

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><div>CITRUS COUNTY</div><div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div><div>Notice is hereby given that the under- signed intend(s) to register with the Florida Department of State, Division of Corpora- tions, 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 <div>1/23/26LG 1T</div><div>-----</div><div>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 FREEDOMMORTGAGE 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: Unknown spouse of Alexander D Hoyt Last Known Address: 209 Ridge Rd Davidson NC 28036 Current Residence: UNKNOWN TO: Unknown spouse of Alexander D Hoyt Last Known Address: 12672 S Oakview Ave, Floral City, FL 34436 Current Residence: UNKNOWN TO: Unknown spouse of Alexander D Hoyt Last Known Address: 2306 Dog Leg Ct Brooksville FL 34604 Current Residence: UNKNOWN TO: Unknown spouse of Alexander D Hoyt Last Known Address: 7909 S Great Oaks Dr Floral City FL 34436 Current Residence: UNKNOWN TO: Unknown spouse of Alexander D Hoyt Last Known Address: 209 Ridge Rd Davidson NC 28036 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 11, Block D, Whispering Oaks, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 20 through 24, inclusive, of the Public Records of Citrus County, Florida. 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, 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 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: (352) 341-6700. WITNESS my hand and the seal of this Court this 29th day of December, 2025. TRACI PERRY As Clerk of Court By: Amy Holmes As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1028557</div></div></div>	<div><div>CITRUS COUNTY</div><div>deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED January 8, 2026 /s/ Nick Geraci Nick Geraci, Esq. Florida Bar No. 95582 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: ngeraci@lenderlegal.com EService@LenderLegal.com CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 8 day of January 2026 to: DAVID N. COUSINS 946 Tope St Cocoa FL 32927 BONITA COUSINS 4669 JONES GAP RD HIAWASSEE, GA 30546 /s/ Nick Geraci Nick Geraci, Esq. 11080-1028109</div><div><div>IN THE COUNTY COURT IN AND FOR CITRUS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-001363</div><div>CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, vs. MICHAEL R. HAYES, Defendant.</div><div><div>NOTICE OF ACTION</div><div>TO: MICHAEL R. HAYES 16 Sycamore Circle Homosassa, FL 34446</div><div>YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Citrus County, Florida: Lot 1, Block B-128 of SUGARMILL WOODS CYPRESS VILLAGE, ac- cording to the Plat thereof as recorded in Plat Book 9, Page(s) 86-150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Flor- ida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida. A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; other- wise a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once each week for two consecutive weeks in La Gaceta newspaper. This notice shall be published once each week for two consecutive weeks in La Gaceta newspaper. ATTN: If you are a person with a dis- ability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the Citrus County Clerk ADA Co- ordinator, 110 N Apopka Ave, Inverness, FL 34450, 1-352-341-7018, or via email at adacoordinator@citrusclerk.org at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days. Accessibility assistance is also available through the Federal Infor- mation Relay Service at 1-800-877-8339 for TTY communication. WITNESS my hand and the seal of this Court on this 14th day of January, 2026. Traci Perry Clerk of the Circuit Court & Comptroller By /s/ Amy Holmes Deputy Clerk Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff BIR File: 013241.00046 <div>1/16-1/23/26LG 2T</div><div>-----</div><div><div>IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA CIVIL DIVISION CASE No. 2025 CC 001211</div><div>PARKSIDE VILLAGE PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. RONALD GUSTAFSON and UNKNOWN TENANT, Defendants.</div><div><div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div><div>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure en- tered in Case No. 2025 CC 001211, of the County Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein PARKSIDE VILLAGE PROPERTY OWN- ERS ASSOCIATION, INC. is Plaintiff and RONALD GUSTAFSON and UNKNOWN TENANT, are Defendants, the Clerk of the Citrus County Court, will sell to the high- est bidder for cash on Thursday, February 26, 2026, in an online sale at www.citrus.realforeclose.com. beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit: A portion of Lot 75, Block 1A, Parkside Village, Unit No. 4, as recorded in Plat Book 12, Pages 115 and 116, Public Records of Citrus County, Florida, more particularly described as follows: Lot 75, Block 1A, Parkside Village Unit No. 4, as recorded in Plat Book 12, Pages 115 and 116. Public Re- cords of Citrus County, Florida, less the following described lands: Begin at the Southwest corner of Lot 75, Block 1A, Parkside Village, Unit No. 4, as recorded in Plat Book 12, Pag-</div></div></div></div></div></div></div>	<div><div>CITRUS COUNTY</div><div>es 115 and 116, Public Records of Citrus County, Florida, said point be- ing the Northwest corner of Lot 76 of said Block 1A, thence North along the West line of said Lot 75 a distance of 3.82 feet, thence South 89 degrees 57 minutes 58 seconds East 52.55 feet, thence South 0 degrees 02 minutes 02 seconds West 3.79 feet to a point of the South line of said Lot 75, said point being on the North line of said Lot 76, thence West along said South line and along said North line a distance of 52.55 feet to the Point of Beginning. Property Address: 3840 North Park- side Village Terrace, Beverly Hills, FL 34465 ANY PERSON CLAIMING AN INTER- EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to par- ticipate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coor- dinator John Sullivan (352) 341-6700 for the Courts below at least 7 days before your scheduled court appearance, or im- mediately upon receiving your notification if the time before the scheduled appear- ance is less than 7 days; if you are hearing or voice impaired, call 711. Dated January 12, 2026 /s/ Scott B. 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 <div>1/16-1/23/26LG 2T</div><div>-----</div><div><div>NOTICE OF ACTION CONSTRUCTIVE SERVICE PROPERTY</div><div><div>IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CITRUS COUNTY</div><div>CIVIL ACTION NO: 2025 CA 000653 A Civil Division</div></div><div>IN RE: CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. DAWN C. FORRESTER; MICHELLE G. FORRESTER; et al, Defendant(s). TO: DAWN C. FORRESTER and MICHELLE G. FORRESTER LAST KNOWN ADDRESS: 785 N FRESNO AVENUE, HERNANDO, FL 34442</div><div><div>NOTICE FOR PUBLICATION</div><div>YOU ARE HEREBY NOTIFIED of an action to foreclose a lien on the following property in CITRUS County, Florida: LOT 22 BLOCK 39 CITRUS HILLS FIRST ADDITION ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGES 73 THROUGH 83 INCLUSIVE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any to it on FLORIDA COMMUNITY LAW GROUP, P.L., Attorney for CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC., whose address is P.O. Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court on or before 30 days from the first date of publication; otherwise a default will be entered against you for the relief prayed for in the complaint or petition. This notice shall be published once a week for two consecutive weeks in LA GACETA (Newspaper). WITNESS my hand and the seal of said court at CITRUS County, Florida on this 12th day of January, 2026. Traci Perry As Clerk, Circuit Court Citrus County, Florida By: s/ Illegible As Deputy Clerk s/ Jared Block, Esq. Florida Community Law Group, P.L. P.O. Box 292965, Davie, FL 33329-2965 <div>1/16-1/23/26LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA CASE NO. 2025 CA 000690 A</div><div>SPRING RUN PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. KELLY SUE TERRILL; UNKNOWN SPOUSE OF KELLY SUE TERRILL, et al, Defendant(s).</div><div><div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div><div><i>(To be published in La Gaceta Newspaper)</i> NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated January 8, 2026, entered in Case No. 2025 CA 000690 A in the Circuit Court in and for Citrus County, Florida wherein CITRUS HILLS PROPERTY OWNERS ASSOCIATION INC., is Plaintiff, and KEL- LY SUE TERRILL, et al, is the Defendant. Foreclosure Sale will be held online via the Internet at www.citrus.realforeclose.com pursuant to Judgment or Order of the Court and section 45.031, Florida Stat- utes, at 10:00 AM on March 12, 2026 the following described real property as set forth in the Final Judgment, to wit: LOT 25 OF SPRING RUN SUBDI- VISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COM- MENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 17 EAST; THENCE NORTH 88 DEGREES 58 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2661.44 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 1 DEGREES 01 MINUTES 53 SEC- ONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 190.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 1 DEGREE 01 MINUTES 11 SECONDS EAST, ALONG SAID EAST LINE, A DIS- TANCE OF 219.06 FEET; THENCE SOUTH 88 DEGREES 58 MINUTES 07 SECONDS WEST, 335 FEET TO</div></div></div></div></div></div></div></div>	<div><div>CITRUS COUNTY</div><div>ASSOCIATION, INC., whose address is P.O. Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court on or before 30 days from the first date of publication; otherwise a default will be entered against you for the relief prayed for in the complaint or petition. This notice shall be published once a week for two consecutive weeks in LA GACETA (Newspaper). WITNESS my hand and the seal of said court at CITRUS County, Florida on this 12th day of January, 2026. Traci Perry As Clerk, Circuit Court Citrus County, Florida By: s/ Illegible As Deputy Clerk s/ Jared Block, Esq. Florida Community Law Group, P.L. P.O. Box 292965, Davie, FL 33329-2965 <div>1/16-1/23/26LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001085 Division Probate</div><div>IN RE: ESTATE OF CHAD L. STRAUSBAUGH Deceased.</div><div><div>NOTICE TO CREDITORS</div><div>The administration of the Estate of Chad L. Strausbaugh, Deceased, whose date of death was May 31, 2025, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Ave., Inverness, FL 34450. The names and addresses of the Personal Representative and the Personal Repre- sentative'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 PUBLI- CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFIER THE DATE OF THE FIRST PUBLI- CATION 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 surviv- ing spouse is property to which the Florida Uniform Disposition of Community Prop- erty Rights at Death Act as described in ss. 732.216-732.228, applies, or may ap- ply, 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 PERI- ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 16, 2026. Personal Representative: /s/ Michelle Renee Strausbaugh 4032 Centre Street, 4D San Diego, CA 92103 Attorney for Personal Representative: /s/ Daniel S. Henderson E-mail Addresses: dan@hendersonsachs.com, ana@hendersonsachs.com Florida Bar No. 725021 Henderson Sachs, P.A. 8240 Exchange Drive, Suite C6 Orlando, FL 32809 Telephone: (407) 850-2500 <div>1/16-1/23/26LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA CASE NO. 2025 CA 000690 A</div><div>SPRING RUN PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. KELLY SUE TERRILL; UNKNOWN SPOUSE OF KELLY SUE TERRILL, et al, Defendant(s).</div><div><div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div><div><i>(To be published in La Gaceta Newspaper)</i> NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated January 8, 2026, entered in Case No. 2025 CA 000690 A in the Circuit Court in and for Citrus County, Florida wherein CITRUS HILLS PROPERTY OWNERS ASSOCIATION INC., is Plaintiff, and KEL- LY SUE TERRILL, et al, is the Defendant. Foreclosure Sale will be held online via the Internet at www.citrus.realforeclose.com pursuant to Judgment or Order of the Court and section 45.031, Florida Stat- utes, at 10:00 AM on March 12, 2026 the following described real property as set forth in the Final Judgment, to wit: LOT 25 OF SPRING RUN SUBDI- VISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COM- MENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 17 EAST; THENCE NORTH 88 DEGREES 58 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2661.44 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 1 DEGREES 01 MINUTES 53 SEC- ONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 190.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 1 DEGREE 01 MINUTES 11 SECONDS EAST, ALONG SAID EAST LINE, A DIS- TANCE OF 219.06 FEET; THENCE SOUTH 88 DEGREES 58 MINUTES 07 SECONDS WEST, 335 FEET TO</div></div></div></div></div></div></div></div>	<div><div>CITRUS COUNTY</div><div>THE P.C. OF CURVE, CONCAVED SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 73 DEGREES 07 MINUTES 44 SECONDS AND A RADIUS OF 134.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DIS- TANCE OF 58.82 FEET TO A POINT (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING NORTH 13 DEGREES 31 MINUTES 48 SECONDS WEST, 58.36 FEET); THENCE NORTH 63 DEGREES 58 MINUTES 17 SECONDS EAST 383.56 FEET TO THE POINT OF BE- GINNING. LYING AND BEING SITU- ATE IN CITRUS COUNTY, FLORIDA. TOGETHER WITH THAT CER- TAIN 1992 DOUBLEWIDE MOBILE HOME BEARING ID #S 32620597AE & 32620597BE AND TITLE #S 63136175 & 63136176, NOW LO- CATED THEREON. A/K/A: 10360 W PAMONDEHO CIR, CRYSTAL RIVER, FL 34428. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are en- titled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at the Office of the Trial Court Administrator, Citrus County Court- house, 110 North Apopka Avenue, In- verness, Florida 34450, Telephone (352) 341-6700, at least 7 days before your scheduled court appearance, or immedi- ately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated January 8, 2026 /s/ Jared Block Jared Block, Esq. Fla. Bar No. 90297 Email: jared@fcljc.com Florida Community Law Group, P.L. <i>Attorneys for Plaintiff</i> P.O. Box 292965 Davie, FL 33329-2965 Telephone (954) 372-5298 Facsimile (866) 424-5348 <div>1/16-1/23/26LG 2T</div><div>-----</div><div><div>HERNANDO COUNTY</div><div><div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY FLORIDA PROBATE DIVISION File No. 25CP001354</div><div>IN RE: ESTATE OF JAMES A. OLSON, Deceased.</div><div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of James A. Olson, deceased, whose date of death was June 26, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 PUBLI- CATION 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 surviv- ing spouse is property to which the Florida Uniform Disposition of Community Prop- erty Rights at Death Act as described in ss. 732.216-732.228, applies, or may ap- ply, 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 PERI- ODS 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/ Stephanie M. Diehl 500 Jonagold Circle Mechanicsburg, PA 17055 Attorney for Personal Representative: /s/ Marley Dodd Marley Dodd, Esq. Fla Bar No.: 1058457 Brice Zoecklein, Esq. Fla Bar No.: 0085615 Zoecklein Law P.A. 150 E. Bloomingdale Avenue Brandon, FL 33511 marley@zoeckleinlawpa.com brice@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310 <div>1/23-1/30/26LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 25001485CPAXMX</div><div>(Continued on next page)</div></div></div></div></div></div></div></div>

HERNANDO COUNTY

HERNANDO COUNTY

HERNANDO COUNTY

HERNANDO COUNTY

HILLSBOROUGH COUNTY

HILLSBOROUGH COUNTY

(Continued on next page)

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, Zoecklein 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

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

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

CITATION BY PUBLICATION IN PROBATE THE STATE OF TEXAS TO ALL PERSONS INTERESTED:

IN THE ESTATE OF WALTER E, EVANS. DECEASED

CAUSE No. PB1-1248-2025

IN PROBATE COURT NO 1, COLLIN COUNTY, TEXAS.

The alleged heir(s) at law in the above-numbered and -entitled estate filed an APPLICATION FOR PROBATE OF WILL AS MUNIMENT OF TITLE AFTER FOUR YEARS in this estate on August 15, 2025 requesting that the Court determine who are the heirs and only heirs of Walter E. Evans, Deceased, and their respective shares and interests in such estate.

The court may act on this application at any call of the docket on or after 10:00 a.m. on the first Monday after the expiration of 10 days from the date of publication of this citation.

All persons interested in this case are cited to appear before this Honorable Court by filing a written answer or contest to the application should they desire to do so. To ensure its consideration, you or your attorney must file any objection, intervention, or response in writing with the County Clerk of Collin County, Texas on or before the above-noted date and time. If this citation is not served within 90 days after date of its issuance, it shall be returned unserved.

Given under my hand and the seal of the Probate Court of Collin County, Texas, at the office of the Collin County Clerk in McKinney, Texas on this the 24th day of September, 2025

Stacey Kemp, County Clerk Collin County, Texas

Signed: 9/24/2025 8:24:31 AM

By: s/ Brenda Cradall

Brenda Crandall, Deputy

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

Notice of Public Auction

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

5404 W Waters Ave. Tampa, FL 33634

Miguel Castillo Ortiz 1163 \$523.70

Madison Jordan 1069 \$634.85

Juan Maceo 2192 \$539.90

Rafael Paulino 1362 \$384.80

Carmen Taylor 2136 \$377.80

Sandra Lombana 2045 \$539.90

William Newton 1181 \$339.90

Juan Gonzalez 1115 \$355.80

Damaris Ortiz 1034 \$489.90

Eric Parker 2116 \$589.85

3182 Curlew Rd. Oldsmar, Fl 34677

Gus Swafford C153 \$439.90

Elizabeth Gomez C025 \$733.80

Steven Vignon A161 \$229.90

Lexie McGeough C303 \$549.90

9505 N Florida Ave. Tampa, Fl 33612

Janice Abdelwahed B615 \$320.80

Tavarus Mcmillian B590 \$315.80

Rodelyn Magloire 1038 \$986.05

Regena Guimares B194 \$479.90

Alaina Mcdonald B554 \$349.90

Taniya Cobb B338 \$299.90

Cherrita Battley B146 \$889.85

Katrina Grant B418 \$575.60

Joanna Jackson B118 \$537.80

Maketha Lewis B143 \$771.70

Jovie Blaylock B247 \$604.85

Kimberly Paul B581 \$499.90

Vincent Thompson B257 \$399.90

Sharon Barton B159 \$459.90

Karen Hamlin B401 \$329.90

Maire Bernard 1069 \$457.80

Alaina Mcdonald B262 \$349.90

Albert Cassavant B287 \$299.90

Erneste Chery B107 \$273.70

Sherla Paulsen B502 \$433.70

Victoria Ross 1068 \$457.80

Michele Washington A127 \$479.90

Diego Rosa Pichardo B265 \$365.80

3939 W Gandy Blvd. Tampa, Fl 33611

Hatem Eid 1247 \$699.80

Regina Pinkston 1523 \$358.70

Jamey Wilson 4049-33 \$1,099.85

Regina Pinkston 1285 \$358.70

Robin Leonard 1078 \$346.70

Jennifer Fulton 4403 \$376.70

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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

Brenda Dean 5117 \$868.35

Martin 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

Hilem 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 Mulcherson 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

Esther Exiline 1384 \$325.80

Kieonte Watts 1285 \$329.90

Dayson Dell 410 \$194.37

Rebecca Ross 1134 \$319.90

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Land Use Hearing Officer, pursuant to Hillsborough County Ordinance 92-05, beginning at 9:00 a.m., February 9, 2026 at County Center, 2nd Floor, Board of County Commissioners Boardroom, 601 E Kennedy Blvd, Tampa, FL 33602, to hear the following requests. **Virtual participation in this public hearing is available through communications media technology, as described below.**

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

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

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

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

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

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

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

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

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

VARIANCE REQUEST

Petition VAR 26-0247, filed on 11/20/25 by Liuvien L. Hernandez, of 6902 Shady Pl, Tampa, FL 33634, ph (813) 598-3889. Requesting a Variance to Fence Requirements, Variance to Accessory Structure Requirements, and Variance to Lot Development Standards. The property is presently zoned RSC-6 and is located at 6902 Shady Pl.

Petition VAR- 26-0256, filed on 11/21/25 by George E. Davis III, of 7565 Painesville Ravenna Rd, Concord Twp, OH, 44077, ph (440) 223-2812. Requesting a Variance to Lot Development Standards. The property is presently zoned PD 98-1513 and is located at 715 Pinckney Dr.

Petition VAR 26-0291, filed on 12/02/25 by Pavel and Jessica Stehlik, of 777 N Ashley Dr, #1507, Tampa, FL 33602, ph (813) 695-2441. Requesting a Variance to Accessory Structure Requirements. The property is presently zoned RSC-6, and is located at 2407 E 148th Ave.

Petition VAR-WS 26-0296, filed on 12/03/25 by Julieta Rendon and Pedro Morales, represented by Chris Meares, of 11856 N Dale Mabry Hwy, Lutz, FL 33548, ph (813) 735-0535. Requesting a Variance to Encroach into the Wetland Setback. The property is presently zoned BPO 05-1917 and is located at 11810 Rhodine Rd.

Petition VAR 26-0321, filed on 12/09/25 by Yessi Mar Enterprises Corp, represented by Michael Hoffman, of 10009 Gallant Ln, Tampa, FL 33625, ph (321) 794-6465. Requesting a Variance to Minimum Lot Area Requirements. The property is presently zoned RSC-6 and is located at Livingston Ave, 300 Ft South of E 149th Ave & Livingston Ave intersection, East side of the street.

Petition VAR 26-0345, filed on 12/15/25 by Beth Kulichik, of 606 Valley Hill Dr, Brandon, FL 33510, ph (813) 661-3089. Requesting a Variance to Fence Requirements. The property is presently zoned RSC-6 and is located at 606 Valley Hill Dr.

Petition VAR 26-0379, filed on 12/24/25 by Peter Goins, represented by Ryan Renovales of 2090 Old Hickory Tree Rd, Ste 104, St. Cloud, FL 34769, ph (407) 257-7032. Requesting a Variance to Lot Development Standards. The property is presently zoned AS-1 and is located at 12207 Shelby Dr.

Petition VAR 26-0381, filed on 12/22/25 by Bernadette Rodgers Revocable Trust, of 5317 Orange Ave, Seffner, FL 33584, ph (813) 924-5260. Requesting a Variance to Lot Development Standards. The property is presently zoned RDC-6 and is located at 5317 Orange Ave.

SPECIAL USES

Petition SU-AB 26-0312, filed on 12/08/25 by Azim Saiju, 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 Alafia 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.

1/23/26LG 1T

LEGAL ADVERTISEMENT

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

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 DECEDENT'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 Alambra Avenue

Tampa, Florida 33619

Telephone: (813) 514-8280

Fax: (813) 514-8281

E-Mail: rinky@parwanilaw.com

Secondary: service@parwanilaw.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:

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.

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<div>HILLSBOROUGH COUNTY<p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 23, 2026.</p><p>Personal Representative: Pageant B. Atterberry 3980 W. Outer Drive Detroit, Michigan 48221</p><p>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</p></div>	<div>HILLSBOROUGH COUNTY<p>Sec. E-Mail: christine.yokel@hklaw.com Sec. E-Mail: elizabeth.tomlin@hklaw.com 1/23-1/30/26LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-003037</p><p>IN RE: ESTATE OF: KATHERINE JOYCE CRUZ, a/k/a JOYCE KATHERINE CRUZ, a/k/a JOYCE K. CRUZ, Deceased.</p><p>NOTICE TO CREDITORS</p><p>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.</p></div>	<div>HILLSBOROUGH COUNTY<p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216—732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 23, 2026.</p><p>Personal Representative: /s/ Anthony Cruz, Jr. ANTHONY CRUZ, JR. 3308 W. Ellicott St. Tampa, FL 33614</p><p>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</p><p>1/23-1/30/26LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 26-CP-000005 Division: A</p><p>IN RE: ESTATE OF GENEVIEVE KATHRYN HILDEBRAND Deceased.</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of Genevieve 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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative 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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 23, 2026.</p><p>Personal Representative: Jeremy M. Dugan 912 W. 15th St. Port Angeles, WA 98363</p><p>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</p><p>1/23-1/30/26LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 26-CP-000132 Division: A</p><p>IN RE: ESTATE OF JOHN K. ROWLINGSON Deceased.</p><p>NOTICE TO CREDITORS</p><p>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..</p><p>All creditors of the decedent and other persons having claims or demands against</p></div>	<div>HILLSBOROUGH COUNTY<p>decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative 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 section 732.2211, Florida Statutes. The written demand must be filed with the Clerk.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 23, 2026.</p><p>Personal Representative: Jack C. Rowlingson 383 Commercial St. #513 Portland, ME 04101</p><p>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</p><p>1/23-1/30/26LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003984 Division A</p><p>IN RE: ESTATE OF CARMEN FERNANDEZ Deceased.</p><p>NOTICE TO CREDITORS</p><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 23, 2026.</p><p>Personal Representative: Mario Leonel Rivera, Jr. 2722 West Kathleen Street Tampa, Florida 33607</p><p>Attorney for Personal Representative: Edward D. Friscia Attorney Florida Bar Number: 0982512 402 East 7th Avenue Tampa, Florida 33602 Telephone: (813) 318-0100 Fax: (813) 318-0110 E-Mail: edfparalegal@gmail.com Secondary E-Mail: edfriscia@gmail.com</p><p>1/23-1/30/26LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-004344 Division B</p><p>IN RE: ESTATE OF GRETCHEN DEE EDISON Deceased.</p><p>NOTICE TO CREDITORS</p><p>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 privilege in Section 90.5021, Florida Statutes applies.</p><p>All creditors of the decedent and other persons having claims or demands against</p></div>	<div>HILLSBOROUGH COUNTY<p>decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 23, 2026.</p><p>Personal Representative: Victoria McConnell 1960 Hillsboro Ave SE Grand Rapids, Michigan 49546</p><p>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</p><p>1/23-1/30/26LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000121 Division A</p><p>IN RE: ESTATE OF MATTIE PEARL KINARD, Deceased.</p><p>NOTICE TO CREDITORS</p><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss.732.216-732.228, applies, or may apply, unless written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 23, 2026.</p><p>Personal Representative: /s/ Shannon Y. Martin Shannon Y. Martin 25075 Kingscote Court Chantilly, VA 20152</p><p>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</p><p>1/23-1/30/26LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-3629 Division: A</p><p>IN RE: THE ESTATE OF JEREME BLANTON BOYETTE SR. Deceased</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of JEREME BLANTON BOYETTE SR., deceased, whose date of death was August 21, 2024, is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602.</p><p>The names and addresses of the personal representative and the personal representative's attorney are set forth below. (Continued on next page)</p></div>

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<div>HILLSBOROUGH COUNTY<p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 23, 2026</p><p>Personal Representative: CHRISTOPHER HAGIN P.O. BOX 273865 Tampa, FL 33688</p><p>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</p><p>1/23-1/30/26LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-162 Division A</p><p>IN RE: ESTATE OF SARAH LEIGH GOLDSTEIN A/K/A SARAH L. GOLDSTEIN, Deceased.</p><p>NOTICE TO CREDITORS</p><p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p><p>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</p></div>	<div>HILLSBOROUGH COUNTY<p>and addresses of those to whom it has been assigned by such order are:</p><p>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</p><p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p><p>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.</p><p>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</p><p>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@LorienS-Johnson.com</p><p>1/23-1/30/26LG 2T</p><p>-----</p><p>NOTICE OF PUBLIC SALE</p><p>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-H0GS168670 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 #: MV113312. Location of vehicles: 6120 Jensen Rd, Tampa, Fl 33619 (Hillsborough County). The customer or person claiming an interest, or a</p></div>	<div>HILLSBOROUGH COUNTY<p>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</p><p>-----</p><p>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</p><p>Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:</p><p>33 ALERTS Owner: 33 Systems, Inc. 2109 Magdalene Manor Dr. Tampa, FL 33613</p><p>1/23/26LG 1T</p><p>-----</p><p>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</p><p>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.</p><p>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.</p><p>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</p></div>	<div>HILLSBOROUGH COUNTY<p>Permitting Authority's physical/mailling address is: 3629 Queen Palm Dr., Tampa, FL 33619. The Permitting Authority's phone number is (813) 627-2600.</p><p>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://fldep.dep.state.fl.us/air/emission/apds/default.asp.</p><p>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, 62-212, 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.</p><p>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.</p><p>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 a 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</p></div>	<div>HILLSBOROUGH COUNTY<p>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.</p><p>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.</p><p>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.</p><p>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.</p><p>Mediation: Mediation is not available in this proceeding.</p><p>1/23/26LG 1T</p><p>-----</p><p>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</p><p>Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:</p><p>FOREAMTION Owner: Foreamation LLC 7901 4th St N Ste 300 St. Petersburg, FL 33702</p><p>1/23/26LG 1T</p><p>-----</p><p>STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NOTICE OF PROPOSED AGENCY ACTION</p><p>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.</p><p>The Department's file is available online and can be accessed through the Department's Information Portal at: https://depdms.dep.state.fl.us:443/Oculus/servlet/shell?command=hitlist&freeText=&followerName=&profile=Permitting_Authorization&creator=&entityType=any&createdDateTo=&catalog=23&searchBy=Profile&sortBy=Document+Date&createdDate=&County=EQ_POLK&District=EQ_SWD&Facility-Site+ID=EQ_ERP_448559.</p><p>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.</p><p>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:</p><p>(a) The name and address of each agency affected and each agency's file or identification number, if known;</p><p>(b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and</p></div>
Page 22/LA GACETA/Friday, January 23, 2026				

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<div>HILLSBOROUGH COUNTY</div> <div>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;</div> <div>(c) A statement of when and how the petitioner received notice of the agency decision;</div> <div>(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;</div> <div>(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;</div> <div>(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; and</div> <div>(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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>Mediation is not available in this proceeding.</div> <div>1/23/26LG 1T</div> <div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003618</div><div>IN RE: ESTATE OF SIDNEY DIANE KING a/k/a S. DIANE W. KING, Deceased.</div><div>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</div><div>1/23-1/30/26LG 2T</div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL</div></div>	<div>HILLSBOROUGH COUNTY</div> <div>CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-008455 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. ANGELINA CIRAULO, 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: 5327 Mahogany Ridge Dr Naples FL 34119 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: 3427 W Sierra St Phoenix AZ 85029 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 13 day of January, 2026. VICTOR D. CRIST 11080-1028603</div> <div><div>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: 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:</div></div>	<div>HILLSBOROUGH COUNTY</div> <div>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</div> <div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-008715 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 TO: Unknown Spouse of Adolshia Shartia Yawn Last Known Address: 2318 Lawrence Hall St Ruskin FL 33570 Current Residence: UNKNOWN TO: Unknown Tenant in Possession of the Subject Property Last Known Address: 528 Glenn Cross Drive, Ruskin, FL 33570 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 4, BLOCK 10,TREMONT AT BAY PARK TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 132, PAGE 70, 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 2.16.26, 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 9th 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 11080-1028387</div></div>	<div>HILLSBOROUGH COUNTY</div> <div>gage Loan Asset-Backed Certificates, Series 2006-RM5 Plaintiff(s), CASE NO.: 23-CA-013461 v. GENERAL CIVIL DIVISION: UNKNOWN SPOUSE OF GABRIELLE BENOIT; GABRIELLE BENOIT; UNKNOWN SPOUSE OF FRANDY BENOIT ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; FRANDY BENOIT Defendant(s). NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 7th day of January, 2026, and entered in Case No. 23-CA-013461, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM5 is the Plaintiff and GABRIELLE BENOIT and FRANDY BENOIT are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 A.M. on the 11th day of March, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 2, BLOCK 4, MONTCLAIR MEADOWS SUBDIVISION UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT PAGE 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org Dated this 8th day of January, 2026. By: /s/ Liana R. Hall Liana R. Hall, Esq. Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1028140</div> <div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 25-CA-005505 GENERAL CIVIL DIVISION: Freedom Mortgage Corporation Plaintiff(s), v. ADRIAN G. RILEY; UNKNOWN SPOUSE OF ADRIAN G. RILEY; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH RILEY; STATE OF FLORIDA; CLERK OF COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA; STATE OF FLORIDA DEPARTMENT OF REVENUE; YEALEISEA NAE TRINA WILCOX; AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY Defendant(s). NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 7th day of January, 2026, and entered in Case No. 25-CA-005505, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and YEALEISEA NAE TRINA WILCOX, UNKNOWN SPOUSE OF ADRIAN G. RILEY, ADRIAN G. RILEY, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH RILEY, CLERK OF COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, STATE OF FLORIDA DEPARTMENT OF REVENUE AND STATE OF FLORIDA DEPARTMENT OF REVENUE are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 A.M. on the 17th day of February, 2026, the following described property as set forth in said Final Judgment, to wit: Lot 3, Block 9, Winston Park Unit No. 4, according to the map or plat thereof as recorded in Plat Book 46, Page 41, Public Records of Hillsborough County, Florida. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL</div></div>	<div>HILLSBOROUGH COUNTY</div> <div>NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org Dated this 9th day of January, 2026 By: /s/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1028229</div> <div><div>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-039917</div><div>SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. KENNETH J. LOPES AND MONICA LOPES, HUSBAND AND WIFE Defendant.</div><div>NOTICE OF ACTION TO: KENNETH J. LOPES 11205 Flora Springs Dr Riverview, FL 33579 You are notified that an action to foreclose a lien on the following property in Hillsborough County, Florida: Lot 21, in Block 3, of SOUTH FORK UNIT 8, according to the Plat thereof, as recorded in Plat Book 109, Page 103, of the Public Records of Hillsborough County, Florida. Commonly known as 11205 Flora Springs Dr, Riverview, FL 33579, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon as Frazier & Bowles, Attorneys at Law, Plaintiff's attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before 01/26/2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated December 17, 2025 Victor Crist, Hillsborough County Clerk of Court and Comptroller 800 E Twiggs St, Tampa, FL 33602 By: s/ Patricia Corbin Deputy Clerk 1/16-1/23/26LG 2T</div><div><div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO. 18-DP-1064 DIVISION: S</div><div>IN THE INTEREST OF: K.O. DOB: 12/15/2017 MINOR CHILD</div><div>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: TIFFANY WOODS 7625 Tangle Rush Dr. Gibsonton, FL 33534 YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: K.O. born on 12/4/2017. You are hereby commanded to appear on February 24, 2026, at 9:00 AM before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Courtroom 312, Edgcomb Courthouse 800 East Twiggs Street Tampa, FL 33602, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Co-</div><div>(Continued on next page)</div></div></div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY <div>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@tjud13.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.</div><div>WITNESS my hand as Clerk of said Court and the Seal thereof, this 8th day of January, 2026.</div><div>Victor D. Crist, Clerk of Circuit Court Hillsborough County, Florida By: /s/ Santiago Zambrano Deputy Clerk</div><div>1/16-2/6/26LG 4T</div><div>-----</div><div>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-016956</div><div>COUNTRY PLACE COMMUNITY ASSOCIATION, INC., Plaintiff, vs. HECTOR GONZALEZ III and CHRISANTHY GONZALEZ, Defendant.</div><div>NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on January 6, 2026, by the County Court of Hillsborough County, Florida, for the following property described as: Lot 16, Block 2, COUNTRY PLACE UNIT V, according to the map or plat thereof as recorded in Plat Book 49, Page 67 of the Public Records of Hillsborough County, Florida. will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on February 27, 2026 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Katherine Martinez, Esq. Florida Bar No. 70879 kmartinez@bushross.com BUSH ROSS, P.A. Post Office Box 3913, Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 <i>Attorney for Plaintiff</i></div><div>1/16-1/23/26LG 2T</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY FAMILY LAW DIVISION CASE NO: 25-DR-005166 DIVISION: B</div><div>IN RE: The Marriage of ASEEL ISSAM SAID ALIHAMDAN Petitioner, and AIMAN ADEL MOHAMMAD HAMDAN Respondent.</div><div>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</div><div>1/16-2/6/26LG 4T</div><div>-----</div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-004184</div><div>IN RE: ESTATE OF ALAN WADE ARCE</div></div>	<div>HILLSBOROUGH COUNTY <div>Deceased.</div><div>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 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 16, 2026.</div><div>Personal Representative: Michael G. Graham 2205 Berry Road Plant City, FL 33567 Jesse L. Graham, Jr. 841 Seven Gables Cir SE Palm Bay, FL 32909 Karen R. Whitehurst 2107 Colson Road Plant City, FL 33567 Leigh Willingham 3617 Barred Owl Road Lakeland, FL 33811</div><div>Attorney for Personal Representatives: Daniel M. Coton, Esquire TRINKLE REDMAN, P.A. 121 North Collins Street Plant City, Florida 33563 Telephone: (813) 752-6133 Florida Bar Number: 857335 Attorney for Petitioner</div><div>1/16-1/23/26LG 2T</div><div>-----</div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-004310 Division A</div><div>IN RE: ESTATE OF JEAN PATERSON WALKER A/K/A JEAN HARPER WALKER Deceased.</div><div>NOTICE TO CREDITORS The administration of the estate of JEAN PATERSON WALKER A/K/A JEAN HARPER WALKER, deceased, whose date of death was June 29, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under ss. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 16, 2026.</div><div>Personal Representative: /s/ RENATE NIPPER 10018 Kenda Drive Riverview, FL 33578</div><div>Attorney for Personal Representative: /s/ Emma Hemness HEMNESS FALLER ELDER LAW Emma Hemness, Esq. Florida Bar # 56960 309 N. Parsons Avenue Brandon, FL 33510 (813) 661-5297 (813) 689-8725 fax service@hemnesslaw.com probate@hemnesslaw.com</div><div>1/16-1/23/26LG 2T</div><div>-----</div><div>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-030885</div><div>CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, vs. FRANKLIN VELEZ, AN UNMARRIED MAN, Defendant(s).</div><div>NOTICE OF SALE Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25- CC-030885, that resulted from the Final Hearing on or about January 12, 2026, where this Court verbally entered judgment in favor of Plaintiff, and subse-</div></div>	<div>HILLSBOROUGH COUNTY <div>quently electronically uploaded the Uniform Final Judgment to the case docket for 25-CC-030885 on about January 12, 2026 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as: Lot 4, Block 1, Cory Lake Isles Phase 3, Unit 1, according to the plat thereof, recorded in Plat Book 92, Page 13, of the Public Records of Hillsborough County, Florida. and commonly known as: 17937 Bahama Isle Drive, Tampa, FL 33647; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the HILLSBOROUGH County public auction website at http://www.hillsborough.realforeclose.com, on February 27, 2026 at 10:00AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this January 13, 2026 /s/ J. Clarke Brannon Nathan A. Frazier, Esq., for the firm J. Clarke Brannon, Esq., for the firm <i>Attorney for Plaintiff</i> Frazier & Bowles, Attorneys at Law 45427.58</div><div>1/16-1/23/26LG 2T</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-003482</div><div>IN RE: THE ESTATE OF OSCAR LEE DOUGLAS, SR., Deceased.</div><div>NOTICE TO CREDITORS The administration of the estate of OSCAR LEE DOUGLAS, SR., deceased, whose date of death was August 14, 2025 is pending in the Circuit Court for Hillsborough County, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community property Rights at Death Act as described in ss. 732.217 -732 228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 16, 2026.</div><div>Personal Representative: KENYA J. JONES 1745 Ripple Jade Place Ruskin, Florida 33570</div><div>Attorney for Personal Representative: KAYDELL WRIGHT-DOUGLAS, ESQ. Florida Bar No.: 139930 KAYDELL WRIGHT-DOUGLAS, P.A. 110 North Armenia Avenue, Suite A Tampa, Florida 33609 Telephone: (813) 254-4623 Facsimile: (813) 251-5373 E-mail: kwdouglas@kwdesqpa.com</div><div>1/16-1/23/26LG 2T</div><div>-----</div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003635</div><div>IN RE: ESTATE OF RANSON JACOB ERSKINE, A/K/A RANSON J. ERSKINE Deceased</div><div>NOTICE TO CREDITORS The administration of the estate of RANSON JACOB ERSKINE, A/K/A RANSON J. ERSKINE, deceased, whose date of death was June 12, 2025; File Number 25-CP-003635, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 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.</div></div>	<div>HILLSBOROUGH COUNTY <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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.</div><div>Personal Representative: JAQULYN ANN CLARK A/K/A JAQULYN A. CLARK A/K/A JAQULYN ERSKINE CLARK 12325 Rose Haven Boulevard New Port Richey, FL 34654</div><div>Personal Representative's Attorneys: /s/ Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com</div><div>1/16-1/23/26LG 2T</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-DR-5516</div><div>LUCIA DEL CARMEN GARCIA YANEZ Petitioner and JESUS DAVID GARCIA JIMENEZ Respondent.</div><div>NOTICE OF ACTION FOR PETITION FOR PATERNITY AND RELATED RELIEF TO: JESUS DAVID GARCIA JIMENEZ Last known address: Unknown YOU ARE NOTIFIED that an action for Petition for Paternity and Related Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on C. Christine Smith, Esq., whose address is 6318 US Highway 301 S., Riverview, Florida 33578, on or before 2/18/2026, and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: NA Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated January 13, 2026 Victor Crist, Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: s/ Mary Glover Deputy Clerk</div><div>1/16-2/6/26LG 4T</div><div>-----</div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-004370 Division U</div><div>IN RE: ESTATE OF JUDY B. SIMPSON, A/K/A JUDY LOUISE SIMPSON, A/K/A JUDY BARRETT SIMPSON, Deceased.</div><div>NOTICE TO CREDITORS The administration of the estate of Judy B. Simpson, a/k/a Judy Louise Simpson, a/k/a Judy Barrett Simpson, deceased, whose date of death was November 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 3360, Tampa, Florida 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss.732.216-732.228, applies, or may apply, unless written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE</div><div>(Continued on next page)</div></div>	

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY<p>TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 16, 2026.</p><p>Personal Representative: /s/ Todd B. Simpson Todd B. Simpson 1727 Bright Wheat Drive Lithia, Florida 33547</p><p>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</p><p>1/16-1/23/26LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 19-CA-004595</p><p>OSPREY LANDING OF RUSKIN HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. DEBRA DIAZ, Defendant.</p><p>NOTICE OF RESCHEDULED FORECLOSURE SALE</p><p>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:</p><p>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.</p><p>will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on February 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.</p><p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.</p><p>If you are a person with a disability who needs 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.</p><p>/s/ Katherine Martinez Katherine Martinez, Esquire Florida Bar No.: 70879 kmartinez@bushross.com BUSH ROSS, P.A. Post Office Box 3913, Tampa, FL 33601 Telephone No.: (813) 204-6492 Facsimile No.: (813) 223-9620 <i>Attorney for Plaintiff</i></p><p>1/16-1/23/26LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-2783 DIVISION O Florida Bar #898791</p><p>IN RE: ESTATE OF MABLE CHRISTINE ROBBINS, f/k/a MABLE CHRISTINE FORD, a/k/a CHRISTINE FORD, Deceased.</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of MABLE CHRISTINE ROBBINS, f/k/a MABLE 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.</p><p>That the personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 and 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.</p><p>All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of decedent and other persons who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS</p></div>	<div>HILLSBOROUGH COUNTY<p>BARRED.</p><p>The date of the first publication of this Notice is January 16, 2026.</p><p>Personal Representative: ANNETTE LOIS WILCOX 4805 Old Mulberry Road Plant City, FL 33567</p><p>Attorney for Personal Representative: Dawn M. Chapman, Esq. LEGACY LAW OF FLORIDA, P.A. Email: info@legacylawoffl.com Secondary Email: dawn@legacylawoffl.com 205 N. Parsons Avenue Brandon, FL 33510 813/643-1885</p><p>1/16-1/23/26LG 2T</p><p>-----</p><p>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-CC-005988 Division: M</p><p>HERITAGE ISLES GOLF AND COUNTRY CLUB COMMUNITY ASSOCIATION, INC., Plaintiff, vs. CARLY M. HILINSKI-ROSICK and JOHN T. ROSICK, Defendants.</p><p>NOTICE OF SALE</p><p>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:</p><p>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.</p><p>More commonly known as: 18140 Sandy Pointe Drive, Tampa, Florida 33647 (hereinafter "Property").</p><p>will be sold to the highest bidder for cash at public sale by the Hillsborough County Clerk of Court, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on January 30, 2026.</p><p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.</p><p>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.</p><p>Dated this 12th day of January 2026.</p><p>/s/ Tiffany Love Tiffany Love Esq. Florida Bar No.: 92884 tiffany.love@arlaw.com ADAMS AND REESE LLP 100 N. Tampa Street, Suite 4000 Tampa, FL 33602 Telephone: (813) 227-5541 Facsimile: (813) 227-5641 <i>Attorneys for Plaintiff</i></p><p>1/16-1/23/26LG 2T</p><p>-----</p><p>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-045490</p><p>CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. JEANETTE JONES BUTLER and ARMONDO DEMETRIS BUTLER, Defendant(s).</p><p>NOTICE OF ACTION</p><p>TO: JEANETTE JONES BUTLER and ARMONDO DEMETRIS BUTLER 10029 Merry Fawn Court Ruskin, FL 33573</p><p>YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Hillsborough County, Florida:</p><p>Lot 3, Block 41B, CYPRESS CREEK PHASE 5C-3, according to the plat as recorded in Plat Book 130, Pages 261 through 263, of the Public Records of Hillsborough County, Florida.</p><p>A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 2/16/2026 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.</p><p>This notice shall be published once each week for two consecutive weeks in La Gaceta.</p><p>ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 33602, 813.272.7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; if you are hearing or voice impaired, call 711.</p><p>WITNESS my hand and the seal of this Court on this 9th day of January, 2026.</p><p>Victor Crist, Clerk of Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602</p><p>By: s/ Jennifer Taylor Deputy Clerk Katherine Martinez, Esq.</p></div>	<div>HILLSBOROUGH COUNTY<p>BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff BJR File: 020957.00023</p><p>1/16-1/23/26LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-004284</p><p>IN RE: ESTATE OF ARLENE RAE PELON Deceased.</p><p>NOTICE TO CREDITORS</p><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court 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.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 16, 2026.</p><p>Personal Representative: 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</p><p>1/16-1/23/26LG 2T</p><p>-----</p><p>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-039926</p><p>CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. DAVID L. PETERSON SR., TRUSTEE OF THE DAVID L. PETERSON SR. REVOCABLE TRUST Defendant.</p><p>NOTICE OF ACTION</p><p>TO: DAVID PETERSON SR. 5450 Leslie Canyon Dr Wimauma, FL 33598</p><p>You are notified that an action to foreclose a lien on the following property in Hillsborough County, Florida:</p><p>Lot 42, of CREEK PRESERVE PHASES 2, 3, AND 4, according to the plat thereof, as recorded in Plat Book 139, Page 60, of the Public Records of Hillsborough County, Florida</p><p>Commonly known as 5450 Leslie Canyon Dr, Wimauma, FL 33598, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon as Frazier & Bowles, Attorneys at Law, Plaintiff's attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before 01/26/2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. 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.</p><p>Dated December 18, 2025 Victor Crist, Hillsborough County Clerk of Court and Comptroller 800 E Twiggs St, Tampa, FL 33602</p><p>By: s/ Patricia Corbin Deputy Clerk</p><p>1/16-1/23/26LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 26CP-000027 Division A</p><p>IN RE: ESTATE OF LOUISE C. SMITH, Deceased.</p><p>NOTICE TO CREDITORS</p><p>The administration of the Estate of Louise C. Smith, deceased, whose date of death was October 21, 2025, is pending in</p></div>	<div>HILLSBOROUGH COUNTY<p>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.</p><p>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.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of the first publication of this notice is January 16, 2026.</p><p>Personal Representative: Kelly Butner a/k/a Kelly C. Cullinane 12516 Burgess Hill Dr. Riverview, FL 33579</p><p>Attorney for Personal Representative: Robert H. Mohr Florida Bar No. 0211575 Law Office of Robert H. Mohr 137 S. Pebble Beach Blvd., Suite 100 Sun City Center, FL 33573 Telephone: (813) 634-5500 Facsimile: (813) 634-5501 office@roberthmohr.com</p><p>1/16-1/23/26LG 2T</p><p>-----</p><p>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-046550</p><p>BERRY BAY VILLAGE COMMUNITY ASSOCIATION, INC., Plaintiff, vs. FREDDA DANITA JOHNSON, A SINGLE WOMAN, Defendant(s).</p><p>NOTICE OF SALE</p><p>Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-046550, that resulted from the Final Hearing on or about January 07, 2026, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 24-CC-046550 on about January 07, 2026 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:</p><p>Lot 10, of BERRY BAY SUBDIVISION VILLAGE I, according to the Plat thereof, as recorded in Plat Book 142, Page 146, of the Public Records of Hillsborough County, Florida.</p><p>and commonly known as: 3139 Oyster Cove St, Wimauma, FL 33598; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the HILLSBOROUGH County public auction website at http://www.hillsborough.realforeclose.com, on February 27, 2026 at 10:00AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. 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.</p><p>Dated this January 09, 2026 /s/ J. Clarke Brannon Nathan A. Frazier, Esq., for the firm J. Clarke Brannon, Esq., for the firm <i>Attorney for Plaintiff</i> Frazier & Bowles, Attorneys at Law 45405.23</p><p>1/16-1/23/26LG 2T</p><p>-----</p><p>NOTICE OF APPLICATION FOR TAX DEED</p><p>—</p><p>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:</p><p>Folio No.: 0503100000 Certificate No.: 2023 / 4759 File No.: 2026-65 Year of Issuance: 2023</p><p>Description of Property: VARN'S RESUBDIVISION LOT 22 BLOCK 3 PLAT BK / PG: 18 / 59 SEC - TWP - RGE: 25 - 30 - 19 Subject To All Outstanding Taxes</p><p>Name(s) in which assessed: MIKEAL E PARIDO</p></div>	<div>HILLSBOROUGH COUNTY<p>MARIE C PARIDO All of said property being in the County of Hillsborough, State of Florida.</p><p>Unless such certificate shall be re-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.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa 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.</p><p>Dated 1/9/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk</p><p>1/16-2/6/26LG 4T</p><p>-----</p><p>NOTICE OF APPLICATION FOR TAX DEED</p><p>—</p><p>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:</p><p>Folio No.: 0193747386 Certificate No.: 2023 / 1933 File No.: 2026-67 Year of Issuance: 2023</p><p>Description of Property: THE PINNACLE AT CARROLLWOOD A CONDOMINIUM UNIT 201 BLDG 8 AND AN UNDIV INT IN COMMON ELEMENTS SEC - TWP - RGE: 07 - 28 - 18 Subject To All Outstanding Taxes</p><p>Name(s) in which assessed: CONFIDENTIAL</p><p>All of said property being in the County of Hillsborough, State of Florida.</p><p>Unless such certificate shall be re-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.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa 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.</p><p>Dated 1/9/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Munix, Deputy Clerk</p><p>1/16-2/6/26LG 4T</p><p>-----</p><p>NOTICE OF APPLICATION FOR TAX DEED</p><p>—</p><p>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:</p><p>Folio No.: 0406570000 Certificate No.: 2023 / 3845 File No.: 2026-68 Year of Issuance: 2023</p><p>Description of Property: STATE HIGHWAY FARMS S 140 FT OF TRACT 79 LESS HWY AND LESS R/W FOR TAMPA BYPASS CANAL HAR PLAT BK / PG: 26 / 12 SEC - TWP - RGE: 31 - 28 - 20 Subject To All Outstanding Taxes</p><p>Name(s) in which assessed: C E CONNER HOLDINGS LLC</p><p>All of said property being in the County of Hillsborough, State of Florida.</p><p>Unless such certificate shall be re-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.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa 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.</p><p>Dated 1/9/2026 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk</p><p>1/16-2/6/26LG 4T</p><p>-----</p><p>NOTICE OF APPLICATION FOR TAX DEED</p><p>—</p><p>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:</p><p>Folio No.: 077056176E Certificate No.: 2023 / 7593 File No.: 2026-73 Year of Issuance: 2023</p><p>Description of Property: RIVERCREST PHASE 2 PARCEL K AND PLOT 8 BLOCK 35 PLAT BK / PG: 102/293 SEC - TWP - RGE: 33 - 30 - 20 Subject To All Outstanding Taxes</p><p>Name(s) in which assessed: ROBERT W FERNANDEZ</p><p>All of said property being in the County of Hillsborough, State of Florida.</p><p>Unless such certificate shall be re-</p><p>(Continued on next page)</p></div>

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<div>HILLSBOROUGH COUNTY</div> <div>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.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</div> <div>Dated 1/9/2026</div> <div>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida</div> <div>By Carolina Muniz, Deputy Clerk</div> <div>1/16-2/6/26LG 4T</div>	<div>HILLSBOROUGH COUNTY</div> <div>CATHERINE RUTH FENTON Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 16, 2026.</div> <div>Personal Representative: /s/ Veronica Watkins Veronica Watkins 28190 290th St. Maryville, MO 64468</div> <div>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@brandonfamilylaw.com Sec E-Mail: mary@brandonfamilylaw.com</div> <div>1/16-1/23/26LG 2T</div>	<div>HILLSBOROUGH COUNTY</div> <div>vs.</div> <div>AHMAD A S MAHMOUD and UNKNOWN TENANT, Defendants.</div> <div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div> <div>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-041385, of the County Court and 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 on February 27, 2026, in an online sale at www.hillsborough.realforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:</div> <div>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.</div> <div>Property Address: 13024 Fennway Ridge Drive, Riverview, FL 33579</div> <div>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</div> <div>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.</div> <div>Dated January 7, 2026</div> <div>/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</div> <div>1/16-1/23/26LG 2T</div>	<div>HILLSBOROUGH COUNTY</div> <div>COUNTY, FLORIDA</div> <div>Case No.: 25-DR-017076</div> <div>Division: AP</div> <div>IN RE THE MARRIAGE OF:</div> <div>JASMINE L. MITCHELL, Petitioner,</div> <div>and</div> <div>JORDAN DENNIS BRADE, Respondent</div> <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE</div> <div>TO: JORDAN DENNIS BRADE, Address Unknown</div> <div>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JASMINE L. MITCHELL, Petitioner, whose address is 9729 Hound Chase Drive, Gibsonton, FL 33534 on or before 2/11/2026, and file the original with the clerk of this Court at HILLSBOROUGH County Courthouse, 800 East Twiggs Street, Room 101, Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div> <div>The action is asking the court to decide how the following real or personal property should be divided: NA</div> <div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated 1/6/2026</div> <div>Victor Crist, Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602</div> <div>By: s/ Jennifer Taylor Deputy Clerk</div> <div>1/16-2/6/26LG 4T</div>	<div>HILLSBOROUGH COUNTY</div> <div>address is 635 W Lumsden Rd, Brandon, FL 33511, on or before March 1, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</div> <div>DATED on 12/31/2025</div> <div>Victor D. Crist, as Clerk of the Court 800 E. Twiggs St., Tampa, FL 33602</div> <div>By: s/ Jennifer Taylor As Deputy Clerk</div> <div>1/9-1/30/26LG 4T</div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY</div> <div>JUVENILE DIVISION</div> <div>CASE NO. 24-DP-705</div> <div>DIVISION: B</div> <div>IN THE INTEREST OF:</div> <div>W.S. DOB: 9/16/2024</div> <div>MINOR CHILD</div> <div>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS</div> <div>TO: ASHLEY MARTIN</div> <div>YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: W.S. born on 9/16/2024. You are hereby commanded to appear on February 20, 2026 at 9:00 AM EST before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, Florida 33602, for an ADVISORY HEARING.</div> <div>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.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</div> <div>WITNESS my hand as Clerk of said Court and the Seal thereof, this 2nd day of January, 2026.</div> <div>Victor D. Crist, Clerk of Court Hillsborough County, Florida</div> <div>By: s/ Santiago Zambrano As Deputy Clerk</div> <div>1/9-1/30/26LG 4T</div> <div>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>Case No.: 24-CC-044323 Division: O</div> <div>CATHERINE KORMAN, Plaintiff</div> <div>vs.</div> <div>VINSON HAYNES; SONIA HAYNES; STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants</div> <div>NOTICE OF ACTION (Service of Process by Publication)</div> <div>TO: VINSON HAYNES and SONIA HAYNES Addresses unknown</div> <div>YOU ARE NOTIFIED that a Small Claims action has been filed against you in the County Court of the Thirteenth Judicial Circuit, in and for Hillsborough County Florida. The action involves a claim for a 2001 BMW 325Ci. You are required to serve a copy of your written defenses, if any, to it on or before 02/13/2026 and file the original with the Clerk of the Court, <u>800 E. Twiggs Street, Tampa, FL 33602</u>, either before service on Plaintiff or immediately thereafter.</div> <div>If you fail to do so, a default may be entered against you for the relief demanded in the Statement of Claim.</div> <div>The date of first publication of this notice is January 9, 2026. This notice shall be published once a week for four consecutive weeks in La Gaceta.</div> <div>Personal Representative: Catherine Korman, 6926 Crown Lake Dr., Gibsonton, FL 33534.</div> <div>1/9-1/30/26LG 4T</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>Case No.: 25-DR-016550</div> <div>Division: A</div> <div>IN RE: THE MARRIAGE OF</div> <div>YENILIS ALVAREZ SANCHEZ, Petitioner/Mother,</div> <div>and</div> <div>ALBERTO RODRIGUEZ PARDO, Respondent/Father.</div> <div>NOTICE OF ACTION FOR CUSTODY OF MINOR CHILD</div> <div>TO: Alberto Rodriguez Pardo</div> <div>Address Unknown</div> <div>YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Ivonne L. Fernandez, Esq., whose address is 607-A W. Dr. Martin Luther King, Jr. Blvd., Tampa, Florida 33603 on or before 2/14/2026, and file the original with the clerk of this Court at George E. Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default</div> <div>(Continued on next page)</div>

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<div>HILLSBOROUGH COUNTY</div> <div>may be entered against you for the relief demanded in the petition.</div> <div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated December 30, 2025</div> <div>Victor D. Crist, Clerk of the Circuit Court 800 E. Twiggs Street, Tampa, FL 33602</div> <div>By: s/ Mary Glover Deputy Clerk</div> <div>1/9-1/30/26LG 4T</div> <div><div>-----</div><div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY</div><div>JUVENILE DEPENDENCY</div><div>CASE NO. 24-DP-32</div><div>DIVISION D</div></div> <div>IN THE INTEREST OF: Z.A. DOB: 1/9/2024 MINOR CHILD</div> <div><div>NOTICE OF ACTION</div><div>TERMINATION OF PARENTAL RIGHTS</div><div>TO: BRYAN STEVEN RUIZ DUARTE, address unknown</div><div>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, Edgcomb Courthouse, Courtroom 310, 800 East Twiggs Street, Tampa, FL 33602, for an ADVISORY HEARING.</div><div>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.</div><div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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, 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.</div><div>WITNESS my hand as Clerk of said Court and the Seal thereof, this 30th day of December, 2025.</div><div>Victor Crist Clerk of Circuit Court & Comptroller 800 E Twiggs St, Tampa, FL 33602</div><div>By: s/ Santiago Zambrano As Deputy Clerk</div><div>1/9-1/30/26LG 4T</div><div><div>-----</div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>CASE NO.: 25 DR 016501</div><div>Division: BP</div></div><div>CARLOS LUIS FONSECA MORELL, Petitioner, and ARLETTIS DIAZ HERNANDEZ, Respondent</div><div><div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div><div>TO: ARLETTIS DIAZ HERNANDEZ Address Unknown</div><div>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on 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.</div><div>The action is asking the court to decide how the following real or personal property should be divided: NA</div><div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div><div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</div><div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div><div>Dated December 29, 2025</div><div>Victor Crist, Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602</div><div>By: s/ Erma Yerdon Deputy Clerk</div><div>1/2-1/23/26LG 4T</div><div><div>-----</div></div></div></div>	<div>HILLSBOROUGH COUNTY</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>Case Number: 25-CA-011168</div> <div>Division: K</div> <div>DOROTHY MAE THOMAS Plaintiff vs. TOMMY LEE MARTIN Defendant</div> <div><div>AMENDED NOTICE OF ACTION; CONSTRUCTIVE SERVICE</div><div>TO: TOMMY LEE MARTIN</div><div>Last Known Address: 10461 Towncenter River Lane, Apt. 217, Riverview, Florida, 33578-5326</div><div>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</div><div>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.</div><div>Dated on 12/23/2025</div><div>Victor D. Crist As Clerk of the Court 800 E. Twiggs St., Tampa, FL 33602</div><div>By: s/ Jennifer Taylor As Deputy Clerk</div><div>Matthew Allen Esq. BALS</div><div>1/2-1/23/26LG 4T</div><div><div>-----</div></div></div>	<div>MANATEE COUNTY</div> <div>HOEFTAKA MATTHEW E. HOEFT AKA MATTHEW HOEFT; COLLEEN HOEFT AKA COLLEEN HOEFT AKA COLLEEN P. HOEFT; AND UNKNOWN TENANT #1 NKA MORGAN HOEFT are defendants. Angelina Colonnesso as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.manatee.realforeclose.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, CLEAR VIEW MANOR, UNIT 4, ACCORDING TO THE MAP OR PLAT THERE OF, 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</div> <div>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.</div> <div><div>NOTICE OF ACTION</div><div>TO: ANDREW S. PRYCE 1925 3rd Avenue W. Palmetto, FL 34221</div><div>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.</div><div>YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: UNIT 91, BUILDING F, SANCTUARY OF BRADENTON, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2071, PAGE 4867, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 34, PAGE 84, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Bradford Petrino, Esq., Lender Legal PLLC, 1800 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.</div><div>WITNESS my hand and seal of the said Court on the 7th day of January, 2026.</div><div>CLERK OF THE CIRCUIT COURT</div><div>/s/ Kris Gaffney</div><div>By: Deputy Clerk 11080-1028088</div><div><div>-----</div></div><div><div>IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025-CP-002913-AX</div><div>Division Probate</div></div><div>IN RE: ESTATE OF TINA MARIE ZAKEN, Deceased.</div><div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of Tina Marie Zaken, deceased, whose date of death was September 23, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>The date of first publication of this notice is January 16, 2026.</div><div>Personal Representative: /s/ Robert Hutchins</div></div></div>	<div>MANATEE COUNTY</div> <div>Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 16, 2026.</div> <div>Personal Representative: Stephanie E.J. Holschbach 1002 Southern Pine Lane Sarasota, FL 34243</div> <div>Attorney for Personal Representative: Jovanna S. Bailey Florida Bar No. 1032128 Leech Tishman Fuscaldo & Lampl, LLC 8470 Enterprise Circle, Suite 100 Lakewood Ranch, FL 34202 Telephone: 941-877-1830 jbailey@leechtishman.com arudolph@leechtishman.com</div> <div>1/16-1/23/26LG 2T</div> <div><div>-----</div></div> <div><div>IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA</div><div>COUNTY CIVIL DIVISION</div><div>CASE NO.: 2025-CC-002313</div></div> <div>BRIDGEWATER OF LAKEWOOD RANCH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. ANGELA GRAHAM STEWART, Defendant.</div> <div><div>NOTICE OF SALE</div><div>NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on January 8, 2026 by the County Court of Manatee County, Florida, the property described as: : LOT 220, OF BRIDGEWATER, PHASE III AT LAKEWOOD RANCH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 17, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.</div><div>will be sold at public sale by the Manatee County Clerk of Court, to the highest and best bidder, for cash, at 11:00 A.M. at www.manatee.realforeclose.com on February 17, 2026.</div><div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim no later than the date the Clerk reports the surplus funds as unclaimed.</div><div>In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Manatee County, 1115 Manatee Avenue W., Bradenton, FL 34205, Telephone (941) 749-1800, via Florida Relay Service.</div><div>/s/ Natalie N. Minor Natalie N. Minor, Esquire Florida Bar No: 1039661 nminor@appletonreiss.com Appleton Reiss, PLLC 215 N. Howard Ave., Suite 200 Tampa, FL 33606 Phone: 813-542-8888 Attorney for Plaintiff</div><div>1/16-1/23/26LG 2T</div><div><div>-----</div></div><div><div>IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 502025CP002385AX</div><div>Division Probate</div></div><div>IN RE: ESTATE OF RICHARD C. HUTCHINS Deceased.</div><div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of Richard C. Hutchins, deceased, whose date of death was September 19, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>The date of first publication of this notice is January 16, 2026.</div><div>Personal Representatives: Cheryl L. Navoy Bruce A. Kratt</div><div>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</div><div>1/16-1/23/26 2T</div><div><div>-----</div></div><div><div>IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA</div></div><div>(Continued on next page)</div></div></div>

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<div>MANATEE COUNTY</div> <div>PROBATE DIVISION File No. 2025CP002653AX</div> <div>IN RE: ESTATE OF EUGENE H. KRATT, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of EUGENE H. KRATT, deceased, Case No. 2025CP002653AX, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against 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.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of the first publication of this Notice is January 16, 2026.</div> <div>Personal Representatives: Cheryl L. Navoy Bruce A. Kratt</div> <div>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</div> <div>1/16-1/23/26 2T</div> <div>-----</div> <div>OSCEOLA COUNTY</div> <div>IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA</div> <div>Case No.: 2025 CC 003027 CF</div> <div>Overlook Reserve Homeowners Association, Inc., Plaintiff, vs. Luis Rafael Mendez Rodriguez; et al. Defendant(s).</div> <div>NOTICE OF FORECLOSURE SALE</div> <div>NOTICE is hereby given pursuant to a Order Granting Final Judgment of Foreclosure, dated January 14, 2026, and entered in Case Number: 2025 CC 003027 CF, of the County Court in and for Osceola County, Florida. To be published in the La Gaceta Newspaper, wherein Overlook Reserve Homeowners Association, Inc. is the Plaintiff, and Luis Rafael Mendez Rodriguez, Antonio Luis Mendez Rodriguez, Secretary of Housing and Urban Development, and All Unknown Tenants/ Owners are the Defendants, the clerk will sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741, at 11:00 o'clock A.M. on February 4, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:</div> <div>Property Description: LOT 204, OVERLOOK RESERVE PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE(S) 65 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.</div> <div>Property Address: 4669 Marcos Circle, Kissimmee, FL 34758</div> <div>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; If you are hearing or voice impaired, call 711.</div> <div>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@dhnnattorneys.com</div> <div>1/23-1/30/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 2025 CA 001221 MF</div>	<div>OSCEOLA COUNTY</div> <div>FREEDOM MORTGAGE CORPORATION PLAINTIFF, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD RANDOLPH SEENEY A/K/A EDWARD R. SEENEY, JUDY ARLEEN SEENEY A/K/A JUDY SEENEY A/K/A JUDY SEENEY KIRKLEY, TRAFALGAR VILLAGE MASTER ASSOCIATION, INC. AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY DEFENDANTS.</div> <div>NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta Publishing, Inc)</div> <div>NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 7th day of January, 2026, and entered in Case No. 2025 CA 001221 MF, of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JUDY ARLEEN SEENEY A/K/A JUDY SEENEY A/K/A JUDY SEENEY KIRKLEY, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD RANDOLPH SEENEY A/K/A EDWARD R. SEENEY, AND TRAFALGAR VILLAGE MASTER ASSOCIATION, INC. are defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 at 11:00 A.M. on the 7th day of April, 2026, the following described property as set forth in said Final Judgment, to wit: Lot 76, Trafalgar Village - Phase Three, according to the plat as recorded in Plat Book 19, Pages 90 through 100, of the Public Records of Osceola County, Florida.</div> <div>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.</div> <div>Dated this 15th day of January, 2026.</div> <div>By: /S/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1028644</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA</div> <div>CIVIL DIVISION 22B</div> <div>CASE NO.: 2025 CA 002331 MF</div> <div>TOORAK CAPITAL PARTNERS LLC PLAINTIFF, VS. MIGNA HOLDINGS LLC, ET AL., DEFENDANT(S).</div> <div>TO: Angelo Tranquellino Last Known Address: 2512 Bross Drive, St. Cloud, FL 34771 Current Residence: UNKNOWN TO: Angelo Tranquellino Last Known Address: 14 Livingston CT, Marlboro, NJ 07746 Current Residence: UNKNOWN TO: Angelo Tranquellino Last Known Address: 30 Belfield Ave, State Island, NY 10312 Current Residence: UNKNOWN TO: Migna Holdings LLC Last Known Address: c/o TRANQUELLINO, ANGELO, Registered Agent, 2512 BROSS DR., ST. CLOUD, FL 34771 Current Residence: UNKNOWN TO: Migna Holdings LLC Last Known Address: 14 Livingston CT, Marlboro, NJ 07746 Current Residence: UNKNOWN TO: Migna Holdings LLC Last Known Address: 30 Belfield Ave, Staten Island, NY 10312 Current Residence: UNKNOWN TO: Migna Holdings LLC Last Known Address: 16192 Coastal HWY, Lewes, De 19958 Current Residence: UNKNOWN TO: Unknown tenant in possession of the subject property Last Known Address: 2512 Bross Drive, St. Cloud, FL 34771 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 152, LAKE POINTE, according to the plat thereof, as recorded in Plat Book 16, Page(s) 90, Public Records of Osceola County, Florida has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 15th February 2026 , within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are</div> <div>entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.</div> <div>WITNESS my hand and the seal of this Court this 29th day of December, 2025.</div> <div>KELVIN SOTO As Clerk of Court By: /s/ Susan Vies As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1028046</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 2025 CA 002633 MF</div> <div>FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. JEFFREY GRANADINO AND LAUREN LEMAY, ET AL., DEFENDANT(S).</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 2025 CA 002633 MF</div> <div>NOTICE OF ACTION</div> <div>TO: Lauren Lemay Last Known Address: 2679 Autumn Creek Cir, Kissimmee, FL 34747 Current Residence: UNKNOWN TO: Lauren Lemay Last Known Address: 1892 Plumas Way, Orlando, FL 32824 Current Residence: UNKNOWN TO: Unknown Spouse of Lauren Lemay Last Known Address: 2679 Autumn Creek Cir, Kissimmee, FL 34747 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 351, INDIAN CREEK PHASE III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 191, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.</div> <div>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 15th day of February, 2026 , within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.</div> <div>WITNESS my hand and the seal of this Court this 5th day of January, 2026.</div> <div>KELVIN SOTO As Clerk of Court By: Susan Vies As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1028100</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA</div> <div>PNC Bank, National Association Plaintiff, vs. Paula M. Suarez, et al. Defendants. Case No.: 2020 CA 000618 MF</div> <div>Division: 61 Judge Christine E. Arendas</div> <div>NOTICE OF SALE</div> <div>Notice is hereby given that on March 11, 2026 at 11:00AM, the below named Clerk of Court will offer by sale in Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741 the following described real property: Lot 6, Celebration West Village, according to the plat thereof as recorded in Plat Book 9, Pages 91-97, of the Public Records of Osceola County, Florida. Commonly known as: 610 Canne Place, Kissimmee, FL 34747 Any person claiming an interest in the surplus from this sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The sale is being held pursuant to the Final Judgment of Foreclosure, entered on December 11, 2024, in Civil Case No. 2020 CA 000618 MF, pending in the Circuit Court in Osceola County, Florida.</div> <div>KELVIN SOTO CLERK OF THE CIRCUIT COURT OSCEOLA COUNTY, FLORIDA</div> <div>Craig P. Rogers (FLBN: 352128) Michael E. Carleton (FLBN: 1007924) Jordan A. Zepetello (FLBN: 1049568) Jasmin Hernandez (FLBN: 1044494) The Manley Law Firm LLC P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 Primary: statee-file@mdklegal.com Secondary: CPRogers@mdklegal.com Attorney for Plaintiff 11080-1028035</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 2025 CA 002170 MF</div> <div>FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. KINDRED HOMEOWNERS ASSOCIATION, INC. AND KINDRED TOWN-</div>	<div>OSCEOLA COUNTY</div> <div>HOMES HOMEOWNERS ASSOCIATION, INC., ET AL., DEFENDANT(S).</div> <div>NOTICE OF ACTION</div> <div>TO: Cristian Sotomayor Ramirez Last Known Address: 1818 Katz Crossing Dr, Kissimmee, FL 34744 Current Residence: UNKNOWN TO: Cristian Sotomayor Ramirez Last Known Address: 861 Horseshoe Bay Dr Kissimmee FL 34741 Current Residence: UNKNOWN TO: Cristian Sotomayor Ramirez Last Known Address: 804 Coastal Bay Ln Kissimmee FL 34741 Current Residence: UNKNOWN TO: Zoily Marie Diaz Rodriguez Last Known Address: 1818 Katz Crossing Dr, Kissimmee, FL 34744 Current Residence: UNKNOWN TO: Zoily Marie Diaz Rodriguez Last Known Address: 804 Coastal Bay Ln Apt 101 Kissimmee FL 34741 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 79, KINDRED PHASE 1 FB, according to the plat as recorded in Plat Book 28, Pages 22 through 25, of the Public Records of Osceola County, Florida.</div> <div>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 2nd March 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.</div> <div>WITNESS my hand and the seal of this Court this 8th day of January, 2026.</div> <div>KELVIN SOTO As Clerk of Court By: Susan Vies As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1028327</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT OSCEOLA COUNTY</div> <div>TO: TRENISHA L. JONES</div> <div>Case No.: CD202510013/D 3507822/3402356</div> <div>An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>1/16-2/6/26LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 2025 CP 895</div> <div>IN RE: ESTATE OF EVELYN LOUISE CASH Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Evelyn Louise Cash, deceased, whose date of death was January 4, 2025, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, Florida 34741. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 16, 2026.</div> <div>Personal Representative: Thomas H. Cash 235 Glasgow Ct. Davenport, FL 33897</div> <div>Attorney for Personal Representative: Patrick L. Smith</div>	<div>OSCEOLA COUNTY</div> <div>Attorney Florida Bar Number: 27044 179 N US Hwy. 27, Suite F Clermont, FL 34711 Telephone: (352) 204-0305 Fax: (352) 989-4265 E-Mail: patrick@attorneypatricksmith.com Secondary E-Mail: becky@attorneypatricksmith.com</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA</div> <div>Case No. 2025-CA-002914-MF</div> <div>Honorable Judge Christine Elizabeth Arendas</div> <div>PLANET HOME LENDING, LLC Plaintiff, vs. AGUSTIN A. QUINTERO PINEIRO; MONICA Y. CARIDAD BARBOZA; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA; GOODLEAP, LLC; SUNBROOKE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2; Defendants.</div> <div>NOTICE OF ACTION</div> <div>Constructive Service of Process</div> <div>TO: AGUSTIN A. QUINTERO PINEIRO Last Known Address: 5860 BOVINE DR., ST. CLOUD, FL 34771.</div> <div>YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 5860 BOVINE DR., ST. CLOUD, FL 34771, and more particularly described as follows: LOT 185, SUNBROOKE PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGES 182 THROUGH 186, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.</div> <div>Parcel/Account ID # 27-25-31-4989-0001-1850</div> <div>COMMONLY KNOWN AS: 5860 Bovine Dr., St. Cloud, FL 34771.</div> <div>has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before, February 23, 2026 but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</div> <div>In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Osceola County, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, County Phone: 407-742-3500 via Florida Relay Service.</div> <div>DATED ON January 6, 2026</div> <div>Kelvin Soto, Esq., Osceola County Clerk of Court and Comptroller 2 Courthouse Sq, Kissimmee, FL 34741 /s/ As Deputy Clerk</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT OSCEOLA COUNTY</div> <div>TO: DANIEL EUGENE</div> <div>Case No.: CD202512175/D 3212699</div> <div>An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>1/2-1/23/26LG 4T</div> <div>-----</div> <div>PASCO COUNTY</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No.: 2025-CP-1849-ES</div> <div>Division: Probate</div> <div>IN RE: ESTATE OF GLORIA JEAN FINK Deceased.</div> <div>NOTICE TO CREDITORS (Summary Administration)</div> <div>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</div> <div>You are hereby notified that an Order of Summary Administration has been entered in the estate of GLORIA JEAN FINK, deceased, File Number 2025-CP-001849, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-380; that the decedent's date of death was August 25, 2025; that the total value of the estate is \$39,838.69 and that the names and addresses of those to whom it has been assigned by such order are:</div> <table> <tr> <th>Name</th><th>Address</th></tr> <tr> <td>KATHY JO RUSNAK</td><td>13937 S. Belmont Dr. Homer Glen, IL 60491</td></tr> <tr> <td>CHRISTINA JEAN MALYS</td><td>30859 Lindentree Dr., Wesley Chapel, FL 33543</td></tr> </table> <div>(Continued on next page)</div>	Name	Address	KATHY JO RUSNAK	13937 S. Belmont Dr. Homer Glen, IL 60491	CHRISTINA JEAN MALYS	30859 Lindentree Dr., Wesley Chapel, FL 33543
Name	Address								
KATHY JO RUSNAK	13937 S. Belmont Dr. Homer Glen, IL 60491								
CHRISTINA JEAN MALYS	30859 Lindentree Dr., Wesley Chapel, FL 33543								

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 001221 MF

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>PASCO COUNTY</div> <div>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@pjmattorneys.com 1/23-1/30/26LG 2T ----- <div>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@pjmattorneys.com 1/23-1/30/26LG 2T ----- <div>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</div></div></div>	<div>PASCO COUNTY</div> <div>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 ----- <div>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). ----- <div>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 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 11080-1028681 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022CA001892CAAXWS FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF 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</div></div></div>	<div>PASCO COUNTY</div> <div>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 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). ----- <div>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 150.0 feet to the point of beginning. Subject to an easement over and across the North 5.0 feet and the West 10.0 feet for utilities and subject to an easement over and across the South 35.0 feet for ingress and egress. 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</div></div>	<div>PASCO COUNTY</div> <div>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 ----- <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No. 2025-CP-001574 IN RE: ESTATE OF ROY WILLIAM UZZLE, JR. Deceased. NOTICE TO CREDITORS The administration of the Estate of Roy William Uzzle, Jr., deceased, whose date of death was February 28, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 16, 2026. Personal Representative: /s/ Brian W. Uzzle 1010 N. Main St. Harrisburg, IL 62946 Attorney for Personal Representative: /s/ Marley Dodd Marley Dodd, Esq. Fla. Bar No.: 1058457 Brice Zoecklein, Esq. Fla. Bar No.: 0085615 Zoecklein Law P.A. 150 E. Bloomingdale Ave. Brandon, FL 33511 marley@zoeckleinlawpa.com brice@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310 1/16-1/23/26LG 2T ----- <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-002538 AVALON PARK WEST RESIDENTIAL OWNERS' ASSOCIATION, INC., Plaintiff, vs. JOHNNY ORTIZ, Defendant. 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 29, Block 25, New River Lakes Phase 1, Parcel D, according to the map or plat thereof, as recorded in Plat Book 64, Page(s) 90 through 113, inclusive, of the Public Records of Pasco County, Florida. will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on March 18, 2026 at 11:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes. 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</div></div></div>	<div>PASCO COUNTY</div> <div>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 ----- <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-002977 PALM COVE OF WESLEY CHAPEL HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. RENEL MATHURIN, Defendant. 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 15, Block 17, PALM COVE PHASE 2, according to the map or plat thereof recorded in Plat Book 54 pages 111 through 126, inclusive, public records of Pasco County, Florida. will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on March 18, 2026 at 11:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes. 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 ----- <div>Notice of Public Auction Notice of public auction for monies due on Storage Units. Auction will be held on January 27th 2026 at or after 8:00 AM. Units are said to contain common household items. Property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows: 13240 WALSLINGHAM RD. LARGO, FL 33774 D286 375.60 Linda Reid D156 331.70 Linda Reid C133 615.60 Steven Wilson C166 679.85 Evelyn Garret D129 1000.70 Theresa Chapman C210 466.70 Daniel Damon D340 325.20 Steven Oshiver A003 1081.70 Theresa Chapman C296 256.70 Adrian Glass 10440 SEMINOLE BLVD. SEMINOLE, FL 33772 450 349.85 Chelsie Schmidt 838 424.85 Michael Mercurio 76 936.65 Michael Hope 819 559.80 Melissa Wilson 821 439.85 Melissa Louis 904 300.65 Jamara Smiley 809 466.70 Shawn Leiby 945 659.80 Anthony Dixon 89 619.85 Chrissy Sampley 817 559.80 Jennifer Mattison 90 619.85 Luis Del Monte 5200 PARK ST. ST PETERSBURG FL 33709 424 709.85 Erick Diaz 279 739.85 Avetta Jones 331 563.40 Ashly Hamm 005 796.70 Jada Whiting 6209 US HWY 19 NEW PORT RICHEY FL 34652 D-024 435.60 Shannon White A-069 498.45 Colin Winterton 4015 PARK BLVD. PINELLAS PARK, FL 33781 C112 995.60 John Sovich A127 364.85 Khalil Almonshind B146 481.70 Billy Land C117 595.60 Todd Moon B001 601.70 Angella Jackson D025 601.70 Latara Washington C020 631.70 Jake Niedert D114 591.60 Louis Murray C 225 391.70 Mercedes Arias Mandado C410 205.20 Robert Kennedy 13564 66TH ST N. LARGO, FL 33771 E-202 639.80 Diane Drake E-105 558.98 Justin Hunt E-203 391.70 Deborah Gibson Riley E-108 558.90 Heather Daniels (Continued on next page)</div></div></div>

LEGAL ADVERTISEMENT		LEGAL ADVERTISEMENT		LEGAL ADVERTISEMENT		LEGAL ADVERTISEMENT	
<div>PASCO COUNTY</div> <div>30750 US 19 Palm Harbor FL 34684</div> <div>B302 1167.90 Teresa Auffarth</div> <div>B614 195.60 Jadelyn Jadelyn</div> <div>B239 1159.80 Chad Wintermore</div> <div>B143 1395.60 Chad Wintermore</div> <div>B113 556.70 Marlene Wicks</div> <div>B205 697.75 Angela Johnson</div> <div>12420 STARKEY RD. LARGO, FL 33773</div> <div>B037 581.50 Mikal Solomon</div> <div>B024 508.70 Justin Reyome</div> <div>E036 462.65 Robert Baerwalde Sr</div> <div>1068 839.80 Ashley Bennett</div> <div>CA07 459.80 Michael Wise</div> <div>6118 US HWY 19 N. NEW PORT RICHEY, FL 34652</div> <div>C039 619.85 David Hendley</div> <div>B305 508.70 David Hendley</div> <div>C018 639.50 Ian Chireleison</div> <div>C336 276.80 Damon Morrell</div> <div>23917 US 19 N CLEARWATER, FL 33765</div> <div>2343 535.70 Tania Lozada</div> <div>2124 939.80 Janeisha Everett</div> <div>2437 364.85 Mark Ward</div> <div>1010 859.85 David Smith</div> <div>1006 856.70 William Achnitz</div> <div>10314 US 19 NEW PORT RICHEY, FL 34668</div> <div>1612 256.70 Patrick Said</div> <div>2185 458.15 Tammy Cox</div> <div>2383 511.70 Tammy Cox</div> <div>2154 56 619.80 Anton Nowak</div> <div>2180 511.70 Cassidy Ryder</div> <div>1171 639.50 Scott Adams</div> <div>2180 BELCHER RD S. LARGO, FL 33771</div> <div>D118 841.00 Christopher Alvardo</div> <div>B004 436.70 Samuel Feola</div> <div>B005 991.60 Matthew Asselin</div> <div>C011 436.70 Michael Hannon</div> <div>B142 535.60 Sade Tulloch</div> <div>B136 598.70 Tavius Boles</div> <div>5631 US HWY 19 NEW PORT RICHEY, FL 34652</div> <div>1221 544.85 Jonathan Deaton</div> <div>1229 544.85 Jonathan Deaton</div> <div>975 2ND AVE S. ST. PETERSBURG, FL 33705</div> <div>4020 619.85 Demetrice Hammonds</div> <div>2076 790.40 Rachel Howard</div> <div>2015 622.70 Ryan Damon</div> <div>5036 845.60 Sheryl Hakala</div> <div>2050 646.70 Lynda Koivunen</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 2025CP001899CPAXES</div> <div>IN RE: ESTATE OF MARION L. JONES</div> <div>a/k/a MARION JETT JONES, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the Estate of Marion L. Jones a/k/a Marion Jett Jones, deceased, whose date of death was August 28, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 530 Little Road, Suite 105, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div> <div>All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 16, 2026.</div> <div>Personal Representative: Robert Bratton</div> <div>a/k/a Robert Easley Bratton Jr.</div> <div>8620 Georgetown Trace Lane</div> <div>Chattanooga, Tennessee 37421</div> <div>Attorney for Personal Representative: Ashly Mae Guernaccini, Esq.</div> <div>Florida Bar Number: 1022329</div> <div>At Cause Law Office, PLLC</div> <div>314 S. Missouri Avenue, Suite 201</div> <div>Clearwater, Florida 33756</div> <div>Telephone: (727) 477-2255</div> <div>Fax: (727) 234-8024</div> <div>E-Mail: ashly@atcauselaw.com</div> <div>Secondary E-Mail: rhianna@atcauselaw.com</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT PASCO COUNTY</div> <div>To: JEREMIAH J. TIMONY</div> <div>Case No.: CD202509619/XD3500072/3501895</div> <div>An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>1/16-2/6/26LG 4T</div> <div>-----</div> <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 25-CC-002499</div> <div>CONCORD STATION COMMUNITY ASSOCIATION, INC., Plaintiff,</div> <div>vs.</div> <div>CHRISTOPHER A. CERESO and JOY A. CAVALIERE, Defendant(s).</div> <div>NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on January 13, 2026, by the County Court of Pasco County, Florida, for the following property described as:</div> <div>Lot 83, Block D, Concord Station Phase 2 Units A & B - Section 2, according to the map or plat thereof, as recorded in Plat Book 67, Page(s) 125 through 134, inclusive, of the Public Records of Pasco County, Florida.</div> <div>will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on February 26, 2026 at 11:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.</div> <div>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</div> <div>/s/ Katherine Martinez, Esq.</div> <div>Florida Bar No.: 70879</div> <div>kmartinez@bushross.com</div> <div>BUSH ROSS, P.A.</div> <div>Post Office Box 3913, Tampa, FL 33601</div> <div>Phone: 813-204-6492</div> <div>Fax: 813-223-9620</div> <div>Attorney for Plaintiff</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 2025CP001914CPAXES</div> <div>IN RE: ESTATE OF ELIZABETH SECULA,</div> <div>A/K/A ELIZABETH M. SECULA Deceased</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of ELIZABETH SECULA, A/K/A ELIZABETH M. SECULA, deceased, whose date of death was April 15, 2025; File Number 2025CP-001914CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33525. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 16, 2026.</div> <div>Personal Representative: MATTHEW P. SECULA</div> <div>37324 Lois Avenue</div> <div>Zephyrhills, FL 33542</div> <div>Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278</div> <div>DBA@GendersAlvarez.com</div> <div>Anthony F. Diecidue, Esq. - FBN: 146528</div> <div>AFD@GendersAlvarez.com</div> <div>Whitney C. Miranda, Esq. - FBN: 65928</div> <div>WCM@GendersAlvarez.com</div> <div>GENDERS♦ALVAREZ♦DIECIDUE, P.A.</div> <div>2307 West Cleveland Street</div> <div>Tampa, FL 33609</div> <div>Phone: (813) 254-4744</div> <div>Fax: (813) 254-5222</div> <div>Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 2025CA003045CAAXWS</div> <div>FREEDOM MORTGAGE CORPORATION Plaintiff,</div> <div>vs.</div> <div>CHRISTOPHER ALLEN TEMPLE, ET AL., Defendant(s).</div> <div>NOTICE OF ACTION</div> <div>TO: CHRISTOPHER ALLEN TEMPLE</div> <div>PASCO COUNTY</div> <div>Last Known Address: 7426 Chapel Ave, New Port Richey, FL 34652</div> <div>Current Residence: UNKNOWN</div> <div>CHRISTOPHER ALLEN TEMPLE</div> <div>Last Known Address: 2884 Edenwood St Clearwater FL 33759</div> <div>Current Residence: UNKNOWN</div> <div>CHRISTOPHER ALLEN TEMPLE</div> <div>Last Known Address: 411 Dempsey Rd Palm Harbor FL 34683</div> <div>Current Residence: UNKNOWN</div> <div>UNKNOWN SPOUSE OF CHRISTOPHER ALLEN TEMPLE</div> <div>Last Known Address: 7426 Chapel Ave, New Port Richey, FL 34652</div> <div>Current Residence: UNKNOWN</div> <div>UNKNOWN SPOUSE OF CHRISTOPHER ALLEN TEMPLE</div> <div>Last Known Address: 2884 Edenwood St Clearwater FL 33759</div> <div>Current Residence: UNKNOWN</div> <div>UNKNOWN SPOUSE OF CHRISTOPHER ALLEN TEMPLE</div> <div>Last Known Address: 411 Dempsey Rd Palm Harbor FL 34683</div> <div>Current Residence: UNKNOWN</div> <div>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</div> <div>LOT 5, BLOCK 2, TE-LA HEIGHTS UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 48, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</div> <div>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before February 17, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 M in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</div> <div>WITNESS my hand and the seal of this Court this 9th day of January, 2026.</div> <div>Nikki Alvarez-Sowles, Esq.</div> <div>As Clerk of Court</div> <div>By: s/ Illegible</div> <div>As Deputy Clerk</div> <div>Miller, George & Suggs, PLLC</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 2025CP002062CPAXES</div> <div>IN RE: ESTATE OF JEFFREY FREDRICK SCHEUFLE</div> <div>a/k/a JEFFREY F. SCHEUFLE</div> <div>a/k/a JEFFREY SCHEUFLE, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Jeffrey Fredrick Scheufler a/k/a Jeffrey F. Scheufler a/k/a Jeffrey Scheufler, whose date of death was September 24, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 16, 2026.</div> <div>Personal Representative: Christina Scheufler</div> <div>5799 Packard Lane NE</div> <div>Bainbridge Island, WA 98110</div> <div>Attorney for Personal Representative: Laurie E. Ohall</div> <div>Law Offices of Laurie E. Ohall, P.A.</div> <div>Florida Bar Number: 0040230</div> <div>1464 Oakfield Drive</div> <div>Brandon, FL 33511</div> <div>Telephone: (813) 438-8503</div> <div>Fax: (813) 438-8504</div> <div>E-Mail: lohall@ohalllaw.com</div> <div>PASCO COUNTY</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 2025-CP-001546</div> <div>IN RE: ESTATE OF ALFONSO GOMEZ</div> <div>Deceased</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Alfonso Gomez, deceased, whose date of death was March 17, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 16, 2026.</div> <div>Personal Representative: Katia I. Rodriguez</div> <div>17573 Cortes Creek Blvd.</div> <div>Spring Hill, Florida 34610</div> <div>Attorney for Personal Representative: Aaron W. Saoud, Esquire</div> <div>Florida Bar Number 096124</div> <div>AWS LAW FIRM</div> <div>2202 N. Westshore Blvd., Suite 200</div> <div>Tampa, Florida 33607</div> <div>Telephone: (813) 922-5293</div> <div>E-Mail: attorney@awslaw.org</div> <div>Secondary E-Mail: service@awslaw.org</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</div> <div>Case No.: 2026DR000134DRAXWS</div> <div>WENDOLIN NATHALIA MINAYA PENA, Petitioner,</div> <div>and</div> <div>OLIVER JAVIER VALDEZ, Respondent.</div> <div>AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div> <div>TO: OLIVER JAVIER VALDEZ</div> <div>Last known address: 8905 Beacon Isles Dr #105, Tampa FL 33615</div> <div>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on WENDOLIN NATHALIA MINAYA PENA, whose address is 2324 Tahitian Dr, Holiday FL 34691, on or before 02/19/2026, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div> <div>The action is asking the court to decide how the following real or personal property should be divided: NA</div> <div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated January 9, 2026</div> <div>Nikki Alvarez-Sowles</div> <div>Clerk of the Circuit Court</div> <div>By: s/ Julian Garcia</div> <div>Deputy Clerk</div> <div>1/16-2/6/26LG 4T</div> <div>-----</div> <div>PINELLAS COUNTY</div> <div>1/16-1/23/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div> <div>CASE NO.: 25-005477-CI</div> <div>VAUGHN LAW, PLLC, Plaintiff,</div> <div>vs.</div> <div>ALEXIS RAMSEY, an individual, FRANCES TOBIENNE, JR., an individual, and AZZAM PROPERTIES CORPORATION, A Foreign Corporation, Defendants.</div> <div>NOTICE OF ACTION</div> <div>TO: Alexis Ramsey, an individual and Francis Tobienne, Jr., and individual</div> <div>Last Known Address: 1785 40th Ave N., St. Petersburg, FL 33714</div> <div>YOU ARE NOTIFIED that an action has been filed against you in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, and that you are required to serve a copy of your written defenses, if any, to it on Whitney L. Smith, Esq., Vaughn Law, PLLC, 350 Corey Avenue, St. Pete Beach, Florida 33706, on or before thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 315 Court Street, Clearwater, Florida 33756, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.</div> <div>This Notice of Action is issued pursuant to Chapter 49, Florida Statutes, in accordance with the Court's Order on Motion for Servie of Process by Publication.</div> <div>WITNESS my hand and seal of the Court on this 21st day of January, 2026.</div> <div>Ken Burke</div> <div>Clerk of the Circuit Court and Comptroller</div> <div>315 Court St, Clearwater, FL 33756</div> <div>By: s/ Thomas Smith</div> <div>Deputy Clerk</div> <div>Vaughn Law, PLLC</div> <div>1/23-2/13/26 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div> <div>CASE NO. 25-006533-CI</div> <div>PHH MORTGAGE CORPORATION PLAINTIFF,</div> <div>VS.</div> <div>THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF BARBARA J. SCHLIPP (DECEASED), ET AL.</div> <div>NOTICE OF ACTION</div> <div>TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF BARBARA J. SCHLIPP (DECEASED)</div> <div>RESIDENCE: UNKNOWN</div> <div>LAST KNOWN ADDRESS: 6116 52nd Ave N, Kenneth City, FL 33709</div> <div>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pinellas County, Florida:</div> <div>LOT 4, BLOCK 23, KENNETH CITY UNIT EIGHT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 46, PAGE 40, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</div> <div>has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, otherwise a default may be entered against you for the relief demanded in the Complaint.</div> <div>This notice shall be published once a week for two consecutive weeks in La Gaceta.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office at 727-464-4880 at 400 South Fort Harrison Avenue, Suite 500, Clearwater, FL 33756, at least 7 days before your scheduled court appearance,</div> <div>(Continued on next page)</div>							

PINELLAS COUNTY

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

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

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PINELLAS COUNTY

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LEGAL ADVERTISEMENT					LEGAL ADVERTISEMENT					LEGAL ADVERTISEMENT					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: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: ashley.cribbis@atcauselaw.com 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:					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 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 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 DLP Lending Fund, LLC, a Delaware limited liability company Plaintiff, vs. CTV Paradise, LLC, et al. Defendants. Case No.: 24-002716-CI Division: Civil Judge Rebecca L. Hamilton /-----/ NOTICE OF SALE Notice is hereby given that on March 12, 2026 at 10:00AM, the below named Clerk of Court will offer by electronic sale at www.pinellas.realforeclose.com the following described real property: Lot 3, Block 12, Bayou Bonita Park Subdivision, according to the map or plat thereof as recorded in Plat Book 7, Page 1, Public Records of Pinellas County, Florida. Commonly known as: 4718 Paradise Way South, St. Petersburg, FL 33705 Any person claiming an interest in the surplus from this sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The sale is being held pursuant to the Final Judgment of Foreclosure, entered on January 5, 2026, in Civil Case No. 24-002716-CI, pending in the Circuit Court in Pinellas County, Florida. KEN BURKE CLERK OF THE CIRCUIT COURT PINELLAS COUNTY, FLORIDA Michael E. Carleton (FLBN: 1007924) Jordan A. Zeppetello (FLBN: 1049568) Craig P. Rogers (FLBN: 352128) Jasmin Hernandez (FLBN: 1044494) The Manley Law Firm LLC P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 Primary: statee-file@mdklegal.com Secondary: SEF-MECarleton@mdklegal.com Attorney for Plaintiff 11080-1028036 NOTICE OF SALE NOTICE IS HEREBY GIVEN that pursuant to Florida Statute §715.109, Embassy Mobile Park LLC, offers for public sale the following: 1969 SUNC mobile home, VIN 69268, Title# 3708582 and on January 29, 2026 at 16416 US Highway 19 N., Lot #1514, Clearwater, FL 33764, at the hour of 9:30 a.m. or as soon thereafter as possible, the landlord will offer for sale "AS IS" "WHERE IS" the aforesaid personal property at public outcry and will sell the same, subject to ownership rights, liens, and security interests which have priority by law, if any, to the highest bidders and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs of storage, advertising and sale, due and owing the landlord. The name and address of the former owner is Michael Giardina, 16416 US Highway 19 N., Lot #1514, Clearwater, FL 33764. 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: 1972 CADI mobile home, VIN 2853T and on January 29, 2026 at 16416 US Highway 19 N., Lot #1310, Clearwater, FL 33764, at the hour of 10:00 a.m. or as soon thereafter as possible, the landlord will offer for sale "AS IS" "WHERE IS" the aforesaid personal property at public outcry and will sell the same, subject to ownership rights, liens, and security interests which have priority by law, if any, to the highest bidders and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs of storage, advertising and sale, due and ow-					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 Shelba 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 Shelba 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 Shelba 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 Shelba 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 (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 13th day of January, 2026. Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756-5165 By: s/ Thomas Smith As Deputy Clerk Miller, George & Suggs, PLLC 1/16-1/23/26LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA Case No: 25-006446-CI Wells Fargo Bank N.A., as Trustee for Carrington Mortgage Loan Trust Series 2006-NC5 Asset-Backed Pass-Through Certificates, Plaintiff, vs.					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 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. 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 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 File No. 26-000121-ES IN RE: ESTATE OF TERRY LOUISE LAJOIE A/K/A THERESA LOUISE LAJOIE Deceased. NOTICE TO CREDITORS The administration of the estate of Terry Louise Lajoie a/k/a Theresa Louise Lajoie, deceased, whose date of death was July 3, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 16, 2026. Personal Representative: /s/ John Lajoie 6301 10th Ave S Gulfport, Florida 33707 Attorney for Personal Representative: /s/ Katie Everlove-Stone Attorney Florida Bar Number: 30271 5328 Central Ave St. Petersburg, Florida 33707 Telephone: (727) 471-0675 Fax: (866) 326-7610 E-Mail: katie@everlovelegal.com 1/16-1/23/26LG 2T ----- IN THE CIRCUIT COURT FOR					PINELLAS COUNTY PINELLAS COUNTY, FLORIDA PROBATE DIVISION File Number 25-011055-ES IN RE: ESTATE OF RHONDA K. JOHNSON, Deceased NOTICE TO CREDITORS The administration of the estate of RHONDA K. JOHNSON, deceased, whose date of death was October 20, 2025, is pending in the circuit court for Pinellas County, Florida, Probate Division, the address of which is Honorable Ken Burke, Clerk of the Circuit Court, Pinellas County Courthouse, 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.3311. The written demand must be filed with the clerk. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTE 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: JAMIE THOMPSON 2115 Ann Street Muskegon, MI 49445 Attorney for Personal Representative: Matthew D. Ellrod 6642 Rowan Road New Port Richey, FL 34653 (727) 843-0566 Fla. Bar No. 3377937 email: mattellrod@verizon.net 1/16-1/23/26LG 2T ----- IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-012044-ES IN RE: ESTATE OF DANIEL L. BISHOP, Deceased. NOTICE TO CREDITORS The administration of the estate of DANIEL L. BISHOP, deceased, whose date of death was March 21, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 16, 2026. Personal Representative: ABBY MAHONY 282 West Claremont Street Elmhurst, Illinois 60126 Attorney for Personal Representative: Jack F. White III Florida Bar Number: 0985864 Sylvia Noel White P.A. 1108 South Highland Avenue Clearwater, Florida 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail: jack@clearwaterprobateattorney.com 1/16-1/23/26LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA (Continued on next page)				

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>PINELLAS COUNTY</div> <div>CASE NO.: 25-000370CI</div> <div>WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A, Plaintiff,</div> <div>vs.</div> <div>VIRGINIA JOHNSON, UNKNOWN SPOUSE OF VIRGINIA JOHNSON, UNKNOWN TENANT #1, and UNKNOWN TENANT #2, Defendants.</div> <div>NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Consent Final Judgment of Foreclosure entered on December 17, 2025 in the above-captioned action, the following property situated in Pinellas County, Florida, described as:</div> <div>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.</div> <div>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.</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</div> <div>Dated this 30th day of December, 2025</div> <div>s/ MICHAEL C. COYLE, ESQ.</div> <div>Florida Bar No.: 1054501</div> <div>STOREY LAW GROUP, P.A.</div> <div>221 NE Ivanhoe Blvd., Suite 300</div> <div>Orlando, FL 32804</div> <div>Telephone: 407-488-1225</div> <div>Facsimile: 407-488-1177</div> <div>Email: mcoyle@storeylawgroup.com</div> <div>Secondary Emails: sbaker@storeylawgroup.com</div> <div>Attorney for Plaintiff</div> <div>1/16-1/23/26LG 2T</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 25-004909-CI</div> <div>US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMAC TRUST, SERIES 2016-CTT Plaintiff,</div> <div>vs.</div> <div>MILDRED L. GREGGO AND THOMAS C. GREGGO, ET AL., Defendant(s).</div> <div>NOTICE OF ACTION</div> <div>TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Marie S. Remes</div> <div>Last Known Address: 700 W Fabyan Parkway Apt. 334C, Batavia, IL 60510</div> <div>Current Residence: UNKNOWN</div> <div>Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Marie S. Remes</div> <div>Last Known Address: 1122 2nd Ave. S, Tierra Verde FL 33715</div> <div>Current Residence: UNKNOWN</div> <div>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</div> <div>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.</div> <div>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</div> <div>WITNESS my hand and the seal of this Court this 12th day of January, 2026.</div> <div>Ken Burke</div> <div>Clerk of the Circuit Court & Comptroller</div>	<div>PINELLAS COUNTY</div> <div>315 Court St, Clearwater, FL 33756-5165</div> <div>By: s/ Stevie Ayars</div> <div>As Deputy Clerk</div> <div>Miller, George & Suggs, PLLC</div> <div>1/16-1/23/26LG 2T</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 26-000155-ES</div> <div>IN RE: ESTATE OF REBECCA FULLER</div> <div>Deceased.</div> <div>NOTICE OF ACTION (formal notice by publication)</div> <div>TO: JONATHAN MARTIN</div> <div>Whereabouts Unknown</div> <div>DANIELLE MARTIN</div> <div>Whereabouts Unknown</div> <div>DARRYL TATUM</div> <div>Whereabouts Unknown</div> <div>KENDRICK TATUM</div> <div>Whereabouts Unknown</div> <div>and Any and All Heirs of Rebecca Fuller</div> <div>and Any and All Heirs of Barbara Martin</div> <div>and Any and All Heirs of Kay Fuller</div> <div>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 ♦ DECIDUE, 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.</div> <div>Signed on January 8th, 2026.</div> <div>Ken Burke</div> <div>Clerk of the Circuit Court & Comptroller</div> <div>As Clerk of the Court</div> <div>By: s/ Alma T.</div> <div>As Deputy Clerk</div> <div>First Publication on January 16, 2026</div> <div>1/16-2/6/26LG 4T</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO. 23-006732-CI</div> <div>GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2, C/O U.S. BANK TRUST NATIONAL ASSOCIATION Plaintiff,</div> <div>vs.</div> <div>THERESA MYERS AKA THERESA SBEGHEN, et al,</div> <div>Defendants/</div> <div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div> <div>NOTICE IS HEREBY GIVEN pursuant to an Order dated January 6, 2026 and entered in Case No. 23-006732-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2, C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff and MV REALTY PBC, LLC, THERESA MYERS AKA THERESA SBEGHEN, BANK OF AMERICA, N.A., the Defendants. Ken Burke, Clerk of the Circuit Court in and for Pinellas County, Florida will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on February 10, 2026, the following described property as set forth in said Order of Final Judgment, to wit:</div> <div>ALL THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF PINELLAS STATE OF FLORIDA, TO-WIT:</div> <div>LOT 9, LESS THE SOUTH 7.5 FEET THEREOF, BLOCK 7, OF CLEARVISTA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</div> <div>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.</div> <div>If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</div> <div>DATED at Pinellas County, Florida, this 7th day of January 2026.</div> <div>RUBIN LUBLIN, LLC</div> <div>Attorney for Plaintiff</div> <div>2313 W. Violet St.</div> <div>Tampa, Florida 33603</div> <div>Telephone: (813) 656-8801</div> <div>Fax: (813) 656-8802</div> <div>flemailservice@rlselaw.com</div> <div>By: /s/ Brittany L. Harvey, Esq.</div> <div>Florida Bar No. 124795</div> <div>TL/102292</div>	<div>PINELLAS COUNTY</div> <div>1/16-1/23/26LG 2T</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div> <div>File No. 25-007679-ES</div> <div>Section 4</div> <div>IN RE: ESTATE OF LARRY ROMIG</div> <div>Deceased.</div> <div>NOTICE OF ACTION FOR FORMAL ADMINISTRATION</div> <div>TO: JOHN STEPHEN ROMIG</div> <div>442 Harris Dr, Watertown, NY 13601</div> <div>ROBERT JAMES KNARR</div> <div>1202 W. 10th Street, Erie, PA 16502</div> <div>DEBRA ANN SWEETWOOD MISHOCK</div> <div>104 Logan Ave, Pleasant Gap, PA 16823</div> <div>SHEILA DOREEN SWEETWOOD BOROWSKI</div> <div>157 Brand Rd, Toms River, NJ 08753</div> <div>JAMES EDWARD PERRY</div> <div>11475 Greensboro Rd</div> <div>Denton, MD 21629</div> <div>ESTATE OF LORI JEANNE GREEN</div> <div>RANDOLPH WASHBURN</div> <div>5100 Martinique Calle</div> <div>Dickinson, TX 77539</div> <div>ESTATE OF DEANNA KATHLEEN INGRAM HUGHES</div> <div>124 Founders Ct, Boalsburg, PA 16827</div> <div>CHARLENE CASKEY MOYER</div> <div>333 Curtin Narrows Rd #A</div> <div>Bellefonte, PA 16823</div> <div>GEORGIANA CASKEY BROWN</div> <div>108 Hale St, Osceola Mills, PA 16666</div> <div>THOMAS M. MCANDREW</div> <div>2664 Farrandsville Rd</div> <div>Farrandsville, PA 17745</div> <div>TIMOTHY JOSEPH MCANDREW</div> <div>14 Wandell Rd Sweet, Valley, PA 18656</div> <div>JOSEPH EDWARD MCANDREW</div> <div>2927 Farrandsville Rd</div> <div>Farrandsville, PA 17745</div> <div>ROBERT CHARLES MCANDREW</div> <div>734 Long Run Road, Mill Hall, PA 17751</div> <div>JOHN MICHAEL INMAN</div> <div>200 Piedmont Avenue SE</div> <div>Suite 1404, West Tower</div> <div>Atlanta, GA 30334</div> <div>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.</div> <div>You are required to serve a copy of any written response or objection, if any, to:</div> <div>MOONRAY LAW, PLLC</div> <div>c/o Justin T. Moonray, Esq.</div> <div>1032 E Brandon Blvd #9933</div> <div>Brandon, Florida 33511</div> <div>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.</div> <div>WITNESS my hand and seal of this Court on 01/05/2026.</div> <div>Ken Burke</div> <div>Clerk of the Circuit Court & Comptroller</div> <div>By: s/ Aema T.</div> <div>As Deputy Clerk</div> <div>1/9-1/30/26LG 4T</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT</div> <div>PINELLAS COUNTY</div> <div>To: NATIONAL P.I. SERVICES, LLC</div> <div>Case No.: CD202512270/A 3400074</div> <div>An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>1/9-1/30/26LG 4T</div> <div>SUPERIOR COURT OF ARIZONA</div> <div>IN MARICOPA COUNTY</div> <div>Case Number: CV2025-011716</div> <div>David Sanchez, et al.</div> <div>Name of Plaintiff</div> <div>and</div> <div>Brett A Bailey, et al.</div> <div>Name of Defendant</div> <div>SUMMONS</div> <div>FROM THE STATE OF ARIZONA</div> <div>TO: BRETT A BAILEY</div> <div>1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".</div> <div>2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on the top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.</div> <div>3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within</div>	<div>PINELLAS COUNTY</div> <div>TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.</div> <div>4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.</div> <div>5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.</div> <div>6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.</div> <div>If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar.org. Sponsored by the Maricopa County Bar Association.</div> <div>SIGNED AND SEALED this Date:</div> <div>April 02, 2025</div> <div>JEFF FINE</div> <div>Clerk of Superior Court</div> <div>By: C. MCWHORTER</div> <div>Deputy Clerk</div> <div>Ruben Canastillo, Attorney for Plaintiff</div> <div>231 W. Thomas Rd. Ste. #2</div> <div>Phoenix, AZ 85013</div> <div>AZ Bar Number: 035488</div> <div>litigation@azinjuryattorneys.org</div> <div>12/19-2/9/26LG 4T</div> <div>POLK COUNTY</div> <div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</div> <div>CASE NO.: 2025CA-001206-A000-BA</div> <div>CARRINGTON MORTGAGE SERVICES, LLC,</div> <div>Plaintiff,</div> <div>vs.</div> <div>ERIC L POOLE,</div> <div>Defendants.</div> <div>NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on January 9, 2026, in the above-captioned action, the following property situated in Polk County, Florida, described as:</div> <div>LOT 37 OF CAREFREE COVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</div> <div>Shall be sold by the Clerk of Court, Stacy M. Butterfield, on the 9th day of April, 2026 on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.</div> <div>/s/ MICHAEL COYLE, ESQ.</div> <div>Florida Bar # 1054501</div> <div>STOREY LAW GROUP, P.A.</div> <div>221 NE Ivanhoe Blvd Suite 300</div> <div>Orlando, FL 32804</div> <div>Ph: (407) 488-1225</div> <div>mcoyle@storeylawgroup.com</div> <div>sbaker@storeylawgroup.com</div> <div>Attorneys for Plaintiff</div> <div>1/23-1/30/26LG 2T</div> <div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA</div> <div>Case No.: 26 DR 0425</div> <div>Giovanna Yaris Lopez Sanchez,</div> <div>Petitioner,</div> <div>and</div> <div>Manuel Alberto Alvarez,</div> <div>Respondent.</div> <div>AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div> <div>TO: Manuel Alberto Alvarez</div> <div>Last known address:</div> <div>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Giovanna Yaris Lopez Sanchez whose address is 6555 Old Lake Wilson Rd. Lot 172, Davenport, FL 33896-9494 on or before 02/26/26, and file the original with the clerk of this Court at Polk County Clerk of Courts, Family Division, 255 North Broadway Avenue, Bartow, FL 33830 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div> <div>The action is asking the court to decide</div>	<div>POLK COUNTY</div> <div>how the following real or personal property should be divided: None</div> <div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated 01/20/26</div> <div>Clerk of the Circuit Court</div> <div>By: /s/ Karen Cox</div> <div>Deputy Clerk</div> <div>1/23-2/13/26LG 4T</div> <div>Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 930601 from Atwell, LLC located at 10150 Highland Manor Drive, Suite 450, Tampa FL 33610. Application received: 11/24/2025. Proposed activity: Residential. Project name: The Terraces at Stuart Crossing. Project size: 58.91± Acres. Location: Section(s) 29,30,31,32, Township 29 South, Range 25 East, in City of Bartow, Polk County, Florida. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Hwy 301 Tampa, FL 33637-6759 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.</div> <div>1/23/26LG 1T</div> <div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 2025CA-003495-A000-BA</div> <div>FREEDOM MORTGAGE CORPORATION</div> <div>PLAINTIFF,</div> <div>VS.</div> <div>DEON DONNELL CARTER A/K/A DEON D. CARTER AND LATOYA MONIQUE PITTMAN F/K/A LATOYA CARTER F/K/A LATOYA MONIQUE CARTER, ET AL., DEFENDANT(S).</div> <div>NOTICE OF ACTION</div> <div>TO: Deon Donnell Carter</div> <div>Last Known Address: 200 Black Skimmer Ln, Winter Haven, FL 33880</div> <div>Current Residence: UNKNOWN</div> <div>TO: Deon Donnell Carter</div> <div>Last Known Address: 1015 Cohassett Ave Lake Wales FL 33853</div> <div>Current Residence: UNKNOWN</div> <div>TO: Deon Donnell Carter</div> <div>Last Known Address: 3256 Avenue M NW Winter Haven FL 33881</div> <div>Current Residence: UNKNOWN</div> <div>TO: Deon Donnell Carter</div> <div>Last Known Address: 1700 Vauxhall Rd Auburndale FL 33823</div> <div>Current Residence: UNKNOWN</div> <div>TO: Deon Donnell Carter</div> <div>Last Known Address: 211 Summer View Dr Winter Haven FL 33880</div> <div>Current Residence: UNKNOWN</div> <div>TO: Unknown Spouse of Deon Donnell Carter A/K/A Deon D. Carter</div> <div>Last Known Address: 200 Black Skimmer Ln, Winter Haven, FL 33880</div> <div>Current Residence: UNKNOWN</div> <div>TO: Unknown Spouse of Deon Donnell Carter A/K/A Deon D. Carter</div> <div>Last Known Address: 1015 Cohassett Ave Lake Wales FL 33853</div> <div>Current Residence: UNKNOWN</div> <div>TO: Unknown Spouse of Deon Donnell Carter A/K/A Deon D. Carter</div> <div>Last Known Address: 3256 Avenue M NW Winter Haven FL 33881</div> <div>Current Residence: UNKNOWN</div> <div>TO: Unknown Spouse of Deon Donnell Carter A/K/A Deon D. Carter</div> <div>Last Known Address: 1700 Vauxhall Rd Auburndale FL 33823</div> <div>Current Residence: UNKNOWN</div> <div>TO: Unknown Spouse of Deon Donnell Carter A/K/A Deon D. Carter</div> <div>Last Known Address: 211 Summer View Dr Winter Haven FL 33880</div> <div>Current Residence: UNKNOWN</div> <div>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</div> <div>LOT 24, LAKE DEER, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 174, PAGE 13 AND 14, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</div> <div>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before February 15 2026 , within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint</div>

(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><div>POLK COUNTY</div><div><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.</p><p>WITNESS my hand and the seal of this Court this 5th day of January, 2026.</p><p>STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT</p><p>As Clerk of Court</p><p>By: Asuncion Nieves</p><p>As Deputy Clerk</p><p>Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605</p><p>11080-1028131</p></div><div><p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA</p><p>CIVIL DIVISION</p><p>CASE NO.: 2023CA004623000000</p><p>FREEDOM MORTGAGE CORPORATION</p><p>PLAINTIFF,</p><p>vs.</p><p>MARGARET BOYD WASHINGTON, QUINDER LEAN STANFORD, UNKNOWN SPOUSE OF MARGARET BOYD WASHINGTON, UNKNOWN SPOUSE OF QUINDER LEAN STANFORD, CASTLE CREDIT CO HOLDINGS, LLC, BUCKEYE TRACE HOMEOWNERS ASSOCIATION, INC, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, DEFENDANTS.</p><p>NOTICE OF FORECLOSURE SALE</p><p>(Please publish in La Gaceta)</p><p>NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 5th day of January, 2026, and entered in Case No. 2023CA004623000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and QUINDER LEAN STANFORD, MARGARET BOYD WASHINGTON, CASTLE CREDIT CO HOLDINGS, LLC AND BUCKEYE TRACE HOMEOWNERS ASSOCIATION, INC are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash www.polk.realforeclose.com at 10:00 A.M. on the 7th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:</p><p>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.</p><p>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.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.</p><p>Dated this 12th day of January, 2026.</p><p>By: /S/ Liana R. Hall</p><p>Liana R. Hall</p><p>Bar No. 73813</p><p>Submitted by:</p><p>Miller, George & Suggs, PLLC</p><p>ATTORNEY FOR PLAINTIFF</p><p>210 N. University Drive, Suite 900</p><p>Coral Springs, FL 33071</p><p>DESIGNATED PRIMARY E-MAIL FOR SERVICE</p><p>PURSUANT TO FLA. R. JUD. ADMIN 2.516</p><p>ESERVICE@MGS-LEGAL.COM</p><p>11080-1028330</p></div><div><div>NOTICE OF ADMINISTRATIVE COMPLAINT</div><div><p>To: JOHN A. DOLLAR</p><p>Case No.: CD202407839/D 3127436</p><p>An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</p></div><div><p>1/9-1/30/26LG 4T</p></div><div><div>IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA</div><div><p>Case No.: 2024-CC-004379</p><p>Lake Smart Pointe Homeowners Association, Inc.,</p><p>Plaintiff,</p><p>vs.</p><p>Juan J. Vasquez,</p><p>Defendant(s).</p></div><div><div>NOTICE OF FORECLOSURE SALE</div><div><p>NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated December 31, 2025, and entered in Case Number: 2024-CC-004379, of the County Court in and for Polk County, Florida. To be published in the La Gaceta Newspaper, wherein Lake Smart Pointe Homeowners Association, Inc. is the Plaintiff, and Juan J. Vasquez and Anabel Gonzalez Vasquez are the Defendants, the clerk will sell to the highest and best bidder for cash</p></div></div></div></div></div>	<div><div>POLK COUNTY</div><div><p>at www.polk.realforeclose.com, at 10:00 o'clock A.M. on February 4, 2026, the following described property as set forth in said Default Final Judgment of Foreclosure, to-wit:</p><p>Property Description:</p><p>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.</p><p>Property Address: 291 Lake Smart Circle, Winter Haven, FL 33881</p><p>Any person claiming an interest in the surplus from the sale, if any, other than the Property Owner as of the date of the lis pendens must file a claim within 60 days after the sale.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p><p>Dated the 13th day of January, 2026</p><p>DHN ATTORNEYS, P.A.</p><p>448 South Alafaya Trail, Unit 8</p><p>Orlando, FL 32828</p><p>Telephone: (407) 269-5346</p><p>Facsimile: (407) 650-2765</p><p>Attorney for Association</p><p>By: /s/ Joshua Mowery</p><p>Joshua Mowery, Esquire</p><p>Florida Bar No. 1058705</p><p>joshua@dhnattoorneys.com</p></div><div><p>1/16-1/23/26LG 2T</p></div><div><div>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA</div><div><p>PROBATE DIVISION</p><p>File No. 2025CP002792</p></div><div><p>IN RE: ESTATE OF CALVIN CECIL COX SR., Deceased.</p></div><div><div>NOTICE TO CREDITORS</div><div><p>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.</p><p>All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.</p><p>All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 16, 2026.</p><p>Personal Representative:</p><p>Kevin Dwayne Cox</p><p>44 Limit Street</p><p>Leavenworth, Kansas 66048</p><p>Attorney for Personal Representative:</p><p>Ashly Mae Guernaccini, Esq.</p><p>Florida Bar Number: 1022329</p><p>At Cause Law Office, PLLC</p><p>314 S. Missouri Avenue, Suite 201</p><p>Clearwater, Florida 33756</p><p>Telephone: (727) 477-2255</p><p>Fax: (727) 234-8024</p><p>E-Mail: ashly@atcauselaw.com</p><p>Secondary E-Mail: rhianna@atcauselaw.com</p></div><div><p>1/16-1/23/26LG 2T</p></div><div><div>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA</div><div><p>PROBATE DIVISION</p><p>File No. 2025-CP-004230</p><p>Division Probate</p></div><div><p>IN RE: ESTATE OF ROBERT C. BRANNEN</p><p>Deceased.</p></div><div><div>NOTICE TO CREDITORS</div><div><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and</p></div></div></div></div></div></div>	<div><div>POLK COUNTY</div><div><p>other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 16, 2026.</p><p>Personal Representative:</p><p>/s/ Julie A. Brannen</p><p>4211 Forest Hills Drive</p><p>Lakeland, Florida 33813</p><p>Attorney for Personal Representative:</p><p>/s/ J. Scott Reed</p><p>Attorney</p><p>Florida Bar Number: 124699</p><p>Pilka Adams & Reed, P.A.</p><p>330 Pauls Drive, Suite 100</p><p>Brandon, Florida 33511</p><p>Telephone: (813) 653-3800</p><p>Fax: (813) 651-0710</p><p>E-Mail: sreed@pilka.com</p><p>Secondary E-Mail: probate@pilka.com</p></div><div><p>1/16-1/23/26 2T</p></div><div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</div><div><p>CASE NO.: 2024 CA 000895</p></div><div><p>JP MORGAN CHASE BANK, NATIONAL ASSOCIATION,</p><p>Plaintiff,</p><p>vs.</p><p>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.,</p><p>Defendants.</p></div><div><div>NOTICE OF SALE</div><div><p>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:</p><p>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.</p><p>Shall be sold by the Clerk of Court, Stacy M. Butterfield, on the 18th day of March, 2026 on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.</p><p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.</p><p>Dated this 30th day of December, 2025.</p><p>/s/ MICHAEL COYLE, ESQ.</p><p>Florida Bar # 1054501</p><p>STOREY LAW GROUP, P.A.</p><p>221 NE Ivanhoe Blvd Suite 300</p><p>Orlando, FL 32804</p><p>Ph: (407) 488-1225</p><p>mcoyle@storeylawgroup.com</p><p>sbaker@storeylawgroup.com</p><p><i>Attorneys for Plaintiff</i></p></div><div><p>1/16-1/23/26LG 2T</p></div><div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</div><div><p>CASE NO.: 2025-CA-004436</p></div><div><p>ACAPULCO BAY PROPERTIES, LLC,</p><p>Plaintiff,</p><p>v.</p><p>NATALIE J. LEIGHTON HUTCHINSON,</p><p>Defendant.</p></div><div><div>NOTICE OF ACTION</div><div><p>TO: NATALIE J. LEIGHTON HUTCHINSON</p><p>1909 W. PATTERSON STREET</p><p>LAKELAND, FLORIDA 33815</p><p>YOU ARE NOTIFIED that an action to quiet title on the following property in Polk County, Florida:</p><p>THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN POLK COUNTY, FLORIDA, TO WIT:</p><p>Lot 15, Block 1, WOODLAWN SUBDIVISION, according to the plat thereof recorded in Plat Book 12, page 13, public records of Polk County, Florida.</p><p>has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days</p></div></div></div></div></div></div>	<div><div>POLK COUNTY</div><div><p>of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 255 N. Broadway Ave., Bartow, Florida 33830 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint. Default Date: January 26, 2026</p><p>Dated this 18th day of December, 2025</p><p>Stacy M. Butterfield</p><p>Clerk of the Circuit Court</p><p>By: s/ A. Nieves</p><p>As Deputy Clerk</p></div><div><p>1/2-1/23/26LG 4T</p></div><div><div>NOTICE OF ADMINISTRATIVE COMPLAINT</div><div><p>POLK COUNTY</p><p>To: SHERLY LOUIS</p><p>Case No.: CD202507647/D 3340409/3402313</p><p>An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</p></div><div><p>1/2-1/23/26LG 4T</p></div><div><div>SARASOTA COUNTY</div><div><p>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</p><p>PROBATE DIVISION</p><p>File No. 2025 CP 006206 NC</p></div><div><p>IN RE: ESTATE OF GREGORY ALLAN WILLINGHAM,</p><p>Deceased.</p></div><div><div>NOTICE TO CREDITORS</div><div><p>The administration of the Estate of Gregory Allan Willingham, deceased, whose date of death was September 30, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, Sarasota, Florida 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p><p>All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 23, 2026.</p><p>Personal Representative:</p><p>Bradley Robert Willingham</p><p>5174 Lippincott Boulevard</p><p>Burton, Michigan 48519</p><p>Attorney for Personal Representative:</p><p>Ashly Mae Guernaccini, Esq.</p><p>Florida Bar Number: 1022329</p><p>At Cause Law Office, PLLC</p><p>314 S. Missouri Avenue, Suite 201</p><p>Clearwater, Florida 33756</p><p>Telephone: (727) 477-2255</p><p>Fax: (727) 234-8024</p><p>E-Mail: ashly@atcauselaw.com</p><p>Secondary E-Mail: rhianna@atcauselaw.com</p></div><div><p>1/23-1/30/26LG 2T</p></div><div><div>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</div><div><p>PROBATE DIVISION</p><p>File No. 2025 CP 005743 NC</p></div><div><p>IN RE: ESTATE OF CATHERINE ANN CONNELLY</p><p>Deceased.</p></div><div><div>NOTICE TO CREDITORS</div><div><p>The administration of the estate of Catherine Ann Connelly, deceased, whose date of death was October 7, 2025, is 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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A</p></div></div></div></div></div></div></div>	<div><div>SARASOTA COUNTY</div><div><p>COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is 1/23/2026.</p><p>Personal Representative:</p><p>Sarah Connelly</p><p>105 Vervain Ct., Apt. 50</p><p>Richmond, Kentucky 40475</p><p>Attorney for Personal Representative:</p><p>Andrew Ponnock</p><p>Florida Bar Number: 195420</p><p>10100 West Sample Road, 3rd Floor</p><p>Coral Springs, Florida 33065</p><p>Telephone: (954) 340-4051</p><p>Fax: (1-800) 809-1774</p><p>E-Mail: andy@ponnocklaw.com</p></div><div><p>1/23-1/30/26LG 2T</p></div><div><div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA.</div><div><p>CASE No. 2023 CA 000245 NC</p><p>PHH MORTGAGE CORPORATION,</p><p>PLAINTIFF,</p><p>VS.</p><p>NONA BOWERS, ET AL.</p><p>DEFENDANT(S).</p></div><div><div>NOTICE OF FORECLOSURE SALE</div><div><p>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 9, 2026 in the above action, the Sarasota County Clerk of Court will sell to the highest bidder for cash at Sarasota, Florida, on March 10, 2026, at 09:00 AM, at www.sarasota.realforeclose.com for the following described property:</p><p>UNIT 39, STRATNMORE VILLA SOUTH CONDOMINIUM APARTMENTS, SECTION 3, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDS IN OFFICIAL RECORDS BOOK 761, PAGE 118, AS AMENDED, AS AMENDED AND RE-STATED IN OFFICIAL RECORDS BOOK 1819 PAGE 2410 AND OFFICIAL RECORDS BOOK 2177, PAGE 629, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 3, PAGES 2 AND 2A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p><p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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.</p><p>Tromberg, Miller, Morris & Partners, PLLC</p><p>Attorney for Plaintiff</p><p>600 West Hillsboro Boulevard</p><p>Suite 600</p><p>Deerfield Beach, FL 33441</p><p>Telephone #: 561-338-4101</p><p>Fax #: 561-338-4077</p><p>Email: eservice@tmppllc.com</p><p>By: /s/Tiffany Hamilton, Esq.</p><p>Tiffany Hamilton, Esq.</p><p>FBN: 1058051</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Sarasota County, Sarasota County Jury Office at 941-861-7801 , PO Box 3079, Sarasota, FL 34230 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p><p>11080-1028707</p></div></div><div><div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN & FOR SARASOTA COUNTY, FLORIDA</div><div><p>Clerk Case Number: 2025 CA 001722 NC</p><p>Division: DIVISION NWL COMPANY, LLC</p><p>Plaintiff(s),</p><p>v.</p><p>GLOBAL OPPORTUNITY PARTNERS, INC.; HAMZA KURAISHI; AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY</p><p>Defendant(s).</p><p>NOTICE OF FORECLOSURE SALE</p><p>(Please publish in La Gaceta Publishing, Inc)</p><p>NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 8th day of January, 2026, and entered in Case No. 2025 CA 001722 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein NWL Company, LLC is the Plaintiff and HAMZA KURAISHI; GLOBAL OPPORTUNITY PARTNERS, INC., A WYOMING CORPORATION; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 A.M. on the 24th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:</p><p>THE NORTH 106.8 FEET OF LOT 17, SUBDIVISION OF LOT 17, BLOCK G, PLAT OF SARASOTA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 166, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND IN PLAT BOOK A, PAGE 57, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p></div><div><p>(Continued on next page)</p></div></div></div></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 Destruído que afecta sus intereses como heredero intestado, Máximo Trujillo Roque, cuya última dirección conocida es 1700 6th St NW, Apt. C-24, Winter Haven, FL 33880. Debe presentar una copia de sus alegaciones por escrito, si las tuviera, a Diego Chevere, cuya dirección es C/O Robyn L. Lesser, Law Office of Robyn L. Lesser, P.A., 1137 Edge-water Drive, Orlando, Florida 32804, dentro de los 30 días siguientes a la fecha de publicación de este aviso, y presentar el original ante el secretario del Tribunal Civil del Condado de Polk, cuya dirección es 255 N. Broadway Ave., Bartow, Florida 33830-3912, antes de la notificación al demandante o inmediatamente después. Si no lo hace, se podrá dictar sentencia en rebeldía en su contra, concediendo las pretensiones solicitadas en la Demanda para el Establecimiento de un Testamento Extraviado o Destruído.

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 RFI's to WestCoastFLCommercial@whartonsmith.com. Do not contact the Architect or Owner for information on this project.

Payment & Performance Bonds may be required.

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

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

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/ Deltacia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY

1/23/26LG 1T

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

1/23/26LG 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

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

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



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 interpretaci: n o adaptaciones por una discapacidad para participar en esta reuni: n, 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 mcgeeh@plancom.org, tres d'as h: biles antes de la reuni: n. Si s: lo habla espa: ol, por favor llame a la l: nea de ayuda en espa: ol 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.