NO: COD-25-0004370

NAME OF VIOLATOR: GEOVANNE CASTRO

LOCATION OF VIOLATION: 9306 N 18TH ST, TAMPA, FL

CODE SECTIONS: 27-284.2.5.(c)

LEGAL DESCRIPTION: TAMPA OVERLOOK LOT 7 BLOCK 10

FOLIO: 144335.0000

CASE NO: COD-25-0004476

NAME OF VIOLATOR: LAWRENCE CHANEY ESTATE

LOCATION OF VIOLATION: 5306 E 18TH AVE, TAMPA, FL

CODE SECTIONS: 19-56 27-283.11(b) 27-326

LEGAL DESCRIPTION: BEASLEYS ADDITION TO UCETA LOT 10 BLOCK 3

FOLIO: 159470.0000

CASE NO: COD-25-0004645

NAME OF VIOLATOR: JOHN THOMAS SALEM

LOCATION OF VIOLATION: 8214 N 14TH ST, TAMPA, FL

CODE SECTIONS: 27-287.25.(e).(3)

LEGAL DESCRIPTION: FOLIO: 146622.0000

CASE NO: COD-25-0004670

NAME OF VIOLATOR: CHERYL MINGO BEXLEY

LOCATION OF VIOLATION: 815 W MINNEHAHA ST, TAMPA, FL

CODE SECTIONS: 27-287.25.(e).(3)

LEGAL DESCRIPTION: SOUTHERN PINES LOT 7 BLOCK 2

FOLIO: 116256.0000

CASE NO: COD-25-0004632

NAME OF VIOLATOR: KATHERINE MAKELL HODGE</

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

1/23-1/30/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-004301

IN RE: ESTATE OF JOHN STEPHEN WILLIAMS, Deceased.

NOTICE OF ACTION
(formal notice by publication)

TO: Jacqueline Nicole Williams

Unknown

YOU ARE HEREBY NOTIFIED of an action for Probate Administration of the Estate of John Stephen Williams has been filed and you have been identified as an interested party to the proceeding. You are required to file your answer or written defenses, if any, on Petitioner's attorney, Zoeklein Law, PA, 150 East Bloomingdale Avenue, Brandon, Florida, 33511, on or before 02/22/26 and file the original with the clerk of this court either before service on the Petitioner's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Petition.

DATED in Hillsborough County, Florida on January 15, 2026

Victor D. Crist
As Clerk of the Court
By: Ryan Marsh
As Deputy Clerk

1/23-1/30/26LG 2T

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

CASE NO. 25-DP-606

DIVISION: D

IN THE INTEREST OF:
K.W. DOB: 8/2/2025,
MINOR CHILD

NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS

TO: Timothy Walker DOB: 12/16/1980

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: K.W. born on 8/2/2025. You are hereby commanded to appear on **March 10, 2026, at 10:00 AM** before the Honorable Lisa D. Campbell via audio-visual communication technology or in person at the Hillsborough Courthouse, Edgecomb Court House 800 East Twiggs Street Tampa, FL 33602, for an **ADVISORY HEARING**.

Zoom/Telephonic information for Judge Campbell: **The hearing will be held utilizing ZOOM, and you will need to initiate contact to be available at the time of the hearing please follow the instructions below.**

When connecting through **Zoom APP** with Video: <https://zoom.us/j/6544457465>
The meeting ID is 654 445 7465 – no password needed.

When calling using a **telephone**: The phone number is 1-786-635-1003.

The message will ask for meeting ID number: 654 445 7465 then #

The message will ask for participant ID: enter the phone number that you are calling from

The message will ask for password: there is no password.

****Zoom will be recording all participants.**
If appearing via video, please dress appropriately for court.**

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

WITNESS, my hand as Clerk of said Court and the Seal thereof, this day of January 20, 2026

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

As Deputy Clerk

1/23-2/13/26LG 4T

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

CASE NO.: 25-CC-026710

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

INXS X, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-026710, that resulted from the Final Hearing on or about January 14, 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-026710 on about January 14, 2026

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

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 48, Block B, COPPER RIDGE - TRACT B3, according to the map or plat thereof as recorded in Plat Book 84, Page 98, Public Records of Hillsborough County, Florida and commonly known as: 4422 Horseshoe Pick Ln, Valrico, FL 33594; 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 March 06, 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 15, 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

45360.139

1/23-1/30/26LG 2T

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

Brenda Dean 5117 \$868.35
Martín Kowalski 1666 \$309.90
Cynthia Lippincott 1844 \$289.90
Brittney Bettis 4751 \$209.90
Jennifer Williams 4805 \$467.80
Cynthia Lippincott 5141 \$619.90
Kenneth Porter 1826 \$305.80
Willie Harris 5340 \$177.80
Florida Trans-Port Logist Mark Mellay 1716 \$475.80
Hatem Eid 1244 \$799.80
David Edwards 4068 \$304.81
Charles Dixon 2524 \$187.80
Cynthia Lippincott 4220 \$479.90
Tervon Vickers 2654 \$177.80
6111 Gunn Hwy. Tampa, FL 33625

Anton Bociek 1029 \$1,174.90
Mariela Hernandez 1336 \$217.80
Albert E Weaver 3269 \$419.80
Hilma Maia Siqueira 1702 \$685.70
Anthony Montalvo 1024 \$585.80
Desiree Pitts 3523-25 \$497.80
Taylor Claxton 2442 \$331.80
Matthew Peterson 3015 \$269.90
Angel Magana 1715 \$732.20
10415 N Florida Ave. Tampa, FL 33612

Gregory Street 232 \$607.70
Octavius Andrews 173 \$419.90
Kiosha Mutcherson 250 \$307.80
Joshua Cruz 702 \$403.70
Amanda Gore 1009 \$453.80
Colleen Gigante 256 \$289.90
Joe Perry 1238-40 \$495.80
David White 119 \$697.70
Carmen Taylor 1355 \$461.80
Michelle Hill-Clarke 130 \$427.80
Ester Exiline 1384 \$325.80
Kionte' Watts 1285 \$329.90
Dayson Dell 410 \$194.37
Rebecca Ross 1134 \$319.90

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

Octavius Andrews 181 \$409.90
Troy Mercer 1189 \$329.90
Erik Torrente 1325 \$329.90
Caren Ann De Matte 1386 \$309.90
2309 Angel Oliva Senior St. Tampa, FL 33605
Michelle Johnson 0167 \$338.20
Robert Wages 110 \$445.80
William Beckman 103 \$505.60
Tamara Thompson 2128W \$399.90
Robert Edwards 3112W \$544.85
Stephanie Weaver 1134E \$568.70
Angel Collazo-Hornsby 2028E \$568.70
Franklin Williams 113 \$359.90
Breath Of Life 3021E \$425.90
Keith Esp 0173 \$359.90
11401 W Hillsborough Ave. Tampa, FL 33635
Kaitlyn Swindle 2345-41 \$1,009.85
4406 W Hillsborough Ave. Tampa, FL 33614
Gizelle Abella 4030 \$477.80
Benjamin Sanchez Montalvo 3144 \$353.80
Bernabe Laracuente 1007 \$447.80
Adrian Mas 4251 \$337.80
Tracy Lugo 4059 \$465.80
Noriega Thompson 3143 \$389.90
Veronica Vargas 1622 \$412.12
Angel Alsina 4065 \$242.80
Daniel Cotten 1302 \$571.07
Sasha Haywood 4410 \$267.80
Christopher Carlson 1706 \$649.85
Maria Otto 3058 \$601.80
Lori Rice 1515 \$405.80
Stephanie Mendoza 4113 \$163.90
Xzoria Thomas 4025 \$685.70
Mary La Rosa 3136 \$454.85

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Pedro Milian Collazo 4217 \$466.70
Gabriel Ramos Rivera 1511 \$447.80
Travis Delduca 4026 \$477.80
Michele Washington 3049 \$479.90
Darius Anderson 4109 \$451.70
3826 W Marcum St. Tampa, FL 33616
William Henry 105 \$275.80
1/23-1/30/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000063 Division: A

IN RE: ESTATE OF CHARLES ALTON YOUNG Deceased

NOTICE TO CREDITORS

The administration of the estate of Charles Alton Young, deceased, whose date of death was June 22, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 DECEASED'S DATE OF DEATH IS BARRED.

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

Personal Representative:

Dale Appell
5401 West Kennedy Blvd, Suite 100
Tampa, Florida 33609
Office: (813) 877-3253
Fax: (813) 829-1216
E-Mail: dappell@wefightforjustice.com

Attorney for Personal Representative:
Rinky S. Parwani
Attorney
Florida Bar Number: 629634
9905 Alambrica Avenue
Tampa, Florida 33619
Telephone: (813) 514-8280
Fax: (813) 514-8281
E-Mail: rinky@parwanilaw.com
Secondary: service@parwanilaw.com

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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:

Drift-R

Owner: Axion Studios, LLC
3000 Murrell Road,
PO BOX 560370
Rockledge, FL 32955-4431

1/23/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-000579

IN RE: ESTATE OF BRENDA CAROL ATTERBERRY Deceased

NOTICE TO CREDITORS

The administration of the estate of Brenda Carol Atterberry, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

(Continued on next page)

SPECIAL USES
Petition SU-AB 26-0312, filed on 12/08/25 by Azim Saju, of 125 NE 1st Ave, Ste 1, Ocala, FL 34470 ph (386) 589-6090. Requesting a Special Use 4-COP Alcoholic Beverage Permit with Distance Separation Waiver(s). The property is presently zoned PD 06-0848 and is located at 9903 Alfalfa Preserve Ave.
Petition SU-AB 26-0357, filed on 12/16/25 by Farandulero Pizzeria LLC – Luis E. Remedios Sr., represented by Terry A. Haley, of 108 Clocktower Dr, # 160, Brandon, FL 33510, ph (813) 453-4251. Requesting a Special Use 4-COP-RX Alcoholic Beverage Permit with Distance Separation Waiver(s). The property is presently zoned PD 78-0100 and is located at 4327 Gunn Hwy.

</div

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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 23, 2026.

Personal Representative:
Pageant B. Atterberry
3980 W. Outer Drive
Detroit, Michigan 48221

Attorney for Personal Representative:
Dominic Kouffman | Fla. Bar No. 85099
E-mail: dominic.kouffman@hklaw.com
Katharine Griffiths | Fla. Bar No. 1020028
Email: katharine.griffiths@hklaw.com
Holland & Knight, LLP
100 N. Tampa Street, Suite 4100
Tampa, Florida 33602
Telephone: (813) 227-8500
Fax: (813) 229-0134

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Sec. E-Mail: christine.yokel@hklaw.com
Sec. E-Mail: elizabeth.tomlin@hklaw.com

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IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No.: 25-CP-003037

IN RE: ESTATE OF:
KATHERINE JOYCE CRUZ,
a/k/a JOYCE KATHERINE CRUZ,
a/k/a JOYCE K. CRUZ, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Katherine Joyce Cruz; a/k/a Joyce Katherine Cruz; a/k/a Joyce K. Cruz, Deceased, whose date of death was December 20, 2024, File No.: 25-CP-003037, is pending in the Hillsborough County Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses for both the personal representative and their attorney is set forth below.

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

All 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 23, 2026.

Personal Representative:
/s/ Anthony Cruz, Jr.
ANTHONY CRUZ, JR.
3308 W. Ellicott St.
Tampa, FL 33614

Attorney for Personal Representative:
/s/ Anthony Cruz, Jr.
ANTHONY CRUZ, JR.
Florida Bar No.: 0060781
14502 N. Dale Mabry Hwy.: #200
Tampa, FL 33618
Email: acruz@anthonycruzlaw.com
Tel: (813) 368-4221

1/23-1/30/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No.: 26-CP-000005
Division: A

IN RE: ESTATE OF:
GENEVIEVE KATHRYN HILDEBRAND
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Genieve Kathryn Hildebrand, deceased, whose date of death was October 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602 (Mailing Address: Post Office Box 1110, Tampa, Florida 33601). The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 23, 2026.

Personal Representative:
Jeremy M. Dugan
912 W. 15th St.
Port Angeles, WA 98363

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

1/23-1/30/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No.: 26-CP-000132
Division: A

IN RE: ESTATE OF:
JOHN K. ROWLINGSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of John K. Rowlingson, deceased, whose date of death was August 24, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602 (Mailing Address: Post Office Box 1110, Tampa, Florida 33601). The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

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

Personal Representative:
Jack C. Rowlingson
383 Commercial St. #513
Portland, ME 04101

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

1/23-1/30/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-003984
Division A

IN RE: ESTATE OF:
CARMEN FERNANDEZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Carmen Fernandez, deceased, whose date of death was September 13, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360; Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 23, 2026.

Personal Representative:
Marie Leonel Rivera, Jr.
2722 West Kathleen Street
Tampa, Florida 33607

Attorney for Personal Representative:
Edward D. Frisia
Attorney
Florida Bar Number: 0982512
402 East 7th Avenue
Tampa, Florida 33602
Telephone: (813) 318-0100
Fax: (813) 318-0110
E-Mail: edfrisalegal@gmail.com
Secondary E-Mail: edfrisacia@gmail.com

1/23-1/30/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-004344
Division B

IN RE: ESTATE OF:
GRETCHEN DEE EDISON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Carmen Fernandez, deceased, whose date of death was September 13, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360; Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client utilizes in Section 90.5021, Florida Statutes applies.

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

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

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

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

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

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

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

Personal Representative:
Victoria McConnell
1960 Hillsboro Ave SE
Grand Rapids, Michigan 49546

Attorney for Personal Representative:
Courtney J. Castro
E-mail Addresses:
courtney@gentrustlaw.com,
Cheryl@gentrustlaw.com
Florida Bar No. 1059729
Generation Trust Law Group
500 N Westshore Blvd
Tampa, Florida 33609
Telephone: (813) 286-1700

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IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-000121
Division A

IN RE: ESTATE OF:
MATTIE PEARL KINARD,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Mattie Pearl Kinard, deceased, whose date of death was December 9, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 3360, Tampa, Florida 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
/s/ Shannon Y. Martin
Shannon Y. Martin
25075 Kingscote Court
Chantilly, VA 20152

Attorney for Personal Representative:
/s/ Richard F. Wheeler
Richard F. Wheeler, Attorney
Florida Bar Number: 285684
Berg & Wheeler, P.A.
4306 New River Hills Parkway, Suite 2
Valrico, FL 33596
Telephone: (813) 685-0050
E-Mail: bergwheeler@verizon.net
Secondary E-Mail:
bbuchanan.bergwheeler@verizon.net

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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 YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 23, 2026

Personal Representative:
CHRISTOPHER HAGIN
P.O. BOX 273865
Tampa, FL 33688

Attorney for Personal Representative:
DAYNA M. SANTANA, ESQ.
Florida Bar No.: 1050276
Law Office of Dayna Santana
210 W. Platt Street
Tampa, FL 33606
(813) 751-5781
dayna@dsantanalaw.com
mailservice@dsantanalaw.com

1/23/1-30/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-162
Division A

IN RE: ESTATE OF SARAH LEIGH GOLDSTEIN A/K/A SARAH L. GOLDSTEIN, Deceased.

NOTICE TO CREDITORS

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Sarah Leigh Goldstein a/k/a Sarah L. Goldstein, deceased, File Number 26-CP-162, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602; that the decedent's date of death was November 26, 2025; that the total value of the estate is \$0.00 and that the names

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and addresses of those to whom it has been assigned by such order are:

Name
The Goldstein Family Revocable Living Trust dated April 3, 1992
Address
Alan S. Goldstein, Successor Trustee
4614 W Bay to Bay Blvd
Tampa, FL 33629

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

Person Giving Notice:
Alan S. Goldstein
4614 W Bay to Bay Blvd
Tampa, FL 33629

Attorney for Person Giving Notice
/s/ Lorien Smith Johnson
Lorien Smith Johnson
Attorney for Petitioner
Florida Bar Number: 26662
LORIEN S. JOHNSON, PLLC
1715 W. Cleveland Street
Tampa, FL 33606
Telephone: (813) 758-3492
E-Mail: LSJohnson@LorienSJohnson.com
Secondary E-Mail: Admin@LorienSJohnson.com

1/23/1-30/26LG 2T

NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/15/2026 at 8:30 am the following vehicles (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, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585, VIN# 5TDKKRF-HOGS168670 2016 TOYOTA \$ 6,587. 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 #: MV11312. Location of vehicles: 6120 Jensen Rd, Tampa, FL 33619 (Hillsborough County). The customer or person claiming an interest, or a

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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. 1/30/2026. 1/23/26 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

33 ALERTS
Owner: 33 Systems, Inc.
2109 Magdalene Manor Dr.
Tampa, FL 33613
1/23/26 1T

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY

Draft Air Permit No. 0571484-004-AC Raleigh Street Metal Recycling Hillsborough County, FL

Applicant: The applicant for this project is Raleigh Street Metal Recycling. The applicant's authorized representative and mailing address is: Marc Cooper, President, 2413 Euston Road, Winter Park, FL 32789.

Project: This permit authorizes the construction of an automobile shredder and scrap metal recycling facility. The operation will consist of an electric shredder hammer mill and metal separation and handling equipment, conveyors, and hoppers. Emissions will be controlled by the use of water and best management practices. Details of the project are provided in the application and the Technical Evaluation and Preliminary Determination.

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Environmental Protection Commission of Hillsborough County. The

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Permitting Authority's physical mailing address is: 3629 Queen Palm Dr., Tampa, FL 33619. The Permitting Authority's phone number is (813) 627-2600.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: <https://fdep.dep.state.fl.us/air/emission/apds/default.asp>.

Notice of Intent to Issue Air Permit:

The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of proposed equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Legal Department of the EPC via email, at legalclerk@epchc.org, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Legal Department of the EPC via email, at legalclerk@epchc.org, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation: Mediation is not available in this proceeding.

1/23/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

FOREMATION

Owner: Foremation LLC
7901 4th St N Ste 300
St. Petersburg, FL 33702
1/23/26LG 1T

STATE OF FLORIDA**DEPARTMENT OF ENVIRONMENTAL PROTECTION****NOTICE OF PROPOSED AGENCY ACTION**

The Department of Environmental Protection gives notice of its intent to issue a Formal Determination of the Landward Extent of Wetlands and Other Surface Waters (File No. FD-53-0448559-001) to the Grady Russell, c/o Aaron Molly, Meryman Environmental, Inc., located at 4480 Eagle Falls Place, Tampa, Florida 33619, for the property located at 326 Creekwood Run, Lakeland, Florida 33809, in Section 23, Township 26 South, Range 25 East, Polk County.

The Department's file is available online and can be accessed through the Department's Information Portal at: https://dep.dep.state.fl.us:443/Oculus/service/shell?command=hitlist&freeText=&foIderName=&profile=Permitting+Authorization&creator=&entityType=any&creaDateTo=&catalog=231&searchBy=Profile&sortBy=Document+Date&createdDate=&County=EQ_POLK&District=EQ_SWD&FacilitySiteID=EQ_ERP448559.

If you have any questions or are experiencing difficulty viewing the electronic application, please call Allana Crawford at 813-470-5907 or email at [Allana.G.Crawford@FloridaDEP.gov](mailto>Allana.G.Crawford@FloridaDEP.gov).

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and

(Continued on next page)

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes;

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or at agency_clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the petitioner must be filed within 21 days of receipt of this notice. Petitions filed by any persons other than the petitioner, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or at agency_clerk@dep.state.fl.us, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding.

1/23/26LG 1T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION**
File No. 25-CP-003618

**IN RE: ESTATE OF
SIDNEY DIANE KING
a/k/a S. DIANE W. KING,
Deceased.**

NOTICE TO CREDITORS

The administration of the estate of SIDNEY DIANE KING a/k/a S. DIANE W. KING, deceased, whose date of death was September 18, 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 personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
KEVIN B. KING
3935 Versailles Drive
Tampa, FL 33634

Attorney for Personal Representative:
Amber L. Nicol, Esq.
FBN: 1028018
TAMPA BAY WILLS
447 52nd Avenue S
St. Petersburg, FL 33705
Telephone No.: (727) 265-1592
amber@tampabaywills.com

1/23/1/30/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-008455
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.

ANGELINA CIRAURO, AMBER JEAN FORD AND JONATHAN DICE FORD, ET AL.,
DEFENDANT(S).

NOTICE OF ACTION

TO: Amber Jean Ford
Last Known Address: 1964 Hawks View Dr, Ruskin, FL 33570

Current Residence: UNKNOWN

TO: Amber Jean Ford

Last Known Address: 3427 W Sierra St Phoenix AZ 85029

Current Residence: UNKNOWN

TO: Amber Jean Ford

Last Known Address: 11014 N 40th Dr Phoenix AZ 85029

Current Residence: UNKNOWN

TO: Amber Jean Ford

Last Known Address: 2430 W Poinsettia Dr Phoenix AZ 85029

Current Residence: UNKNOWN

TO: Jonathan Dice Ford

Last Known Address: 1964 Hawks View Dr, Ruskin, FL 33570

Current Residence: UNKNOWN

TO: Jonathan Dice Ford

Last Known Address: 3539 W Altadena Ave Phoenix AZ 85029

Current Residence: UNKNOWN

TO: Jonathan Dice Ford

Last Known Address: 6915 Leupp Rd, Flagstaff AZ 86004

Current Residence: UNKNOWN

TO: Jonathan Dice Ford

Last Known Address: 19600 E St Josephs Rd Black Canyon City AZ 85324

Current Residence: UNKNOWN

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

Lot 5, Block 32, Hawks Point Phases IC-2 and ID-1, according to the map or plat thereof, as recorded in Plat Book 122, Page(s) 121 through 134, inclusive, of the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 02/22/2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc., 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx>

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

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

VICTOR D. CRIST
11080-1028652

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

CASE NO.: 25-CA-009275
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.

ELIJAH THOMPSON AND SHARHONDA CHARVETTE THOMPSON A/K/A SHARHONDA CHAVETTE THOMPSON, ET AL.,

DEFENDANT(S).

NOTICE OF ACTION

TO: Elijah Thompson

Last Known Address: 10120 Carp Hollow Rd, Sun City Center, FL 33573

Current Residence: UNKNOWN

TO: Elijah Thompson

Last Known Address: 4604 Courtland St Tampa FL 33610

Current Residence: UNKNOWN

TO: Elijah Thompson

Last Known Address: 748 Bethune Ave Winter Garden FL 34787

Current Residence: UNKNOWN

TO: Elijah Thompson

Last Known Address: 6512 Kristin Ct Orlando FL 32818

Current Residence: UNKNOWN

TO: Elijah Thompson

Last Known Address: 5227 Matador Ct Apt 4 Tampa FL 33617

Current Residence: UNKNOWN

TO: Elijah Thompson

Last Known Address: 2434 W Highway 316 Citra FL 32113

Current Residence: UNKNOWN

TO: Sharhonda Charvette Thompson

Last Known Address: 10120 Carp Hollow Rd, Sun City Center, FL 33573

Current Residence: UNKNOWN

TO: Sharhonda Charvette Thompson

Last Known Address: 4604 Courtland St Tampa FL 33610

Current Residence: UNKNOWN

TO: Sharhonda Charvette Thompson

Last Known Address: 2116 W Cypress St Tampa FL 33606

Current Residence: UNKNOWN

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

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

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

Lot 2, Block 44, CYPRESS CREEK PHASE 5C-1, according to the plat thereof, as recorded in Plat Book 129, Pages 13 through 16, inclusive, of the Public Records of Hillsborough County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 02/16/2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc., 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx>

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

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

VICTOR D. CRIST
As Clerk of Court
By: Jennifer Taylor
As Deputy Clerk
Publish: La Gaceta Publishing, Inc., 3210 E. 7th Ave, Tampa, FL 33605
11080-1028652

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

CASE NO.: 25-CA-0080715

FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.

GIANNA MARIA EDMOND AND ADOLSHIA SHARTIA YAWN, ET AL.,

DEFENDANT(S).

NOTICE OF ACTION

TO: Adolshia Shartia Yawn

Last Known Address: 528 Glenn Cross Dr, Ruskin, FL 33570

Current Residence: UNKNOWN

TO: Adolshia Shartia Yawn

Last Known Address: 2318 Lawrence Hall St Ruskin FL 33570

Current Residence: UNKNOWN

TO: Unknown Spouse of Adolshia Shartia Yawn

Last Known Address: 528 Glenn Cross Drive, Ruskin, FL 33570

Current Residence: UNKNOWN

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

ordinator, 800 E. Twiggs Street, Tampa FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fjud13.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

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 CRISSANTH GONZALEZ, Defendant.

NOTICE OF SALE

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

Lot 16, Block 2, COUNTRY PLACE UNIT V, according to the map or plat thereof as recorded in Plat Book 49, Page 67 of the Public Records of Hillsborough County, Florida.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.reaforeclose.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,
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 of 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 the first date 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.

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-004184

IN RE: ESTATE OF
ALAN WADE ARCE

The names

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

Deceased.

NOTICE TO CREDITORS

The administration of the estate of ALAN WADE ARCE, deceased, whose date of death was September 24, 2025; File Number 25-CP-004184, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative:

/s/ Todd B. Simpson
Todd B. Simpson

1727 Bright Wheat Drive

Lithia, Florida 33547

Attorney for Personal Representative:

/s/ Richard F. Wheeler
Richard F. Wheeler, Attorney

Florida Bar Number: 285684

Berg & Wheeler, P.A.

4306 New River Hills Parkway, Suite 2

Valrico, Florida 33596

Telephone: (813) 685-0050

E-Mail: bergwheeler@verizon.net

Secondary E-Mail:

bbuchanan.bergwheeler@verizon.net

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

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

CASE NO.: 19-CA-004595

OSPREY LANDING OF RUSKIN HOMEOWNERS ASSOCIATION, INC., Plaintiff,

vs.

DEBRA DIAZ, Defendant.

NOTICE OF RESCHEDULED FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order on Plaintiff's Motion to Reschedule Foreclosure Sale entered in this cause on January 13, 2026, by the Circuit Court of Hillsborough County, Florida, for the following property described as:

Lot 10 Block B, as shown on plat entitled "OSPREY LANDING" and 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.hillsborough.reaforeclose.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 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
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**CIVIL 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 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

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

BARRED.

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

Personal Representative:
ANNETTE LOIS WILCOX
4805 Old Mulberry Road
Plant City, FL 33567

Attorney for Personal Representative:
Dawn M. Chapman, Esq.
LEGACY LAW OF FLORIDA, P.A.
Email: info@legacylawoffl.com

Secondary Email:
dawn@legacylawoffl.com
205 N. Parsons Avenue
Brandon, FL 33510
813/643-1885

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

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

Case No.: 25-CC-005988

Division: M

HERITAGE ISLES GOLF AND COUNTRY CLUB COMMUNITY ASSOCIATION, INC., Plaintiff,

vs.

CARLY M. HILINSKI-ROSICK and JOHN T. ROSICK, Defendants.

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.hillsborough.reaforeclose.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 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 12th day of January 2026.

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

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**LEGAL ADVERTISEMENT****HILLSBOROUGH COUNTY**

BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
BIR File: 020957.00023

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-004284

IN RE: ESTATE OF
ARLENE RAE PELON

Deceased.

NOTICE TO CREDITORS

The administration of the estate of ARLENE RAE PELON, deceased, whose 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 the 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 Sections 732.216 and 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.

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

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

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The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 and 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.22

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

deemed 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.realtaxdeed.com.

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

Dated 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.: 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 HASSAN 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.realtaxdeed.com.

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

Dated 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 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 33594

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

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

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

File No. 25-CP-004299

Division A

IN RE: ESTATE OF

TOWNE ESTATES AT SUMMERFIELD HOMEOWNERS' ASSOCIATION, INC.,
a Florida not-for-profit corporation,

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

CATHERINE RUTH FENTON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CATHERINE RUTH FENTON, deceased, whose date of death was November 2, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the 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. 732.16-732.228, 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/ Veronica Watkins
Veronica Watkins
28190 290th St.
Maryville, MO 64468

Attorney for Personal Representative:

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

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

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

CASE NO: 25-CC-034796

PANTHER TRACE HOMEOWNERS' ASSOCIATION, INC.,
a Florida not-for-profit corporation,

Plaintiff,

vs.

HARMONY BOOKER and KYLE BOOKER and wife and husband; **UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT** and UNKNOWN TENANT,

Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-034796, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein PANTHER TRACE HOMEOWNERS' ASSOCIATION, INC. is Plaintiff, and HARMONY BOOKER and KYLE BOOKER, wife and husband; UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash at www.hillsborough.realestateclose.com, Hillsborough County, Florida at 10:00 A.M. on February 6, 2026, the following described property set forth in the Final Judgment of Foreclosure, to wit:

Lot 44, Block 26, PANTHER TRACE PHASE 1B/1C according to the plat thereof as recorded in Plat Book 96, Page 23 of the Public Records of Hillsborough County, Florida.

Property Address: 11144 Rodeo Lane, Riverview, FL 33579

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.

Any persons with a disability requiring accommodations should call 813-272-5022; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding.

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

Case No. 25-CC-041385

TOWNE ESTATES AT SUMMERFIELD HOMEOWNERS' ASSOCIATION, INC.,
a Florida not-for-profit corporation,

Plaintiff,

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

vs.
AHMAD A S MAHMOUD and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-041385, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein TOWNE ESTATES AT SUMMERFIELD HOMEOWNERS' ASSOCIATION, INC. is Plaintiff, and AHMAD A S MAHMOUD and UNKNOWN TENANT, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash at www.hillsborough.realestateclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

Lot 17 in Block A, of SUMMERFIELD VILLAGE 1, TRACT 10, PHASE I and PHASE II, according to the map or plat thereof, as recorded in Plat Book 81, Page 49, of the Public Records of Hillsborough County, Florida.

Property Address: 13024 Fennway Ridge Drive, Riverview, FL 33579

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.

Any persons with a disability requiring accommodations should call 813-272-5022; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding.

Dated January 7, 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 CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Case No.: 25-CA-002966

Division: T

ROBERT MCGREGOR,
Plaintiff,

v.

LOUIS B. BRUCE, JR. a/k/a LOUIS B. BRUCE, JR., UNKNOWN SPOUSE OF LOUIS B. BRUCE, JR., UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2; AND ANY AND ALL PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT Defendants.

NOTICE OF SALE UNDER F.S. CHAPTER 45

Notice is given under that final summary judgment dated November 10, 2025, in Case No. 25-CA-002966 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which Robert McGregor, is Plaintiff, and Louis B. Bruce, Jr. a/k/a Louis B. Bruce, Jr. is Defendant, the Clerk of the Circuit Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at www.hillsborough.realestateclose.com, Hillsborough County, Florida at 10:00 A.M. on February 6, 2026, the following described property set forth in the Final Judgment of Foreclosure, to wit:

From the Southwest corner of Section 11, Township 29 South, Range 21 East, Hillsborough County, Florida; run thence North along the West boundary of said Section 11 a distance of 666.11 feet; thence run South 89°52'12" East, a distance of 662.00 feet to the Point of Beginning; thence run North 00°09'41" East, a distance of 33.00 feet, thence South 89°52'12" East, a distance of 409.53 feet; thence run North 55°59'51" East, a distance of 305.82 feet; thence run South 00°19'23" West, along the East boundary of the Southwest 1/4 of the Southwest 1/4 of said Section 11, a distance of 204.60 feet; thence run North 89°52'12" West, a distance of 662.00 feet to the Point of Beginning.

TOGETHER with that certain 2002 Redman Limited Mobile Home, ID Numbers FLA 14616257A and 14616257A.

Property Address: 3309 W. Jerry Smith Road, Dover, Florida 33527

Pursuant to F.S. 45.031(2)(f), any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

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 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

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

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

DOROTHY MAE THOMAS
Plaintiff
vs.

TOMMY LEE MARTIN
Defendant

AMENDED NOTICE OF ACTION; CONSTRUCTIVE SERVICE

TO: TOMMY LEE MARTIN

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

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

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

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

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

Folio: 048189-0000

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

Dated on 12/23/2025

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

By: s/ Jennifer Taylor

As Deputy Clerk

Matthew Allen Esq. BALS

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

LEGAL ADVERTISEMENT**MANATEE COUNTY**

HOEFTAKA MATTHEW E. HOEFT AKA MATTHEW HOEFT; COLLEEN HOEFT AKA COLLEEN HOEFT; AND UNKNOWN TENANT #1 NKA MORGAN HOEFT are defendants. Angelina Colonesso as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.manatee.reaforeclose.com at 11:00 A.M. on the 4th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 89, CLEARVIEW MANOR, UNIT 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE(S) 92, OF THE PUBLIC RECORDS OF MANATEE 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 Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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 16th day of January, 2026.

By: /S/ Liana R. Hall

Liana R. Hall
Bar No. 73813

Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1028685

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 Petri, 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

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION

File No. 2025CP002385AX

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 representatives and the personal representatives' attorney are set forth below.

All creditors of the deceased and other persons having claims or demands against the deceased'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 creditors of the deceased and other persons having claims or demands against the deceased'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 deceased and other persons having claims or demands against the deceased'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.

The personal representative has no duty to discover whether any property held at the time of the deceased's death by the deceased or the deceased'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 deceased and other persons having claims or demands against the deceased's estate 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 deceased and other persons having claims or demands against the deceased's estate will be forever barred.

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

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

Personal Representatives:

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

LEGAL ADVERTISEMENT**MANATEE COUNTY**

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 DECEASED'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

LEGAL ADVERTISEMENT**PASCO COUNTY**

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 date of first publication of this Notice is January 23, 2026.

Persons Giving Notice:
Kathy Jo Rusniak
13937 S. Belmont Dr.
Homer Glen, IL 60491
Christina Jean Malys
30859 Lindentree Dr
Wesley Chapel, FL 33543

Attorney for Person Giving Notice:
Paul James Monsanto, Esq.
Attorney for Petitioner
Florida Bar Number: 1025961
26852 Tanic Drive, Suite 102
Wesley Chapel, FL 33544
Telephone: (813) 997-5290
E-Mail: paul@pjrnattorneys.com

1/23/1-30/26LG 2T

**IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION**
File No.: 2025-CP-002067-ES
Division: A

IN RE: ESTATE OF
MARGARET MARIE SPRADLIN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARGARET MARIE SPRADLIN, deceased, whose date of death was October 15, 2025 is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523. 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 23, 2026.

Personal Representative:
Gabriel A. Spradlin
4217 Winding River Way
Land O' Lakes, FL 34639

Attorney for Personal Representative:
Paul James Monsanto, Esq.
Florida Bar Number: 1025961
26852 Tanic Drive, Suite 102
Wesley Chapel, FL 33544
Telephone: (813) 997-5290
E-Mail: paul@pjrnattorneys.com

1/23/1-30/26LG 2T

**IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION**
File No. 2025CP002003CPAXES
Division I

IN RE: ESTATE OF
PATRICIA S. ELLSWORTH
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PATRICIA S. ELLSWORTH, deceased, whose date of death was August 30, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and

LEGAL ADVERTISEMENT**PASCO 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, 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 23, 2026.

Personal Representative:
/s/ Casey Alan Ellsworth
CASEY ALAN ELLSWORTH
2637 Bermuda Lake Drive, Apt. 204A
Brandon, Florida 33510

Attorney for Personal Representative:
/s/ Sheron Alves Bass
SHERON ALVES BASS, ESQUIRE
Attorney
Florida Bar Number: 752185
Bass Law Group
9385 N. 56th Street, Suite 311
Temple Terrace, FL 33617
Telephone: (813) 988-4040
E-Mail: sheron@basslawgroup.com
Secondary E-Mail:
catherine@basslawgroup.com

1/23/1-30/26LG 2T

**IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND FOR
PASCO COUNTY, FLORIDA
CIVIL DIVISION**
FREEDOM MORTGAGE CORPORATION
Plaintiff(s),
CASE NO.: 2022CA001807CAAXWS
v.
DANIEL THOMPSON, UNKNOWN
SPOUSE OF DANIEL THOMPSON, AND
UNKNOWN TENANT IN POSSESSION
OF THE SUBJECT

Defendant(s).

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 8th day of January, 2026, and entered in Case No. 2022CA001807CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and DANIEL THOMPSON: UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A JENNIFER BYRNE; UNKNOWN SPOUSE OF DANIEL THOMPSON; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Nikki Alvarez-Sowles, Esq., as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 A.M. on the 7th day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, HOLIDAY ESTATES UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 128, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 14th day of January, 2026.

By: /S/ Liana R. Hall

Liana R. Hall
Bar No. 73813

Submitted by:

Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR
SERVICE
PURSUANT TO FLA. R. JUD. ADMIN
2.516
ESERVICE@MGS-LEGAL.COM
11080-1028580

**IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND FOR
PASCO COUNTY, FLORIDA
CIVIL DIVISION**
CASE NO.: 2025CA002763CAAXES
FREEDOM MORTGAGE CORPORATION
Plaintiff(s),
v.

FRANK WALTER CARD JR. A/K/A
FRANK CARD; LOUISE CARD;
GOODLEAP, LLC; AND UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendant(s).

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. 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.pasco.realforeclose.com at 11:00 A.M. on the 19th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 25: That portion of the Northeast 1/4 of the Northeast 1/4 of Section 35, Township 25 South, Range 21 East, Pasco County, Florida, being further described as follows: Commencing at the Northeast corner of Section 35, Township 25 South, Range 21 East, Pasco County, Florida, run South 00°17'00" West, 546.90 feet, along the East line of said Section 35, thence run West 1,065.00 feet for a point of beginning; thence run South 00°17'00" West, 201.20 feet; thence run South 89°31'49" West, 150.00 feet; thence run North 00°17'00" East, 202.53 feet; thence run East 150.00 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 subject to an easement over and across the South 35.0 feet for ingress and egress.

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.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JULIE J. GREEN ET AL., DEFENDANTS.

RE-NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Agreed Order on Plaintiff's Motion

LEGAL ADVERTISEMENT**PASCO COUNTY**

to Disburse Third Party Forfeited Deposit Held in The Court Registry to the Plaintiff and Reschedule the Foreclosure Sale dated the 14th day of January, 2026, and entered in Case No. 2022CA001892CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ROBIN J. MINER A/K/A ROBIN MINER, MISTY LYN GREEN A/K/A MISTY GREEN, TAMMY M. SPONABLE A/K/A TAMMY SPONABLE, VICKY ANN STORRIER A/K/A VICKY STORRIER, TERRY JOHN BOZEAT A/K/A TERRY JOHN BOZEAT, KIPPY CHARLES BOZEAT A/K/A KIPPY BOZEAT, DAVID PHILLIP BOZEAT A/K/A DAVID BOZEAT, KEITH CHRISTOPHER BOZEAT A/K/A KEITH BOZEAT, SHANE WILLIAM BOZEAT A/K/A SHANE BOZEAT, CACH, LLC, UNKNOWN SPOUSE OF JULIE J. GREEN, RANDY PAUL ROBINSON, STATE OF FLORIDA, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, THE CLERK OF THE COURT FOR PASCO COUNTY, FLORIDA and RCH MORTGAGE INSURANCE COMPANY A/K/A ARCH MORTGAGE ASSURANCE COMPANY are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 A.M. on the 24th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 543, HOLIDAY LAKE ESTATES, UNIT NINE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 132 AND 133, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 12th day of January, 2026.

By: /S/ Liana R. Hall

Liana R. Hall
Bar No. 73813

Submitted by:

Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR
SERVICE
PURSUANT TO FLA. R. JUD. ADMIN
2.516
ESERVICE@MGS-LEGAL.COM
11080-1028318

1/23/1-30/26LG 2T

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

AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 12th day of January, 2026.

By: /S/ Liana R. Hall

Liana R. Hall
Bar No. 73813

Submitted by:

Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR
SERVICE
PURSUANT TO FLA. R. JUD. ADMIN
2.516
ESERVICE@MGS-LEGAL.COM
11080-1028318

LEGAL ADVERTISEMENT**PASCO COUNTY**

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

LEGAL ADVERTISEMENT**PASCO COUNTY**

30750 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 Reyme
 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 Achritz
 10314 US 19 NEW PORT RICHEY, FL 34668
 D118 256.70 Patrick Said
 2185 458.15 Tammy Cox
 2383 511.70 Tammy Cox
 B154 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 Demetrice Hammonds
 2076 790.40 Rachel Howard
 2015 622.70 Ryan Damon
 5036 845.60 Sheryl Hakala
 2050 646.70 Lynda Kolivnen
 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 Road, Suite 105, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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:

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:
rianna@atcauselaw.com

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

**NOTICE OF
ADMINISTRATIVE COMPLAINT
PASCO COUNTY**

To: JEREMIAH J. TIMONY
Case No.: CD202509619/XP3500072/3501895
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 ac-

LEGAL ADVERTISEMENT**PASCO COUNTY**

cordance 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. CEREZO 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 there-
of, 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.pasco.realestateclose.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
PASCO COUNTY, FLORIDA
PROBATE DIVISION**

File No. 2025CP001914CPAXES

IN RE: ESTATE OF
ELIZABETH SECULA,
A/K/A ELIZABETH M. SECULA
Deceased

NOTICE TO CREDITORS

The administration of the estate of ELIZABETH SECULA, A/K/A ELIZABETH M. SECULA, deceased, whose date of death was April 15, 2025, File Number 2025CP-001914CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33525. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:

MATTHEW P. SECULA
37324 Lois Avenue
Zephyrhills, FL 33542

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

CASE NO.: 2025CA003045CAAXWS

FREEDOM MORTGAGE CORPORATION
Plaintiff,
vs.

CHRISTOPHER ALLEN TEMPLE, ET AL.,
Defendant(s).

NOTICE OF ACTION

TO: CHRISTOPHER ALLEN TEMPLE

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

LEGAL ADVERTISEMENT**PASCO COUNTY**

Last Known Address: 7426 Chapel Ave,
New Port Richey, FL 34652
Current Residence: UNKNOWN
CHRISTOPHER ALLEN TEMPLE
Last Known Address: 2884 Edenwood
St Clearwater FL 33759
Current Residence: UNKNOWN
CHRISTOPHER ALLEN TEMPLE
Last Known Address: 411 Dempsey Rd
Palm Harbor FL 34683
Current Residence: UNKNOWN
UNKNOWN SPOUSE OF
CHRISTOPHER ALLEN TEMPLE
Last Known Address: 7426 Chapel Ave,
New Port Richey, FL 34652
Current Residence: UNKNOWN

UNKNOWN SPOUSE OF
CHRISTOPHER ALLEN TEMPLE
Last Known Address: 2884 Edenwood
St Clearwater FL 33759
Current Residence: UNKNOWN

UNKNOWN SPOUSE OF
CHRISTOPHER ALLEN TEMPLE
Last Known Address: 411 Dempsey Rd
Palm Harbor FL 34683
Current Residence: UNKNOWN

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

LOT 5, BLOCK 2, TE-LA HEIGHTS
UNIT NO. 1, ACCORDING TO THE
PLAT THEREOF AS RECORDED IN
PLAT BOOK 2, PAGE 48, PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.

has been filed against you and you are
required to serve a copy of your written de-
fenses, if any, to it, on MILLER, GEORGE &
SUGGS, PLLC, Attorney for Plaintiff, whose
address is 210 N. University Drive, Suite
900, Coral Springs, FL 33071, on or
before February 17, 2026, within or be-
fore a date at least thirty (30) days after
the first publication of this Notice in 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 there-
after; otherwise a default will be entered
against you for the relief demanded in the
complaint.

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 16, 2026.

Personal Representative:
Katie I. Rodriguez
17573 Cortes Creek Blvd.
Spring Hill, Florida 34610

Attorney for Personal Representative:
Aaron W. Saoud, Esquire
Florida Bar Number 096124
AWS LAW FIRM
2202 N. Westshore Blvd., Suite 200
Tampa, Florida 33607

Telephone: (813) 922-5293
E-Mail: attorney@awsaw.org
Secondary E-Mail: service@awsaw.org

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

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

File No. 2025CP002062CPAXES

IN RE: ESTATE OF
JEFFREY FREDRICK SCHEUFLER
a/k/a JEFFREY F. SCHEUFLER
a/k/a JEFFREY SCHEUFLER,
Deceased.

NOTICE TO CREDITORS

WITNESS my hand and the seal of this
Court this 9th day of January, 2026.
Nikki Alvarez-Sowles, Esq.
As Clerk of Court
By: s/ Illegible
As Deputy Clerk
Miller, George & Suggs, PLLC

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

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

File No. 2025CP002062CPAXES

IN RE: ESTATE OF
JEFFREY FREDRICK SCHEUFLER
a/k/a JEFFREY F. SCHEUFLER
a/k/a JEFFREY SCHEUFLER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jeffrey Fredrick Scheufler a/k/a Jeffrey F. Scheufler a/k/a Jeffrey Scheufler, whose date of death was September 24, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

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.

Date 1/21/2025

Ken Burke
Clerk of the Circuit Court
315 Court St, Clearwater, FL 33756
By: s/ Thomas Smith
Deputy Clerk of the Court
Tromberg, Miller, Morris & Partners

1/23-1/30/26LG 2T

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

Case No.: 25-008266-FD

Division: 25

MANISH CHANDRA KANDAKATIA,
Petitioner,
and
SUCHARITHA DASA,
Respondent.

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

TO: SUCHARITHA DASA

Last known address:
6550 150th Ave N, Apt. H107,
Clearwater, FL 33760

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 MANISH CHANDRA KANDAKATIA, whose address is 2285 Alee Ln, Wesley Chapel, FL 33543, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court Street, 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 addresses on record at the clerk's office.

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

Dated 1/20/2026

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756
By: s/ Thomas Smith
Deputy Clerk

1/23-2/13/26LG 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:

REDWOOD TECH

Owner: Mr. Big Data LLC
2400 Feather Sound Dr # 1132
Clearwater, FL 33762

1/23/26LG 1T

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

CASE #25-011907-ES

IN RE: THE ESTATE OF
MICHELLE ANNE CLOUTIER,
aka MICHELLE CLOUTIER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Michelle Anne Cloutier, aka Michelle Cloutier deceased, whose date of death was November 18, 2025 is pending in the Circuit Court of Pinellas County, Florida, 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 claim with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

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 23, 2026.

Personal Representative:
Timothy J. Cloutier
45 Wildwood St
Manchester NH 03103

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

1/23-1/30/26LG 2T

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to Florida Statute §715.109, Bay Ranch Mobile Home Village, LLP, d/b/a Bay Ranch Mobile Home Park, offers for public sale the following:

56' 1971 MALBU HS Mobile Home
Title #: 4570318, VIN# 14727

and on February 6, 2026 at 7349 Ulmerton Road, Largo, Pinellas County, Florida 33771, at the hour of 9:30 a.m. or as soon thereafter as possible, the landlord will offer for sale "AS IS" "WHERE IS" the aforementioned personal property at public outcry and will sell the same, subject to ownership rights, liens, and security interests which have priority by law, if any, to the highest bidders and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs of storage, advertising and sale, due and owing the landlord. The name and addresses of the former owner are Kathleen Culotta, 7349 Ulmerton Road, Lot #286, Largo, Pinellas County, Florida 33771 and Edward John McMullen 7349 Ulmerton Road, Lot #286, Largo, Pinellas County, Florida 33771.

Bay Ranch Mobile Home Village, LLP, d/b/a Bay Ranch Mobile Home Park

By: Patrick M. Singer,
Attorney for Bay Ranch Mobile Home Village, LLP

Authorized Agent

Landlord Law, P.A.
14502 N. Dale Mabry Hwy., Suite 200
Tampa, FL 33618

1/23-1/30/26LG 2T

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

Case No. 25-002421-ES

IN RE: ESTATE OF

LISA R. HARMON,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Lisa R. Harmon, deceased, whose date of death was January 24, 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.

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

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

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

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

Personal Representative:
Andrea James
3001 16th Road South
Arlington, Virginia 22204

Attorney for Personal Representative:
Brice Zoeclein, Esq.
Email Address: brice@zoecleinlawpa.com
Florida Bar No. 0085615
Zoeclein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511

1/23-1/30/26LG 2T

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

File No. 25-003482-ES

IN RE: ESTATE OF

DANIEL PHILLIP GIDDENS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DANIEL PHILLIP GIDDENS, deceased, whose date of death was December 17, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and personal representative's attorney are set forth below.

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

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

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

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

Personal Representative:
SHEILA DOREEN SWEETWOOD BOROWSKI
157 Brand Rd, Toms River, NJ 08753

Attorney for Personal Representative:
DEBRA ANN SWEETWOOD MISHOCK
104 Logan Ave, Pleasant Gap, PA 16823

Sheila Doreen Sweetwood Borowski
157 Brand Rd, Toms River, NJ 08753

Attorney for Personal Representative:
ROBERT JAMES KNARR
1202 W. 10th Street, Erie, PA 16502

Robert James Knarr
1202 W. 10th Street, Erie, PA 16502

Attorney for Personal Representative:
JOHN STEPHEN ROMIG, et. al.
Defendants

Attorney for Personal Representative:
TO: JOHN STEPHEN ROMIG
442 Harris Dr, Watertown, NY 13601

Attorney for Personal Representative:
ROBERT JAMES KNARR
1202 W. 10th Street, Erie, PA 16502

Attorney for Personal Representative:
DEBRA ANN SWEETWOOD MISHOCK
104 Logan Ave, Pleasant Gap, PA 16823

Attorney for Personal Representative:
SHEILA DOREEN SWEETWOOD BOROWSKI
157 Brand Rd, Toms River, NJ 08753

Attorney for Personal Representative:
SHEILA DOREEN SWEETWOOD BOROWSKI
157 Brand Rd, Toms River, NJ 08753

Attorney for Personal Representative:
TO: JOHN STEPHEN ROMIG
442 Harris Dr, Watertown, NY 13601

Attorney for Personal Representative:
ROBERT JAMES KNARR
1202 W. 10th Street, Erie, PA 16502

Attorney for Personal Representative:
DEBRA ANN SWEETWOOD MISHOCK
104 Logan Ave, Pleasant Gap, PA 16823

Attorney for Personal Representative:
SHEILA DOREEN SWEETWOOD BOROWSKI
157 Brand Rd, Toms River, NJ 08753

Attorney for Personal Representative:
TO: JOHN STEPHEN ROMIG
442 Harris Dr, Watertown, NY 13601

Attorney for Personal Representative:
ROBERT JAMES KNARR
1202 W. 10th Street, Erie, PA 16502

Attorney for Personal Representative:
DEBRA ANN SWEETWOOD MISHOCK
104 Logan Ave, Pleasant Gap, PA 16823

Attorney for Personal Representative:
SHEILA DOREEN SWEETWOOD BOROWSKI
157 Brand Rd, Toms River, NJ 08753

Attorney for Personal Representative:
TO: JOHN STEPHEN ROMIG
442 Harris Dr, Watertown, NY 13601

Attorney for Personal Representative:
ROBERT JAMES KNARR
1202 W. 10th Street, Erie, PA 16502

Attorney for Personal Representative:
DEBRA ANN SWEETWOOD MISHOCK
104 Logan Ave, Pleasant Gap, PA 16823

Attorney for Personal Representative:
SHEILA DOREEN SWEETWOOD BOROWSKI
157 Brand Rd, Toms River, NJ 08753

Attorney for Personal Representative:
TO: JOHN STEPHEN ROMIG
442 Harris Dr, Watertown, NY 13601

Attorney for Personal Representative:
ROBERT JAMES KNARR
1202 W. 10th Street, Erie, PA 16502

Attorney for Personal Representative:
DEBRA ANN SWEETWOOD MISHOCK
104 Logan Ave, Pleasant Gap, PA 16823

Attorney for Personal Representative:
SHEILA DOREEN SWEETWOOD BOROWSKI
157 Brand Rd, Toms River, NJ 08753

Attorney for Personal Representative:
TO: JOHN STEPHEN ROMIG
442 Harris Dr, Watertown, NY 13601

Attorney for Personal Representative:
ROBERT JAMES KNARR
1202 W. 10th Street, Erie, PA 16502

Attorney for Personal Representative:
DEBRA ANN SWEETWOOD MISHOCK
104 Logan Ave, Pleasant Gap, PA 16823

Attorney for Personal Representative:
SHEILA DOREEN SWEETWOOD BOROWSKI
157 Brand Rd, Toms River, NJ 08753

Attorney for Personal Representative:
TO: JOHN STEPHEN ROMIG
442 Harris Dr, Watertown, NY 13601

Attorney for Personal Representative:
ROBERT JAMES KNARR
1202 W. 10th Street, Erie, PA 16502

Attorney for Personal Representative:
DEBRA ANN SWEETWOOD MISHOCK
104 Logan Ave, Pleasant Gap, PA 16823

Attorney for Personal Representative:
SHEILA DOREEN SWEETWOOD BOROWSKI
157 Brand Rd, Toms River, NJ 08753

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011537-ES

IN RE: ESTATE OF
ROBERT WILLIAM IMHOFF
a/k/a ROBERT W. IMHOFF
a/k/a ROBERT IMHOFF
a/k/a BOB IMHOFF
a/k/a R.W. SMITH
a/k/a BOB SMITH,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Robert William Imhoff a/k/a Robert W. Imhoff a/k/a Robert Imhoff a/k/a Bob Imhoff a/k/a R.W. Smith a/k/a Bob Smith, deceased, whose date of death was October 13, 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 23, 2026.

Personal Representative:

Erin Imhoff
1358 Curtis Drive E.
Clearwater, Florida 33764

Attorney for Personal Representative:

Ashley 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: ashley.cribbis@atcauselaw.com
Secondary E-Mail:
ashley.cribbis@atcauselaw.com

1/23-1/30/26LG 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:

SKILLED BILLING

Owner: Diane Boone
1629 Ridgewood St
Clearwater, FL 33755

1/23/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

OUTSMART OPS

Owner: Lisa Cunningham
2110 Burlington Ave N
St. Petersburg, FL 33713

1/23/26LG 1T

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

CASE NO.: 25-000816-CI
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

EMMANUEL A. RAMIREZ, JR. A/K/A EMMANUEL RAMIREZ, JR. A/K/A EMMANUEL ANTONIO RAMIREZ, JR., ET AL., DEFENDANTS.

RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the January 14, 2026 Foreclosure Sale dated the 13th day of January, 2026, and entered in Case No. 25-000816-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and EMMANUEL A. RAMIREZ, JR. A/K/A EMMANUEL RAMIREZ, JR. A/K/A EMMANUEL ANTONIO RAMIREZ, JR.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A MARK DEVOS; POWER HOME REMODELING GROUP, LLC A/K/A POWER HOME REMODELING; CLERK OF THE COURT, PINELLAS COUNTY, FLORIDA; STATE OF FLORIDA; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS 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 3rd day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

LOT 13, BLOCK E, HIGHLAND TERRACE MANOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE(S) 46, OF THE PUBLIC RECORDS OF PINELLAS 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. 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 (VTDD).

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 13th day of January, 2026.

By: /S/ Liana R. Hall

Liana R. Hall

Bar No. 73813

Submitted by:

Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900

Coral Springs, FL 33071

DESIGNATED PRIMARY E-MAIL FOR SERVICE

PURSUANT TO FLA. R. JUD. ADMIN

2.516

ESERVICE@MGS-LEGAL.COM

11080-1028498

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

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

ing the landlord. The name and address of the former owner is Arthur Williams, 16416 US Highway 19 N., Lot #1310 Clearwater, FL 33764.

Embassy Mobile Park LLC
By: Patrick M. Singer,
Attorney for Embassy Mobile Park LLC
Authorized Agent
Landlord Law, P.A.
14502 N. Dale Mabry Hwy., Suite 200
Tampa, FL 33618

1/16-1/23/26 2T

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to Florida Statute §715.109, Embassy Mobile Park LLC, offers for public sale the following:

1979 SUNC double-wide mobile home, VIN S79099FL A and VIN S79099FL B and on January 29, 2026 at 16416 US Highway 19 N., Lot #1907, Clearwater, FL 33764, at the hour of 9:00 a.m. or as soon thereafter as possible, the landlord will offer for sale "AS IS" "WHERE IS" the aforesaid personal property at public outcry and will sell the same, subject to ownership rights, liens, and security interests which have priority by law, if any, to the highest bidders and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs of storage, advertising and sale, due and owing the landlord. The name and address of the former owner is Sandra Webb, 16416 US Highway 19 N., Lot #1907 Clearwater, FL 33764.

Embassy Mobile Park LLC
By: Patrick M. Singer,
Attorney for Embassy Mobile Park LLC
Authorized Agent
Landlord Law, P.A.
14502 N. Dale Mabry Hwy., Suite 200
Tampa, FL 33618

1/16-1/23/26 2T

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

CASE NO.: 25-001429-CI

FREEDOM MORTGAGE CORPORATION

Plaintiff,

vs.

WAYNE RINEHART, ET AL.,

Defendant(s).

NOTICE OF ACTION

TO: Sheiba Lynn Waldron A/K/A Sheiba Waldron A/K/A Shelba L. Waldron
Last Known Address: 3891 67th Ave N, Pinellas Park, FL 33781

Current Residence: UNKNOWN

Sheiba Lynn Waldron A/K/A Sheiba Waldron A/K/A Shelba L. Waldron
Last Known Address: 10364 Alice Ct Fishers IN 46038

Current Residence: UNKNOWN

Sheiba Lynn Waldron A/K/A Sheiba Waldron A/K/A Shelba L. Waldron
Last Known Address: 235 114th Ave N Unit 3 Saint Petersburg FL 33716

Current Residence: UNKNOWN

Sheiba Lynn Waldron A/K/A Sheiba Waldron A/K/A Shelba L. Waldron
Last Known Address: 2924 Princeton Ln Murfreesboro TN 37129

Current Residence: UNKNOWN

Dividend Solar Finance LLC
Last Known Address: c/o Registered Agent Solutions Inc., Registered Agent, 2894 Remington Green Lane, Suite A, Tallahassee, FL 32308

Current Residence: UNKNOWN

Dividend Solar Finance LLC
Last Known Address: 10 Crest Rd # 1, Lafayette, CA 94549

Current Residence: UNKNOWN

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

Lot 19, Block 9, Boulevard Park No. 2, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 83 of the Public Records of Pinellas County, Florida.

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

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

Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

WITNESS my hand and the seal of this Court this 13th day of January, 2026.

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

By: s/ Stevie Ayars

Deputy Clerk

Lender Legal PLLC

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

Joanne Rivera; et al,
Defendants.

NOTICE OF ACTION

TO: Joanne Rivera
3125 30th Ave N
Saint Petersburg, FL 33713

Joanne Rivera
2500 1st Ave North
St. Petersburg FL 33713

Joanne Rivera
6387 17th Ter N
St. Petersburg FL 33710

Unknown Spouse of Joanne Rivera
3125 30th Ave N
Saint Petersburg, FL 33713

Unknown Spouse of Joanne Rivera
2500 1st Ave North
St. Petersburg FL 33713

Unknown Spouse of Joanne Rivera
6387 17th Ter N
St. Petersburg FL 33710

LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

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

Lot 8, George Stuart Subdivision, Third Addition, according to the plat thereof recorded in Plat Book 39, Page 61, Public Records of Pinellas County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Nick Geraci, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of the said Court on the 13th day of January, 2026.

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

By: s/ Stevie Ayars

Deputy Clerk

Lender Legal PLLC

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

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

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

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, UNKNOWN TENANT #1, and UNKNOWN TENANT #2, Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Consent Final Judgment of Foreclosure entered on December 17, 2025 in the above-captioned action, the following property situated in Pinellas County, Florida, described as:

LOT(S) 12, BLOCK 14, HALL'S CENTRAL AVENUE SUBDIVISION 2, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 39, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, Ken Burke, CPA, on the **19th day of March, 2026 at 10:00 a.m. (Eastern Time)** at www.pinellas.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 30th day of December, 2025
s/ **MICHAEL C. COYLE, ESQ.**
Florida Bar No.: 1054501
STOREY LAW GROUP, P.A.
221 NE Ivanhoe Blvd., Suite 300
Orlando, FL 32804
Telephone: 407-488-1225
Facsimile: 407-488-1177
Email: mcbole@storeylawgroup.com
Secondary Emails:
sbaker@storeylawgroup.com
Attorney for Plaintiff

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

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

CASE NO.: 25-004909-CI

US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RMAC TRUST, SERIES 2016-CTT Plaintiff, vs.

MILDRED L. GREGGO AND THOMAS C. GREGGO, ET AL., Defendants.

NOTICE OF ACTION

TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Marie S. Remes

Last Known Address: 700 W Fabyan Parkway Apt. 334C, Batavia, IL 60510 Current Residence: UNKNOWN

Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Marie S. Remes

Last Known Address: 1122 2nd Ave. S, Tierra Verde FL 33715 Current Residence: UNKNOWN

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

LOT 19, BLOCK 39, TIERRA VERDE UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 42 THROUGH 55, INCLUSIVELY, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

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

WITNESS my hand and the seal of this Court this 12th day of January, 2026.

Ken Burke
Clerk of the Circuit Court & Comptroller

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

315 Court St, Clearwater, FL 33756-5165
By: s/ Stevie Ayars
As Deputy Clerk
Miller, George & Suggs, PLLC
1/16-1/23/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 26-000155-ES

IN RE: ESTATE OF
REBECCA FULLER
Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: JONATHAN MARTIN

Whereabouts Unknown

DANIELLE MARTIN

Whereabouts Unknown

DARRYL TATUM

Whereabouts Unknown

KENDRICK TATUM

Whereabouts Unknown

and Any and All Heirs of Rebecca Fuller
and Any and All Heirs of Barbara Martin
and Any and All Heirs of Kay Fuller

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDIUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before February 13th, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on January 8th, 2026.

Ken Burke
Clerk of the Circuit Court & Comptroller

As Clerk of the Court

By: s/ Alma T.

As Deputy Clerk

First Publication on January 16, 2026

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

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

CASE NO. 23-006732-CI

GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2, C/O U.S. BANK TRUST NATIONAL ASSOCIATION Plaintiff,

vs. THERESA MYERS AKA THERESA SBEGHEN, et al., Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order dated January 6, 2026 and entered in Case No. 23-006732-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2, C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff and MV REALTY PBC, LLC, THERESA MYERS AKA THERESA SBEGHEN, BANK OF AMERICA, N.A., the Defendants. Ken Burke, Clerk of the Circuit Court in and for Pinellas County, Florida will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on **February 10, 2026**, the following described property as set forth in said Order of Final Judgment, to wit:

ALL THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF PINELLAS STATE OF FLORIDA, TO-WIT:

LOT 9, LESS THE SOUTH 7.5 FEET THEREOF, BLOCK 7, OF CLEAR-

VISTA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

If you are a person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, you must file a claim with the Clerk of Court before or no later than the date that the Clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the lis pendens may claim the surplus.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED at Pinellas County, Florida, this 7th day of January 2026.

RUBIN LUBLIN, LLC

Attorney for Plaintiff

2313 W. Violet St.

Tampa, Florida 33603

Telephone: (813) 656-8801

Fax: (813) 656-8802

femailservice@rlselaw.com

By: s/ Brittany L. Harvey, Esq.

Florida Bar No. 124795

TL/102292

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

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

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 Cllle

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

GEORGIANA CASKEY BROWN

108 Hale St, Osceola Mills, PA 16666

THOMAS M. MCANDREW

2664 Farrandsville Rd

Farrandsville, PA 17745

TIMOTHY JOSEPH MCANDREW

14 Wandell 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.

LEGAL ADVERTISEMENT**POLK COUNTY**

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

WITNESS my hand and the seal of this Court this 5th day of January, 2026.

STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT
As Clerk of Court
By: Asuncion Nieves
As Deputy Clerk

Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1028131

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CA004623000000
FREEDOM MORTGAGE CORPORATION PLAINTIFF,

vs.
MARGARET BOYD WASHINGTON, QUINN LEAN STANFORD, UNKNOWN SPOUSE OF MARGARET BOYD WASHINGTON, UNKNOWN SPOUSE OF QUINN LEAN STANFORD, CASTLE CREDIT CO HOLDINGS, LLC, BUCKEYE TRACE HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, DEFENDANTS.

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 5th day of January, 2026, and entered in Case No. 2023CA004623000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and QUINN LEAN STANFORD, MARGARET BOYD WASHINGTON, CASTLE CREDIT CO HOLDINGS, LLC AND BUCKEYE TRACE HOMEOWNERS ASSOCIATION, INC are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash www.polk.reaforeclose.com at 10:00 A.M. on the 7th day of April, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 5, BUCKEYE TRACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 45, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 12th day of January, 2026.

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

Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1028330

NOTICE OF ADMINISTRATIVE COMPLAINT

To: JOHN A. DOLLAR

Case No.: CD202407839/D 3127436

An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

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

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

Case No.: 2024-CC-004379

La Smart Pointe Homeowners Association, Inc., Plaintiff,
vs.

Juan J. Vasquez,
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: 2024-CC-004379, of the County Court in and for Polk County, Florida. To be published in the La Gaceta Newspaper, wherein La Smart Pointe Homeowners Association, Inc. is the Plaintiff, and Juan J. Vasquez and Anabel Gonzalez Vasquez are the Defendants, the clerk will sell to the highest and best bidder for cash

LEGAL ADVERTISEMENT**POLK COUNTY**

at www.polk.reaforeclose.com, at 10:00 o'clock A.M. on February 4, 2026, the following described property as set forth in said Default Final Judgment of Foreclosure, to wit:

Property Description:

LOT 151, LAKE SMART POINTE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 172, PAGES 9-12, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 291 Lake Smart Circle, Winter Haven, FL 33881

Any person claiming an interest in the surplus from the sale, if any, other than the Property Owner as of the date of the lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated the 13th day of January, 2026

DHN ATTORNEYS, P.A.
448 South Alafaya Trail, Unit 8
Orlando, FL 32828
Telephone: (407) 269-5346
Facsimile: (407) 650-2765
Attorney for Association
By: /s/ Joshua Mowery
Joshua Mowery, Esquire
Florida Bar No. 1058705
joshua@dhnattorneys.com

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

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP002792

IN RE: ESTATE OF CALVIN CECIL COX SR., Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Calvin Cecil Cox Sr., deceased, whose date of death was June 29, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:

Kevin Dwayne Cox
44 Limit Street
Leavenworth, Kansas 66048

Attorney for Personal Representative:

Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail: rhianna@atcauselaw.com

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

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-004230

Division Probate

IN RE: ESTATE OF ROBERT C. BRANNEN, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Robert C. Brannen, deceased, whose date of death was November 2, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and

LEGAL ADVERTISEMENT**POLK 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative:

/s/ Julie A. Brannen
4211 Forest Hills Drive
Lakeland, Florida 33813

Attorney for Personal Representative:

/s/ J. Scott Reed
Attorney
Florida Bar Number: 124699
Pilka Adams & Reed, P.A.
330 Pauls Drive, Suite 100
Brandon, Florida 33511
Telephone: (813) 653-3800
Fax: (813) 651-0710
E-Mail: screed@pilka.com
Secondary E-Mail: probate@pilka.com

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

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

CASE NO.: 2024 CA 000895

JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff,
vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF KAY THOMAS; CRISTAL L. PENN; SOUTHERN DUNES MASTER ASSOCIATION, INC., Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on December 18, 2025, in the above-captioned action, the following property situated in Polk County, Florida, described as:

LOT 13A, VILLAS DE AUGUSTINE REPLAT OF LOT 13, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 102, PAGE 28, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, Stacy M. Butterfield, on the 18th day of March, 2026 on-line at 10:00 a.m. (Eastern Time) at www.polk.reaforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

Dated this 30th day of December, 2025.

/s/ MICHAEL COYLE, ESQ.

Florida Bar # 1054501

STOREY LAW GROUP, P.A.

221 NE Ivanhoe Blvd Suite 300

Orlando, FL 32804

Ph: (407) 488-1225

mcoyle@storeylawgroup.com

sbarker@storeylawgroup.com

Attorneys for Plaintiff

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

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

CASE NO.: 2025-CA-004436

ACAPULCO BAY PROPERTIES, LLC, Plaintiff,
vs.

NATALIE J. LEIGHTON HUTCHINSON, Defendant.

NOTICE OF ACTION

TO: NATALIE J. LEIGHTON HUTCHINSON
1909 W. PATTERSON STREET
LAKELAND, FLORIDA 33815

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN POLK COUNTY, FLORIDA, TO WIT: Lot 15, Block 1, WOODLAWN SUBDIVISION, according to the plat thereof recorded in Plat Book 12, page 13, public records of Polk County, Florida.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickerham, 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

LEGAL ADVERTISEMENT

LEGAL ADVERTISEMENT**POLK COUNTY**

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, Esq.

Bar No. 73813

Submitted by:

Miller, George & Suggs, PLLC

ATTORNEY FOR PLAINTIFF

210 N. University Drive, Suite 900

Coral Springs, FL 33071

DESIGNATED PRIMARY E-MAIL FOR SERVICE

PURSUANT TO FLA. R. JUD. ADMIN

2.516

ESERVICE@MGS-LEGAL.COM

11080-1028125

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT IN & FOR

SARASOTA COUNTY, FLORIDA

Clerk Case Number: 2025 CA 002371 NC

Division: C

U.S. BANK NATIONAL ASSOCIATION,

AS TRUSTEE FOR BAYVIEW FINAN-

CIAL MORTGAGE PASS-THROUGH

TRUST 2007-A, MORTGAGE PASS-

THROUGH CERTIFICATES, SERIES

2007-A

Plaintiff(s),

v.

UNKNOWN HEIRS, BENEFICIARIES,

DEVISEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES AND ALL

OTHERS WHO MAY CLAIM AN INTER-

EST IN THE ESTATE OF MICHAEL

E. PAVY A/K/A MICHAEL PAVY; DO-

LORES JANE PAVY A/K/A DOLORES

PAVY F/K/A DOLORES MELTZ; DEIR-

DRE PAVY, AS PERSONAL REPRE-

SENTATIVE OF THE ESTATE OF MI-

CHAEL E. PAVY A/K/A MICHAEL PAVY;

GOODLEAP, LLC; UNITED STATES OF

AMERICA, DEPARTMENT OF TREAS-

URY - INTERNAL REVENUE SERVICE;

AND UNKNOWN TENANT IN POSSE-

SION OF THE SUBJECT PROPERTY

Defendant(s).

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to

Final Judgment of Foreclosure dated the

8th day of January, 2026, and entered in

Case No. 2025 CA 002371 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, where-

LEGAL ADVERTISEMENT**SARASOTA COUNTY**

in U.S. Bank National Association, as Trustee for Bayview Financial Mortgage Pass-Through Trust 2007-A, Mortgage Pass-Through Certificates, Series 2007-A is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL E. PAVY A/K/A MICHAEL PAVY; DOLORES JANE PAVY A/K/A DOLORES PAVY F/K/A DOLORES MELTZ; GOODLEAP, LLC; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; 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:

LOTS 2032, 2033, 2034, 2035 AND 2036, SOUTH VENICE, UNIT NO. 6, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 34, 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 SERVICE

PURSUANT TO FLA. R. JUD. ADMIN

2.516

ESERVICE@MGS-LEGAL.COM

11080-1028124

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

CASE NO.: 24-CC-004370

LAS PALMAS OF SARASOTA CONDOMINIUM ASSOCIATION, INC.,

LEGAL ADVERTISEMENT**SARASOTA COUNTY**

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.,

LEGAL ADVERTISEMENT**SARASOTA COUNTY**

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:

CONDONIUM 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.

and more commonly known as 5691 Bentgrass Drive, #15-203, Sarasota, FL 34235 (hereinafter "Property").

will be sold to the highest bidder for cash at public sale by the Sarasota County Clerk of Court, electronically online at www.sarasota.realforeclose.com at **9:00 A.M. on February 11, 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, Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-8000, 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 9th day of January 2026.

/s/ Tiffany M. Love

Tiffany M. Love Esq.

Florida Bar No.: 92284

tiffany.love@arlaw.com

ADAMS AND REESE LLP

100 N. Tampa Street, Suite 4000

Tampa, FL 33602

Telephone: (813) 227-5541

Faxsimile: (813) 227-5641

Attorneys for Plaintiff

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

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 006099NC

IN RE: ESTATE OF

JAMES L PHILLIPS SR

Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES L PHILLIPS SR, deceased, whose date of death was October 15, 2025, is

LEGAL ADVERTISEMENT**SARASOTA COUNTY**

pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

</div

**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

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

**PRO 2026-11
Leading Grant-Summer Slots**

Information Session

1:00 p.m. February 2, 2026

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

For more information visit: www.ChildrensBoard.org

and click on Funding Opportunities.

1/23/26LG 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 RFIs 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

NOTICE OF ADOPTION

NOTICE IS HEREBY GIVEN TO WHOM IT MAY CONCERN:

NOTICE is hereby given that on January 13, 2026, the Board of County Commissioners of Hillsborough County, Florida, adopted a resolution closing, vacating and abandoning the following described property:

Resolution No. R26-002, Vacating Petition V24-0016, to vacate (i) a portion of unimproved platted public right-of-way known as 1st Street and (ii) a portion of unimproved platted public right-of-way known as 2nd Street, located in Section 16, Township 29S, Range 21E, abutting Folio Nos. 085427-1000 and 085427-1100 vacate (i) a portion of unimproved platted public right-of-way known as 1st Street and (ii) a portion of unimproved platted public right-of-way known as 2nd Street, located in Section 16, Township 29S, Range 21E, abutting Folio Nos. 085427-1000 and 085427-1100.

1/23/26LG 1T

ADVERTISEMENT

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

RFB 25-4847 DIGITAL ACCESSIBILITY SOLUTION. Please refer to the solicitation document for more information.

DUE DATE: Tuesday, February 17, 2026, at 2:00 p.m. Local Time. Contact: Chamanda Burris.

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.watertatters.org/procurement> under "View Our Solicitations" or on DemandStar, www.demandstar.com. For more information contact Procurement Services at procurement@watertatters.org, (352) 505-2970, or in Florida: 1-800-423-1476, TDD ONLY 1-800-231-6103.

1/23/26LG 1T

REQUEST FOR PROPOSAL

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive Proposals for 24 Hour Security Services at Raymond James Stadium.

BID #25-06

24 Hour Security Services, Raymond James Stadium

MANDATORY PREBID MEETING

Tuesday, February 3, 2026 at 10am

(Entrance B/C off Himes Avenue to Raymond James Stadium)
Offices are in the South Plaza (Bucs Beach area)

RFP DUE DATE

Tuesday, February 17, 2026 *not later than* 10am

RFP packages will be available for distribution on Friday, January 23, 2026. Documents will also be available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorlink.com> and DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 14th Day of January 2026.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
1/23/26LG 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 2/16/26

Degreaser (SMS)

3:00 PM 2/25/26

Temporary Labor for Asphalt
Paving Crews (SMS)

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

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

Dated: 1/23/2026

Deanna Faggart, CPPO

Director of Purchasing

City of Tampa, FL

2555 East Hanna Avenue

Tampa, FL 33610

1/23/26LG 1T

**CITY OF TAMPA
PURCHASING DEPARTMENT
INVITATION TO BID**

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

3:00 PM 2/6/26

Glock Pistols, Accessories and
Trade-In Services

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: 1/23/2026

Deanna Faggart, CPPO

Director of Purchasing

City of Tampa, FL

2555 East Hanna Avenue

Tampa, FL 33610

1/23/26LG 1T

Preferred Materials, Inc. requests quotes from approved Small Business Enterprises (SBE) reciprocal with City of Tampa and Hillsborough County's SBE programs, or other subcontractors for Milling, Milling Cleanup, Site Demolition, Fencing, Pavement Markings/Striping, QC/Testing, Trucking/Hauling and Environmental Protection for Port Tampa Bay ITB-B-004-26 RORO Mill and Resurface Hillsborough County. Efforts to assist interested SBE's in obtaining bonding, lines of credit, or insurance will be provided if needed. For your convenience, plans and specifications can be downloaded from our Preferred Materials FTP site or viewed at our office. The contractor assumes full responsibility for reviewing all current contract documents, including any addenda that may be issued, with his/her submission of a quote.

Bids are due 12/3/2025 prior to noon, via email: jon.stebick@preferredmaterials.com or via fax to 813-664-8526. Direct questions to Jon Stebick, at the Estimating Department #: 813-612-5740

1/23/26LG 1T

CONSORCIO DEL CONDADO DE PINELLAS
AVISO DE DISPONIBILIDAD DE FONDOS (NOFA)
PRESENTACIÓN CONSOLIDADA PARA 2026-2027
PARA LOS PROGRAMAS DE VIVIENDA Y DESARROLLO COMUNITARIO FEDERALES, ESTATALES, LOCALES

23 de enero de 2026

El Condado de Pinellas está recibiendo solicitudes para proyectos de vivienda y desarrollo comunitario para el año fiscal 2026-2027. La ayuda para el financiamiento de proyectos está disponible a través de programas de subvenciones federales, estatales y locales, tal como se describe a continuación.

DESCRIPCIÓN GENERAL DE LA FINANCIACIÓN

Los fondos disponibles estimados para el año fiscal 2026-2027 son:

Recursos del Programa Federal	Asignaciones/Ingresos del Programa
Subvención en Bloque para el Desarrollo Comunitario (CDBG)	\$2,339,516
Programa de Asociaciones de Inversión en Vivienda (HOME)	\$1,924,297
Subvención para Soluciones de Emergencia (ESG)	\$205,566

Recursos Federales, Estatales y Locales Adicionales	Asignaciones/Ingresos del Programa
Asociación Estatal de Iniciativas de Vivienda (SHIP)	\$5,080,000
Fondo Fiduciario de Vivienda (HTF)	\$325,000
Programa de Estabilización de Vecindarios (NSP)	\$250,000

Aún no se ha recibido la confirmación de los niveles de financiamiento de subvenciones federales para 2026. Los niveles de financiamiento identificados anteriormente están sujetos a cambios.

INFORMACIÓN DE SOLICITUD

Las solicitudes se aceptarán a través del portal de solicitudes en línea del Condado.

- **Abierto: 23 de enero de 2026 (7:00 a.m.)**
- **Fecha límite: 27 de febrero de 2026 (5:00 p.m.)**
- **Solicite en Línea: <https://pinellas.gov/pinellas-county-housing-development-funding/>**

Las solicitudes deben enviarse a través del portal de solicitudes en línea y con estado de "Solicitud presentada", a más tardar a las **5:00 p.m. el viernes, 27 de febrero de 2026**.

DETALLES DEL PROGRAMA

Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG)

La Ley Federal de Vivienda y Desarrollo Comunitario de 1974, en su forma enmendada, proporciona fondos federales de Subvenciones en Bloque para el Desarrollo Comunitario para proyectos que promuevan el desarrollo de comunidades urbanas viables, proporcionando vivienda digna, un entorno de vida adecuado y mayores oportunidades económicas, principalmente para las personas de ingresos bajos y moderados (LMI, por sus siglas en inglés).

Actividades subvencionables comprendidas dentro de las necesidades prioritarias identificadas:

- Desarrollo y preservación de viviendas asequibles
- Proyectos de mejora de instalaciones públicas que benefician a los residentes de LMI (adquisición, construcción y/o rehabilitación)
- Proyectos de infraestructura pública en áreas específicas y distritos especiales
- Actividades operativas y de servicio público que benefician a los residentes de LMI, incluidos servicios de salud mental y conductual, refugios y servicios para personas sin hogar y servicios para necesidades especiales

Programa de Asociaciones de Inversión en Vivienda (HOME)

El Título II de la Ley Nacional de Vivienda Asequible Cranston-Gonzales de 1990, en su forma enmendada, proporciona fondos a HOME para actividades de viviendas asequibles, incluyendo la construcción, compra y/o rehabilitación de vivienda asequible para alquiler o propiedad de vivienda.

El Condado de Pinellas está en un consorcio con la Ciudad de Largo. La Ciudad de Largo recibe una parte de los fondos de HOME como parte del Consorcio y asigna fondos a actividades de vivienda.

Programa de Subvenciones para Soluciones de Emergencia (ESG)

La Ley de Asistencia de Emergencia para Personas sin Hogar y Transición Rápida a la Vivienda de 2009 (Ley HEARTH), que modifica la Ley de Asistencia a Personas sin Hogar de McKinney-Vento, proporciona fondos de ESG para atender las necesidades de las personas sin hogar en refugios de emergencia o de transición para ayudar a las personas a recuperar rápidamente la estabilidad en viviendas permanentes después de experimentar una crisis de vivienda y/o falta de vivienda.

Actividades subvencionables comprendidas dentro de las necesidades prioritarias identificadas:

- Prevención de personas situación de calle/realojamiento rápido
- Operaciones/renovaciones de refugios
- Alcance en la calle

CRITERIOS DE SELECCIÓN

Las actividades deben ser consistentes con las prioridades del Plan Consolidado del Condado y demostrar:

- Solidez conceptual y viabilidad financiera
- Capacidad demostrada del solicitante para implementar el financiamiento y mantener el cumplimiento con las regulaciones aplicables
- Valor de desarrollo comunitario e impacto demostrable en la comunidad
- Residentes o empresas que cumplan con los requisitos de la Sección 3

JURISDICCIÓN

Los fondos del programa deben usarse para beneficiar a los residentes ubicados en las siguientes ubicaciones específicas:

- CDBG: Condado Urbano (todas las áreas incorporadas y no incorporadas, excepto los límites de la ciudad de San Petersburgo, Clearwater, Largo, Pinellas Park, Belleair Shore y Redington Beach)
- HOME: Condado Urbano y la Ciudad de Largo
- ESG: Condado Urbano (excluyendo los límites de la ciudad de San Petersburgo)
- SHIP: Áreas no incorporadas e incorporadas excluyendo los límites de la ciudad de San Petersburgo, Clearwater y Largo
- HTF: Áreas no incorporadas e incorporadas

PROGRAMAS DE VIVIENDA ASEQUIBLE

Además de los fondos federales de vivienda, los fondos del Programa Estatal de Asociaciones de Iniciativas de Vivienda (SHIP, por sus siglas en inglés) y del Fondo Fiduciario de Vivienda Local (HTF) estarán disponibles para programas de vivienda asequible.

Programas de vivienda financiados de manera continua:

- Desarrollo de viviendas asequibles
- Asistencia con el pago inicial
- Rehabilitación de viviendas ocupadas por sus propietarios
- Servicios de vivienda, como capacitación para compradores de vivienda y asesoramiento para la prevención de ejecuciones hipotecarias

Las solicitudes para actividades de desarrollo de viviendas asequibles se pueden presentar en cualquier momento del año. Las actividades de desarrollo de viviendas incluyen la preservación y/o producción de desarrollos de viviendas de alquiler asequibles, desarrollos de alquiler de ingresos mixtos y desarrollos de viviendas para compradores de vivienda. La información sobre los programas de vivienda y desarrollo comunitario del Condado está disponible en: <https://pinellas.gov/builders-and-developers/>.

1/23/26LG 1T

LEGAL AD

The Hillsborough County Board of County Commissioners will hold a public meeting on Tuesday, February 10, 2026, to consider a proposed Historic Landmark designation for the Wimauma Memorial Cemetery and site at 6012 and 6014 Edina Street and folio 79295.0000, N side of Vel Street approximately 475 feet east of 2nd Street, Wimauma, FL. The meeting will begin at 9:00 a.m. in the BOCC Board Room on the second floor of County Center, 601 E. Kennedy Boulevard, Tampa, Florida. For further information, please contact Colleen Marshall of County Development Services staff at (813) 272-5828 or marshallc@hcfl.gov.

1/23/26 1T

NOTICE OF ADOPTION

NOTICE IS HEREBY GIVEN TO WHOM IT MAY CONCERN:

NOTICE is hereby given that on the January 13, 2026, the Board of County Commissioners of Hillsborough County, Florida, adopted a resolution closing, vacating and abandoning the following described property:

Resolution No. R26-003, Vacating Petition V25-0008, vacate an improved right-of-way known as Hillcrest Avenue per the plat of Val Villa, as recorded in Plat Book 18, Page 47, of the Public Records of Hillsborough County, Florida, abutting folio 065729-0000 in Seffner Mango.

1/23/26LG 1T



Hillsborough County City-County Planning Commission

NOTICE OF PUBLIC HEARINGS

To be held February 9 and March 9, 2026, at 5:30 PM
on changes in election districts for Tampa City Council

The Hillsborough County City-County Planning Commission invites public comment on a proposed redistricting plan for the **four single-member districts** of the Tampa City Council, ahead of the **March 2027 municipal election**.

Pursuant to *Chapter 79-573, Laws of Florida*, as amended by *Chapters 84-535 and 86-404* (codified in **Section 8 of the Related Laws of the City of Tampa**), the single-member districts must be reviewed and updated every four years to reflect changes in population.

Public Hearings

The Planning Commission will hold **two public hearings in hybrid format**, broadcast live on **Hillsborough Television (HTV)**. These hearings are part of the required redistricting process, during which the Planning Commission will consider staff recommendations and public input before adopting final district boundaries. The adopted plan will be submitted to the **Supervisor of Elections**.

Members of the public are encouraged to attend and participate in either or both meetings. If you would like to speak at a hearing, please complete the [Online Preference Form](#). You will receive a confirmation email with webinar access details prior to the hearing(s). **Public comment registration closes 30 minutes before each hearing begins**. Agendas will be posted on the Planning Commission's website at least one week in advance.

Learn More and Comment in Advance

View detailed information, draft maps, and leave public comment at:
<https://planhillsborough.org/project/tampa-redistricting-2026/>

All meetings will be conducted in accordance with requirements of Florida law. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate is asked to advise the Planning Commission's Staff at least two business days before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the Planning Commission's office.

If you are only able to speak Spanish, please call the Spanish helpline at 813-272-5940 and dial 1. Se recomienda a las personas que necesiten servicios de interpretación o adaptaciones por una discapacidad para participar en esta reunión. o ayuda para leer o interpretar los temas de esta agenda, sin costo alguno, que se pongan en contacto con Harmoni McGee, (813) 582-7368 o mcghee@plancom.org, tres días antes de la reunión. Si s: lo habla español, por favor llame a la línea de ayuda en español al 813-272-5940.

Note: To appeal any decision made by the Planning Commission with respect to any matter considered at the forthcoming Public Hearings, you will need to ensure a verbatim record of the proceedings is made that includes the testimony and evidence upon which such an appeal is to be based.

