

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>CITRUS COUNTY</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 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. ALEXANDER D HOYT, ET AL., DEFENDANT(S). TO: Alexander D Hoyt Last Known Address: 12672 S Oakview Ave, Floral City, FL 34436 Current Residence: UNKNOWN TO: Alexander D Hoyt Last Known Address: 2306 Dog Leg Ct Brooksville FL 34604 Current Residence: UNKNOWN TO: Alexander D Hoyt Last Known Address: 7909 S Great Oaks Dr Floral City FL 34436 Current Residence: UNKNOWN TO: Alexander D Hoyt Last Known Address: 209 Ridge Rd Davidson NC 28036 Current Residence: UNKNOWN TO: Unknown spouse of Alexander D Hoyt 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: 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>IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000007-A</div> <div>IN RE: ESTATE OF JON RALPH ROBINSON Deceased.</div> <div>NOTICE TO CREDITORS The administration of the estate of Jon Ralph Robinson, deceased, whose date of death was November 26, 2025, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Ave., Inverness, Florida, 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate 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 30, 2026. Personal Representative: Taylor Jon Robinson 4720 Newberry Drive Cumming, Georgia 30040 Attorney for Personal Representative: /s/ Lilletth F. Bailey Lilletth F. Bailey, Esq. Attorney Florida Bar Number: 109640 THE ESTATE PLAN 2625 Ponce De Leon Blvd, Suite 280 Coral Gables, Florida 33134 Telephone: (305) 665-8888 Fax: (305) 665-3939</div>	<div>CITRUS COUNTY</div> <div>E-Mail: lbailey@tepfll.com Secondary E-Mail: thefirm@tepfll.com 1/30-2/6/26LG 2T</div> <div>HERNANDO COUNTY</div> <div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA CIVIL DIVISION Case No.: 25000497CAAXMX</div> <div>RIVIERA REAL ESTATE INVESTMENTS INC. Plaintiff, vs. JAMES R. SPRACKLEN; LAURA E. SPRACKLEN; ARLIE ELLEN GOLONKA; UNKNOWN SPOUSE OF ARLIE ELLEN GOLONKA; UNKNOWN TENANT #1 and UNKNOWN TENANT #2, Defendants.</div> <div>NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 13, 2026, in Civil Case No. 25000497CAAXMX of the Circuit Court of the FIFTH JUDICIAL CIRCUIT in and for Hernando County, Brooksville, Florida, wherein RIVIERA REAL ESTATE INVESTMENT INC., is Plaintiff and JAMES R. SPRACKLEN, et al., are Defendants, the Clerk of Court, Doug Chorvat Jr., CGCIO, CPM, will sell to the highest and best bidder for cash Hernando County Courthouse, 20 North Main Street, Room 245, Brooksville, FL 34601 in accordance with Chapter 45, Florida Statutes on the 17th day of March, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure, to-wit: Lot 19, Block 1586, of Spring Hill, Unit 23, according to the plat thereof, as recorded in Plat Book 10, Page 44, of the Public Records of Hernando County, Florida. Property Address: 5173 Lydia Ct., Spring Hill, FL 34608. (the "Property"). Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes 45.031. AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator for Hernando County, Peggy Welch, at (352) 754-4402, 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 27th day of January, 2022. Doug Chorvat Jr. CLERK OF THE CIRCUIT COURT By: Elizabeth Markidis Deputy Clerk 1/30-2/6/26LG 2T</div> <div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION Case No: 2026-CP-000060</div> <div>IN RE: ESTATE OF THOMAS H. ROSENBERG A/K/A THOMAS HOWARD ROSENBERG A/K/A THOMAS ROSENBERG, Deceased.</div> <div>NOTICE TO CREDITORS The administration of the estate of Thomas H. Rosenberg a/k/a Thomas Howard Rosenberg a/k/a Thomas Rosenberg, deceased, whose date of death was September 23, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 30, 2026. Personal Representative: Rosemary Coletta 55 Bay Breeze Dr. Toms River, NJ 08753 Attorney for Personal Representative:</div>	<div>HERNANDO COUNTY</div> <div>Paul M. Messina, Jr., Esq. Florida Bar Number: 84490 MESSINA LAW GROUP, P.A. 2550 Permit Place New Port Richey, Florida 34655 Telephone: (813) 492-7798 Fax: (727) 216-4787 paul@messinallawgroup.com service@messinallawgroup.com 1/30-2/6/26LG 2T</div> <div>IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 25001483CPAXMX</div> <div>IN RE: ESTATE OF LINDA SUE KORELL a/k/a LINDA S. KORELL a/k/a LINDA KORELL, Deceased.</div> <div>NOTICE TO CREDITORS The administration of the estate of Linda Sue Korell a/k/a Linda S. Korell a/k/a Linda Korell, deceased, whose date of death was March 12, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Room 130, 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 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 30, 2026. Personal Representative: Kevin Korell 416A Chatham Court Lakewood, New Jersey 08701 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: shelby@atcauselaw.com 1/30-2/6/26LG 2T</div> <div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24000556CAAXMX M&T BANK PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RENEE N. STEGEMAN A/K/A RENEE STEGEMAN A/K/A RENE NICOLE STEGEMAN AND RENEE N. STEGEMAN A/K/A RENEE STEGEMAN, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Renee N. Stegeman A/K/A Renee Stegeman A/K/A Rene Nicole Stegeman Last Known Address:13145 Oak Forest Avenue, Brooksville, FL 34601 Current Residence: UNKNOWN TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate David Stegeman A/K/A David Emet Stegeman Last Known Address:600 NE 165th Terrace, Silver Springs, FL 34488 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: A PORTION OF LOT #234, FOREST HILLS, UNRECORDED, AS DESCRIBED IN OR BOOK 1094, PAGE 1367, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA, GO THENCE SOUTH 00°30'56" WEST, A DISTANCE OF 569.92 FEET, THENCE SOUTH 00°31'42" WEST, A DISTANCE OF 1339.84 FEET, THENCE SOUTH 00°03'34" EAST, A DISTANCE OF 669.89 FEET, THENCE SOUTH 89°39'29" EAST, A DISTANCE OF 329.35 FEET TO THE POINT OF BEGINNING, CONTINUE THENCE SOUTH 89°39'29" EAST, A DISTANCE OF 329.35 FEET,</div>	<div>HERNANDO COUNTY</div> <div>THENCE SOUTH 00°29'15" WEST, A DISTANCE OF 245.00 FEET, THENCE NORTH 89°39'29" WEST, A DISTANCE OF 187.86 FEET, THENCE SOUTH 00°30'26" WEST, A DISTANCE OF 200.00 FEET, THENCE NORTH 89°39'29" WEST, A DISTANCE OF 141.57 FEET, THENCE NORTH 00°30'26" EAST, A DISTANCE OF 445.00 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE EASTERLY 25.00 FEET THEREOF TO BE USED FOR ROAD RIGHT OF WAY PURPOSES 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 March 06, 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 an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Peggy Welch at (352) 754-4402. WITNESS my hand and the seal of this Court this 23 day of January, 2026. DOUG CHORVAT, JR. As Clerk of Court By: /s/ Sonya Sanders As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1029226</div> <div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24000735CAAXMX FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. RENE RODRIGUEZ, SR., ANDREA RODRIGUEZ, RENE RODRIGUEZ, JR., ET AL., DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 8th day of January, 2026, and entered in Case No. 24000735CAAXMX, of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and RENE RODRIGUEZ, JR., ANDREA RODRIGUEZ and RENE RODRIGUEZ, SR. are Defendants. Doug Chorvat, Jr. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash located outside of the Civil Department, Room 245 of the Hernando County Courthouse, 20 North Main Street, Brooksville, FL 34601 at 11:00 A.M. on the 24th day of February, 2026, the following described property as set forth in said Final Judgment, to wit: A parcel of land lying in Section 15, Township 22 South, Range 19 East, Hernando County, Florida, being more particularly described as follows: Commencing at the SW corner of "Parcel I", as described in O.R. Book 479, Page 1761, as recorded in the Public Records of Hernando County, Florida, said point being monumented with a 4" x 4" concrete marker unnumbered; go thence S 89° 58' 33" E along the South boundary line of said "Parcel I", as described in O.R. Book 479, Page 1761, a distance of 161.97 feet to the SE corner of said "Parcel I"; thence run N 00° 33' 15" E along the East boundary line of parcels 1 through 3, as described in O.R. Book 496, Page 14, as recorded in the Public Records of Hernando County, Florida, a distance of 179.99 feet to the NE corner of said parcels and a 4" x 4" concrete marker unnumbered; thence run N 00° 24' 03" E along the East boundary line of "Parcel IV", as recorded in O.R. Book 1847, Page 294, of the Public Records of Hernando County, Florida, a distance of 313.88 feet to the NE corner of said "Parcel IV" and a 4" x 4" concrete marker unnumbered; thence run S 89° 32' 45" W along the North boundary line of said "Parcel IV", a distance of 121.88 feet to the SW corner of a parcel, as described in O.R. Book 575, Page 567, as recorded in the Public Records of Hernando County, Florida and a 4" x 4" concrete marker unnumbered; thence run N 01° 15' 32" E, a distance of 188.43 feet to the SW corner of R/W Acquisition Parcel, as described in O.R. Book 710, Page 1446, as recorded in the Public Records of Hernando County, Florida, said point being monumented with a 1/2" iron rod unnumbered; thence run along the Southerly R/W line of Yontz Road, as it is now established, S 87° 49' 36" W, a distance of 20.02 feet to the SE corner of said R/W Acquisition Parcel, as described in O.R. Book 710, Page 1444, as recorded in the Public Records of Hernando County, Florida; thence run S 00° 11' 25" W, a distance of 202.86 feet to the NE corner of that parcel, as described in O.R. Book 892, Page 1406, as recorded in the Public Records of Hernando County, Florida and the POINT OF BEGINNING; thence run S 04° 50' 22" W, a distance of 115.06 feet (formerly S 04° 35' 39" W, 115.42 feet along the East boundary line of that parcel, as described in O.R. Book 892, Page 1406, as recorded in the Public Records of Hernando County, Florida, said point being monumented with a capped 1/2" iron rod stamped "LB 2786"; continue thence along the said East boundary line S 00° 31' 01" E, a distance of 84.90 feet (formerly S 03° 35' 55" E, 85.09 feet) to the SE corner of said parcel and a capped 1/2" iron rod stamped "LB 3028"; thence run along the South boundary line of said parcel as described in O.R. Book 892, Page 1406, S 89° 25' 42" W, a distance of 133.50 feet to the SW corner of said parcel and a 1/2" iron rod unnumbered; thence run N 01° 14' 22" E along the West boundary line of said parcel as described in O.R. Book 892, Page 1406, a distance of 84.51 feet to a point; continue thence along the said West boundary line, N 24° 32' 55" E, a distance of 126.84 feet to the NW corner of said parcel, as described in</div>	<div>HERNANDO COUNTY</div> <div>O.R. Book 892, Page 1406, and a 5/8" iron rod unnumbered; thence run N 89° 24' 06" E, a distance of 83.47 feet to the Point of Beginning. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Peggy Welch at (352) 754-4402. Dated this 09 day of January, 2026. Doug Chorvat, Jr. Clerk of The Circuit Court By: _____Deputy Clerk Deputy Clerk Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1028510</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>NOTICE TO CREDITORS 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 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 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 1/23-1/30/26LG 2T</div> <div>IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 25001485CPAXMX</div> <div>IN RE: ESTATE OF FRANCIS EDWARD HAMILTON, JR. Deceased.</div> <div>NOTICE TO CREDITORS The administration of the estate of FRANCIS EDWARD HAMILTON, JR., deceased, whose date of death was June 1, 2025; File Number 25001485CPAXMX, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands</div>

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<div>HERNANDO COUNTY against decedent’s estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 23, 2026. Personal Representative: SANDRA LEE HAMILTON 1347 Clovis Ln. Spring Hill, FL 34608 Personal Representative’s Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com 1/23-1/30/26LG 2T ----- IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA CASE NO.: 2025-DR-000297 IN RE: THE MARRIAGE OF: ROBERT ARTHUR GALBRAITH Petitioner/Husband, and DIANA SOLINA GALBRAITH Respondent/Wife. SECOND AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH NO MINOR CHILDREN TO: DIANA SOLINA GALBRAITH Last known address: 9145 Southern Charm Circle, Hernando, Florida 34613 YOU ARE NOTIFIED that an action for a 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 C. Christine Smith, Esq., attorney for ROBERT GALBRAITH, whose address is 6318 US Highway 301 S., River-view, Florida 33578, on or before February 13, 2026, and file the original with the clerk of this Court at 20 N. Main Street, Brooksville, FL 34601, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court’s office. You may review these documents upon request. You must keep the Clerk of the Circuit Court’s office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-</div>	<div>HERNANDO COUNTY ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk’s office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 1/2/26 Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: s/ Illegible Deputy Clerk 1/9-1/30/26LG 4T ----- HILLSBOROUGH COUNTY IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA COUNTY CIVIL DIVISION CASE NO.: 25-CC-024362 CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. CHRISTY JEAUNE RIVERA, Defendant. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on January 26, 2026, by the County Court of Hillsborough County, Florida, for the following property described as: Lot 76, in Block 1 of CYPRESS CREEK PARCEL J PHASES 3 AND 4, according to the plat thereof, as recorded in Plat Book 136, Page 110, 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 March 20, 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 ofthe 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</div>	<div>HILLSBOROUGH COUNTY kmartinez@bushross.com BUSH ROSS, P.A. Post Office Box 3913 Tampa, FL 33601 Telephone No.: (813) 204-6492 Facsimile No.: (813) 223-9620 Attorney for Plaintiff 1/30-2/6/26LG 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: GORDON WORKSPACE SOLUTIONS Owner: Buck Gordon 6026 W. Idlewild Ave Tampa, FL 33634 1/30/26LG 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: QUINN CARE CORP Owner: Joy Alexander 19211 Wood Sage Dr. Tampa, FL 33647-3231 1/30/26LG 1T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION Case No: 18-DR-010812 Section: “R” IN RE: The Marriage Of: CAITLIN F. PETERS, Petitioner/Former Wife, And JOSEPH PETERS,</div>	<div>HILLSBOROUGH COUNTY Respondent/Former Husband. NOTICE OF ACTION FOR PETITIONER’S SUPPLEMENTAL PETITION TO MODIFY FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE FILED OCTOBER 3, 2025 TO: JOSEPH PETERS 4700 SW Archer Road, Apt. #167 Gainesville, Florida 32608 (Respondent’s last known address) AND 5176 Sunridge Palms Drive Tampa, FL 33617 (Respondent’s address in the Court File) YOU ARE NOTIFIED that an action for has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CAITLIN F. PETERS, through her Attorney Ryan W. Griffin, Esquire of Griffin & Associates, P.A., whose address is 1430 Oakfield Drive, Brandon, Florida 33511, on or before February 26, 2026, and file the original with the clerk of this Court at Clerk of Circuit Court, George E. Edgecomb Courthouse, 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 Supplemental Petition. Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court’s office. You may review these documents upon request. You must keep the Clerk of the Circuit Court’s office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the Clerk’s office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking pleadings.</div>	<div>HILLSBOROUGH COUNTY Dated: January 21st, 2026 Victor Crist, Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: s/ Jennifer Taylor As Deputy Clerk 1/30-2/6/26LG 4T ----- Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 930012 from Transportation Control Systems, 1030 S. 86th Street, Tampa, FL 33619. Application received: 11/12/2025. Proposed activity: Commercial. Project name: TCS – Pond Modifications. Project size: 3.59 Acres. Location: Section(s) 24 Township 29 South, Range 19 East, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. 1/30/26LG 1T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-004068 IN RE: ESTATE OF DHINESHKUMAR SUNDARARAJAN, Deceased. NOTICE TO CREDITORS The administration of the estate of DHINESHKUMAR SUNDARARAJAN, deceased, whose date of death was October 11, 2025, and whose social security number is XXX-XX-1440, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St., Tampa, FL 33602. The names and addresses of the petitioner and the petitioner’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 30, 2025. Personal Representative: /s/ Vijayakumari Sundararajan VIJAYAKUMARI SUNDARARAJAN Attorney for Personal Representative: /s/ O. Reginald Osenton O. Reginald Osenton, Esq. Florida Bar Number: 693251 Osenton Law, P.A. 3433 Lithia Pinecrest Road PMB 324 Valrico, FL 33596 (813) 776-1282 oro@osentonlaw.com 1/30-2/6/26LG 2T ----- IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA COUNTY CIVIL DIVISION CASE NO.: 2025-CC-012189 CARROLLWOOD VILLAGE GREENFIELD MIDRISES CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. DANIEL VIEIRA, Defendant. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on January 21, 2026 by the County Court of Hillsborough County, Florida, the property described as: Apartment Unit 107, Phase 1, Carrollwood Village Greenfield Midrises, as Recorded in Condo Book 1, Page 13 of the Public Records of Hillsborough County, Florida. ADDRESS: 13626 Greenfield Drive, #107, Tampa, FL 33618 will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on March 6, 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim no later than the date the Clerk reports the surplus funds as unclaimed. If you are a person with a disability who needs any accommodation in order to par-</div>

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

tipicate 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/ 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
Fax: 813-542-5054
Attorney for Plaintiff

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-CA-000221

ANDRE JEVON BROWN JR, an individual, and THE BROWNS TRUST, by and through its Trustee, Isaac Washington, Plaintiffs, vs.

US BANK TRUST COMPANY NATIONAL ASSOCIATION, AS TRUSTEE; JOHN DOE and JANE DOE, as unknown parties in possession; and ALL UNKNOWN PARTIES claiming any right, title, or interest in the subject property, Defendants.

NOTICE OF ACTION

TO: JOHN DOE and JANE DOE, as unknown parties in possession, and ALL UNKNOWN PARTIES claiming by, through, under, or against the above-named Defendants, or otherwise claiming any right, title, or interest in the subject property:

YOU ARE NOTIFIED that an action to Quiet Title, for Declaratory Judgment, Cancellation of Instruments, and Imposition of a Constructive Trust has been filed against you concerning the following real property located in Hillsborough County, Florida:

LOT 10, SHOALS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 99, PAGE 87, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Parcel ID: U-23-30-20-731-000000-00010.0

Site Address: 909 Shoals Landing Dr, Brandon, FL 33511

You are required to serve a copy of your written defenses, if any, to the Complaint on:

Isaac Washington, Trustee
THE BROWNS TRUST
10810 Boyette Rd., Suite 444
Riverview, FL 33569

on or before (30 days after the first date of publication), and to file the original of the written defenses with the Clerk of this Court either before service on Plaintiffs or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint.

This Notice shall be published once each week for four (4) consecutive weeks in a newspaper of general circulation in Hillsborough County, Florida.

1/30-2/20/26 4T

Receipt of Application Noticing

Notice is hereby given that the Southwest Florida Water Management District (SWFWMD) has received an Application for an individual ERP Permit No. 925745 from Medallion Home at Ft Hamer LLC, 1651 Whitfield Ave, Sarasota FL 34243. Application received: Sept. 8, 2025. Proposed activity: Modification or alteration of existing works, activities, and/or a storm-water management system. Project name: Cross Creek Phase F. Project size: 134.6 acres. Location: Sections 5, Township 34 South, Range 19 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at the Tampa Regional Office for the Southwest Florida Water Management District, 7601 US Highway 301, Tampa, Florida 33637-6759. 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 Performance Management Department, 2379 Broad Street, Brooksville, Florida 34604-6899 or submit your request through the District's website at www.watmatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

1/30/26LG 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:

NELL HOMES

Owner: Tabitha Free
3109 Samara Dr.
Tampa, FL 33618

1/30/26LG 1T

NOTICE OF INTENTION TO REGISTER
FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida

HILLSBOROUGH COUNTY

Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

LIFE ESSENCE THERAPY AND
COUNSELING

Owner: Holly Miller
3013 Wilton Lane
Valrico, FL 33596

1/30/26LG 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:

FSMC LABOR SERVICES

Owner: Full Stack Marketing
Consultants LLC
5753 Hwy 85 North, Ste 6450
Crestview, FL 32536

1/30/26LG 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:

ENSURE CARE COMPANIONS

Owner: Devon Clarkson
6120 Paseo Al Mar Blvd, 2428
Apollo Beach, FL 33572

1/30/26LG 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:

ENSURE CARE COMPANIONS

Owner: Devon Clarkson
6120 Paseo Al Mar Blvd, 2428
Apollo Beach, FL 33572

1/30/26LG 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:

AFFORDABLE STORAGE OF
PLANT CITY

Owner: The Desmond Surujbali
Revocable Trust dtd Sept 4, 2024
402 W Ball St
Plant City, FL 33563

1/30/26LG 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:

TAMPA SHOE COMPANY

Owner: Tampa Shoe Repair LLC
3836 S. Dale Mabry Hwy
Tampa, FL 33611

1/30/26LG 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:

Drift-R

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

1/30/26LG 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:

NATURAL RHYTHM

Owner: Life Ventures Group Inc.
2409 S. Lois Avenue
Tampa, FL 33629

1/30/26LG 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:

SIRIUS SMOKES

Owner: Sirius Smokes LLC
4522 W Village Dr., Unit 1196
Tampa, FL 33624

1/30/26LG 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:

FLORIDA REAL ESTATE
INVESTMENTS

Owner: RB and AS Holdings, LLC
218 E. Bearrs Ave
Tampa, FL 33613

1/30/26LG 1T

NOTICE OF INTENTION TO REGISTER
FICTITIOUS TRADE NAME

Notice is hereby given that the under-

HILLSBOROUGH COUNTY

signed intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

MARNIE WEIDMAN, PLLC

Owner: The Weidman Collective
11929 Middlebury Drive
Tampa, FL 33626

1/30/26LG 1T

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000036

IN RE: ESTATE OF
JOAN H. WILLIAMS, A/K/A
JOAN HURN WILLIAMS,
Deceased.

NOTICE TO CREDITORS
(Summary Administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of JOAN H. WILLIAMS, A-KIA JOAN HURN WILLIAMS, deceased, File Number 26-CP-000036, 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 October 23, 2025; that the total value of the estate is \$49,379.94 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
J. Hulon Williams, III	3316 W. Lykes Avenue Tampa, FL 33609

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)

Early Notice and Public Review of a Proposed
Activity in a Federal Flood Risk Management Standard Designated
Floodplain

To: All interested Agencies including all Federal, State, and Local, Groups and Individuals

This is to give notice that the City of Tampa, designated as the Responsible Entity under 24 CFR Part 58, has determined that the following proposed action seeking Project Based Vouchers (PBVs) is located in the Federal Flood Risk Management Standard (FFRMS) floodplain, and the Responsible Entity will be identifying and evaluating practicable alternatives to locating the action within the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, as amended by Executive Order 13690, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed project location is located at 2609 North Rome Avenue in the City of Tampa, Hillsborough County, Florida 33607. The extent of the FFRMS floodplain was determined using a combination of the 3.2 percent flood approach and freeboard value approach.

The subject property consists of an approximate 3.412-acre portion of an overall 10.67-acre parcel of undeveloped land consisting of grassed land, vacant, and paved land. The Tampa Housing Authority is submitting this project for Project Based Vouchers (PBVs) for the development of an eleven-story residential structure with 230 proposed residential units. It should be additionally noted that the eastern adjacent tracts of land associated with demolition, ingress/egress, frontage improvements, and utilities; and western adjacent tract of land associated with demolition, grading, stormwater management, and sidewalk improvements are located in the Environmental Review due to HUD's aggregation requirements.

According to FEMA Flood Insurance Rate Map (FIRM) #12057C-0353J, dated October 7, 2021, as confirmed via the Hillsborough County Flood Zone Lookup accessed at <https://experience.arcgis.com/experience/27ae615b0b9c4d0597756307ae9d4c85/?draft=true&org=hillsborough>, the northern portion of the subject property is located in Zone AE, designated as an area within the 100-year coastal floodplain with a listed Base Flood Elevation (BFE) of 11 feet, and the western and southern portions of the subject property are located in Shaded Zone X, designated as an area within the 500-year floodplain associated with the Hillsborough River. Minimal southern portions of the subject property are located within Unshaded Zone X, designated as an area outside the 100-year and 500-year floodplain. According to the FEMA Flood Map Service Center accessed at <https://msc.fema.gov/portal/home>, there are no preliminary or pending FIRMs for the subject property. With the 500-year floodplain mapped/defined, that is the extent of the Federal Flood Risk Management Standard (FFRMS) floodplain for this project under the 0.2% Annual Chance Flood Approach (0.2PFA).

The FFRMS floodplain elevation related to the on-site Shaded Zone X/0.2% annual chance flood hazard was determined via the 0.2% Annual Chance Flood Approach (0.2PFA). According to FEMA Flood Insurance Study (FIS) #12057C-V006C revised October 7, 2021 and the Flood Profile for the Hillsborough River, no elevation data is available for the 500-year floodplain. D3G also contacted Mr. Dave Jennings (813-274-3157), Assistant Building Official-Intake and Plan Review, Development and Growth Management with the City of Tampa to determine if the City had any elevation data for the 500-year floodplain. According to Mr. Jennings, the City has no elevation that corresponds to that flood zone at this time. The AE zone is shown as BFE 11 NAVD88. As such, the Freeboard Value Approach (FVA) must be used to calculate the FFRMS floodplain elevation. Under FVA, the FFRMS elevation was calculated at 13 feet NAVD88, corresponding to the 100-year BFE of 11 feet, plus 2 feet of freeboard. Approximately 2.65 acres of the FFRMS floodplain are located on the subject property, with additional areas of FFRMS floodplain located on the off-site, aggregated areas. The floodplain provides the beneficial functions of water storage/attenuation and groundwater recharge.

The proposed action would be approved as currently designed and would result in impacts to approximately 2.65 acres of onsite FFRMS floodplain for demolition activities, including filling, excavation, and grading activities for the removal of an existing storm water pond, storm pipe, storm inlets, storm manholes, monitoring well abandonment, water main valves, and fire hydrant assembly. The proposed action will subsequently involve the redevelopment of the site within the onsite FFRMS floodplain, consisting of the installation of the ingress/egress of a private roadway, and frontage improvements, sidewalk, greenspace and hardscaping, two (2) dry ponds, an eleven-story multi-family residential structure, a City of Tampa Lift Station, and utility connections.

SWCA Environmental Consultants (SWCA) completed a Cultural Resources Constraints Analysis and a Cultural Resources Assessment Survey for the project. Based on the surveyed resources, historical documentation, and a review of the Florida Master Site File (FMSF), the proposed undertaking is suspected to have No Adverse Effect to historic or archaeological resources.

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

Written comments must be received by the Responsible Entity] at the following address on or before February 15, 2026 [a minimum 15 calendar day comment period will begin the day after the publication and end on the 16th day after the publication]:

Denise Papajorgji
City of Tampa Community Development Specialist
2555 East Hanna Avenue
Tampa, Florida 33610
813-274-8627

A full description of the project may also be reviewed from 8:00 am to 4:30 pm at the address listed above. Comments may also be submitted via email at Denise.Papajorgji@tampagov.net.

Date: January 30, 2026

HILLSBOROUGH COUNTY

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

The date of first publication of this Notice is January 30, 2026.

Person Giving Notice:

/s/ J. Hulon Williams, III
J. Hulon Williams, III
3316 W. Lykes Avenue
Tampa, Florida 33609

Attorney for Person Giving Notice:

/s/ Marla D. Bohlander
MARLA D. BOHLANDER
Florida Bar No. 0071514
Primary e-mail: mdbohlander@trenam.com
Secondary e-mail: egarcia@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
Post Office Box 1102
Tampa, Florida 33601
Telephone: (813) 223-7474

1/30-2/6/26 2T

NOTICE OF SUSPENSION
HILLSBOROUGH COUNTY

To: Vonzell R. Stillings

Case No.: CD202510112/G 3403944

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

1/30-2/20/26LG 4T

IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY,
FLORIDA
NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING,
Plaintiff,
Case No: 2025-CA-005028
vs.
THE UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR OTHER
CLAIMANTS BY, THROUGH, UNDER
OR AGAINST TERRY L. LATTIMORE,

HILLSBOROUGH COUNTY

DECEASED; et al.,
Defendants.

NOTICE OF ACTION

TO:
TYLER DOYLE
910 N. Grandview Ave.
Daytona Beach, FL 32118
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 1, BLOCK 3 OF WALDEN POINTE,
ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 112,
PAGE 210, 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, to Alexandra Kalman,
Esq., Lender Legal PLLC, 1800 Pembrook
Drive, Suite 250, Orlando, Florida 32810
and file the original with the Clerk of the
above-styled Court on or before 30 days
from the first publication, otherwise a
default will be entered against you for the
relief demanded in the Complaint.
WITNESS my hand and seal of the said
Court on the 15th day of January, 2026.
CLERK OF THE CIRCUIT COURT
By: /s/ Patricia Corbin
Deputy Clerk
(COURT SEAL)
11080-1029035

IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 23-CA-012361
GENERAL CIVIL DIVISION:
Freedom Mortgage Corporation
Plaintiff(s),
v.
LANA SOWARDS A/K/A LANA J.
SOWARDS, UNKNOWN SPOUSE
OF LANA SOWARDS A/K/A LANA
J. SOWARDS, UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES, AND ALL OTHERS WHO
MAY CLAIM AN INTEREST IN THE
ESTATE OF THOMAS A. CHURCH
A/K/A THOMAS ALLEN CHURCH AND
UNKNOWN TENANT IN POSSESSION
OF THE SUBJECT PROPERTY,
Defendant(s).

RE-NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant
to Order on Plaintiff's Motion to Reset
Foreclosure Sale Date dated the 23rd
day of January, 2026, and entered in
Case No. 23-CA-012361, of the Circuit
Court of the Thirteenth Judicial Circuit
in and for Hillsborough County, Florida,
wherein Freedom Mortgage Corporation
is the Plaintiff and LANA SOWARDS
A/K/A LANA J. SOWARDS, UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY, and UNKNOWN
HEIRS, BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES, AND ALL OTHERS WHO
MAY CLAIM AN INTEREST IN THE
ESTATE OF THOMAS A. CHURCH
A/K/A THOMAS ALLEN CHURCH 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.realeforeclose.com at 10:00
A.M. on the 2nd day of April, 2026, the
following described property as set forth in
said Final Judgment, to wit:
ALL THAT CERTAIN LOT OR PARCEL
OF LAND SITUATE IN THE COUNTY OF
HILLSBOURGH, STATE OF FLORIDA,
AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS: LOT 24,
BLOCK 1 OF COLONIAL HEIGHTS, UNIT
NO. 2, A SUBDIVISION ACCORDING
TO THE PLAT THEREOF RECORDED
AT PLAT BOOK 39, PAGE 62, IN 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 27th 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
11080-1029219

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

(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY Case No: 23-CA-014901, Division A NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. DARYL JAMES BROWN, JR.; et al., Defendants. NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 06/17/2025, and entered in Case No. 23- CA-014901, Division A of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida wherein NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and DARYL JAMES BROWN, JR; PINE RIDGE AT OAK CREEK TOWNHOMES ASSOCIATION, INC.; are Defendants, Victor D. Crist, Hillsborough Clerk of Court will sell to the highest and best bidder for cash at http://www.hillsborough. realforeclose.com at 10:00 a.m. on March 23, 2026, the following described property set forth in said Final Judgment, to wit: LOT 4, BLOCK 29, OF OAK CREEK,	HILLSBOROUGH COUNTY PARCEL 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE 112, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Commonly known as: 6629 Holly Heath Dr., Riverview, FL 33578 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED January 26, 2026 /s/ Philip Stecco Philip Stecco, Esq. Florida Bar No. 108384	HILLSBOROUGH COUNTY Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: pstecco@lenderlegal.com EService@LenderLegal.com 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 Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. 11080-1029204	HILLSBOROUGH COUNTY 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. h t t p s : / / w w w . f l j u d 1 3 . o r g / 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	HILLSBOROUGH COUNTY 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. h t t p s : / / w w w . f l j u d 1 3 . o r g / 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

CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE
As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 2/18/2026 at 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397. Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
CASES TO BE HEARD AT THE 1:00 P.M. HEARING
CASE NO: COD-25-0003400 NAME OF VIOLATOR: PATRICIA G EVANS LOCATION OF VIOLATION: 5014 N 30TH ST, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: BELLMONT HEIGHTS LOT 9 AND S 47 FT OF LOT 8 BLOCK 11 FOLIO: 155381.0000
CASE NO: COD-25-0003843 NAME OF VIOLATOR: ADRIANA CUELLAR LOCATION OF VIOLATION: 5606 N CHURCH AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: S 65 FT OF N 398 FT OF E 156 FT OF W 599.2 FT OF SW 1/4 OF SE 1/4 FOLIO: 102909.0000
CASE NO: COD-25-0004109 NAME OF VIOLATOR: WILLIAM L WHITEHEAD JR LOCATION OF VIOLATION: 4211 W LAUREL ST, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: FOREST HEIGHTS E 3.9 FT OF S 1/2 OF LOT 12 AND W 46.1 FT OF S 1/2 OF LOT 13 FOLIO: 111578.0000
CASE NO: COD-25-0004118 NAME OF VIOLATOR: DOINEX CONSTRUCTION LLC REG LOCATION OF VIOLATION: 4607 N 20TH ST, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: BALO SUBDIVISION LOT 7 AND A STRIP OF LAND APPROX 2 1/2 FT WIDE IMMEDIATELY E OF SAID LOT 7 FOLIO: 157848.0000
CASE NO: COD-25-0004146 NAME OF VIOLATOR: ROBERT NIEVES PENA LOCATION OF VIOLATION: 808 W WHATLEY PL, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: PURITY SPRINGS HEIGHTS NO 4 LOT 6 BLOCK 1 FOLIO: 100922.0000
CASE NO: COD-25-0004154 NAME OF VIOLATOR: THU NGOC TRAN LOCATION OF VIOLATION: 4728 W OKLAHOMA AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: GANDY GARDENS 1 W 4 FT OF LOT 14 AND LOT 15 AND E 5.5 FT OF LOT 16 BLOCK 4 FOLIO: 131339.0000
CASE NO: COD-25-0004175 NAME OF VIOLATOR: BARRY COHEN LOCATION OF VIOLATION: 6915 N BREVARD AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: HILLSBOROUGH RIVER ESTATES LOT 6 SUB TO CITY OF TAMPA EASEMENT FOLIO: 100670.0000
CASE NO: COD-25-0004193 NAME OF VIOLATOR: H A M AND MUNSTER LOCATION OF VIOLATION: 6504 BAYSHORE BLVD, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: A TRACT OF LAND IN GOV LOT 3 COM AT SW COR OF GOV LOT 3 THN N ALG W BDRY OF GOV LOT 3 536 FT THN E 1658.4 FT TO A PT ON ELY R/W LINE OF BAYSHORE BLVD THN ALG ARC OF A CURVE CONCAVE TO SE W/ RADIUS OF 5352.45 FT CHD BRG S 18 DEG 38 MIN 10 SEC W 60 FT TO POB THN S 88 DEG 24 MIN 40 SEC E 155.07 FT THN S 05 DEG 50 MIN 38 SEC W 30.39 FT THN S 18 DEG 34 MIN 10 SEC W 69.96 FT THN S 81 DEG 34 MIN 11 SEC W 42.53 FT THN N 81 DEG 28 MIN 52 SEC W 43.82 FT THN N 63 DEG 53 MIN 05 SEC W 43.23 FT THN N 58 DEG 33 MIN 50 SEC W 31.14 FT TO A PT ON A CURVE THN ALG CURVE TO RIGHT CONCAVE TO SE W/RADIUS OF 5352.45 FT CHD BRG N 17 DEG 56 MIN 47 SEC E 68.67 FT TO POB FOLIO: 135971.0100
CASE NO: COD-25-0004220 NAME OF VIOLATOR: MATOS FAMILY TRUST INC LOCATION OF VIOLATION: 2741 W COLUMBUS DR, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: DREW'S JOHN H SUB BLKS 1 TO 10 AND 14 TO 33 LOTS 13 14 AND 15 LESS S 4 FT FOR COLUMBUS DR R/W BLOCK 6 FOLIO: 176220.0000
CASE NO: COD-25-0004253 NAME OF VIOLATOR: SCHULTZ ERIK G SCHULTZ LOCATION OF VIOLATION: 603 W EMMA ST, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: ALICE HEIGHTS REVISED MAP W 52 FT OF E 103.65 FT OF N 130 FT OF LOT 1 FOLIO: 165884.0000
CASE NO: COD-25-0004294 NAME OF VIOLATOR: YBOR VENTURES LLC REG LOCATION OF VIOLATION: 1215 E 6TH AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: LESLEY'S SUBDIVISION LOTS 1, 2, 3 AND E 1/2 OF LOT 4 BLOCK 18 TOG WITH N 1/2 OF ALLEY ABUTTING ON S LESS RR R/W FOLIO: 198682.0005
CASE NO: COD-25-0004305 NAME OF VIOLATOR: CONSULTANTS OF NEW LOCATION OF VIOLATION: 809 W WATERS AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: CASA LOMA SUBDIVISION LOTS 25 TO 27 INCL AND LOT 28 LESS R/W FOR SR S 587 BLOCK 4 FOLIO: 100282.0000
CASE NO: COD-25-0004309 NAME OF VIOLATOR: AP SOUTH HOWARD LLC LOCATION OF VIOLATION: 1304 S DE SOTO AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: LUNA PARK REVISED MAP LOT 4 AND S 13.2 FT OF LOT 5 BLOCK 4 FOLIO: 186301.0000
CASE NO: COD-25-0004461 NAME OF VIOLATOR: YOUR KEY OZ HOLDINGS LLC LOCATION OF VIOLATION: 9907 N 18TH ST, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: TAMPA OVERLOOK LOTS 1 AND 2 BLOCK 44 LESS THE SOUTH 50 FEET FOLIO: 144571.0000
IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY- EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.
INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.
SHIRLEY FOXX-KNOWLES, CMC CITY CLERK
1/23-2/23/26LG 4T

LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: pstecco@lenderlegal.com EService@LenderLegal.com 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 Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. 11080-1029204
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CASE NO. 25-CA-004049 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION FOR CWHQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-F, PLAINTIFF, VS. JILL M. ROGAN, ET AL. DEFENDANT(S).
/ NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 15, 2026 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on March 11, 2026, at 10:00 AM, at www.hillsborough. realforeclose.com for the following described property: LOT 10, BAYSHORE RESERVE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 75, AT PAGE 64, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/Tiffany Hamilton, Esq. Tiffany Hamilton, Esq. FBN: 1058051 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 11080-1028975
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL 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,

LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY 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. h t t p s : / / w w w . f l j u d 1 3 . o r g / 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
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-009275 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. ELIJAH THOMPSON AND SHARHONDA CHARVETTE THOMPSON A/K/A SHARHONDA CHAVETTE THOMPSON, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Elijah Thompson Last Known Address: 10120 Carp Hollow Rd, Sun City Center, FL 33573 Current Residence: UNKNOWN TO: Elijah Thompson Last Known Address: 4604 Courtland St Tampa FL 33610 Current Residence: UNKNOWN TO: Elijah Thompson Last Known Address: 748 Bethune Ave Winter Garden FL 34787 Current Residence: UNKNOWN TO: Elijah Thompson Last Known Address: 6512 Kristin Ct Orlando FL 32818 Current Residence: UNKNOWN TO: Elijah Thompson Last Known Address: 5227 Matador Ct Apt 4 Tampa FL 33617 Current Residence: UNKNOWN TO: Elijah Thompson Last Known Address: 2434 W Highway 316 Citra FL 32113 Current Residence: UNKNOWN TO: Sharhonda Charvette Thompson Last Known Address: 10120 Carp Hollow Rd, Sun City Center, FL 33573 Current Residence: UNKNOWN TO: Sharhonda Charvette Thompson Last Known Address: 4604 Courtland St Tampa FL 33610 Current Residence: UNKNOWN TO: Sharhonda Charvette Thompson Last Known Address: 2116 W Cypress St Tampa FL 33606 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: 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. h t t p s : / / w w w . f l j u d 1 3 . o r g / BusinessOperations/CourtFacilities/ ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13. org WITNESS my hand and the seal of this Court this 9 day of January, 2026. VICTOR D. CRIST As Clerk of Court By: Jennifer Taylor As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1028652
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-008715 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. GIANNA MARIA EDMOND AND ADOLSHIA SHARTIA YAWN, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Adolshia Shartia Yawn

LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY 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. h t t p s : / / w w w . f l j u d 1 3 . o r g / 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
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FL PROBATE DIVISION CASE NUMBER: 26-CP-000064
IN RE: THE ESTATE OF Elmer Tonelli, Deceased.
NOTICE TO CREDITORS The administration of the estate of Elmer Tonelli, deceased, whose date of death was July 29, 2025 is pending in the Cir- cuit Court of Hillsborough County, Florida, the address of which is 800 East 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 claim with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO- TICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUB- LICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 30, 2026. Personal Representative: Linda Tonelli 18960 Dale Mabry Hwy Lutz, FL 33548 Attorney For Personal Representative: Adria Beenhakker Dickey 18960 Dale Mabry Hwy Lutz FL 33548 (813) 586-3200 FL Bar Number: 467308 adria@adriadickeylaw.com 1/30-2/6/26LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No. 26-CP-000114 IN RE: ESTATE OF DATHIEL L. MUSIC, Deceased.
NOTICE TO CREDITORS The administration of the ESTATE OF DATHIEL L. MUSIC deceased, whose date of death was OCTOBER 4, 2025, is pend- ing in the Circuit Court for Hillsborough County, Florida, Probate Division, the ad- dress of which is 419 N Pierce St, Tampa, FL 33602. The names and addresses (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY</div> <div><p>of the Petitioners' 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.</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. 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 30, 2026.</p><p>Attorney for Petitioners: /S/ Stefan A. Chrzanowski, Esq. Attorney Florida Bar Number: 1008375 P.O. Box 291877 Temple Terrace, FL 33687 Telephone: (727) 771-1777 Fax: (813) 374-3978 E-Mail: stefan@sharklaw.law</p><p>Petitioners: /S/ Vickie M. Dittebrand 3223 41st Avenue South East Ruskin, Florida 33570 Cathie B. Easterwood 4747 Jay Tee Road Hiawasee, Georgia 30546</p><p>1/30-2/6/26LG 2T</p><div>NOTICE OF APPLICATION RECEIVED THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT</div><p>Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 933810 from KB Home Tampa, LLC, Attn: Mike Dady. Application received: 01/23/26. Proposed activity: Residential. Project name: Arbor Bluff. Project size: 36.99 acres Location: Section(s) 35 Township 28 South, Range 20 East, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District (District) Tampa Office, 7601 Highway 301 North, Tampa, FL 34637-6759. 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</p></div>	<div>HILLSBOROUGH COUNTY</div> <div><p>from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.</p><p>1/30/26LG 1T</p><div>NOTICE OF PUBLIC SALE</div><p>The following personal property of Daniel Mercado at 10746 First Ln N., #23 St. Petersburg, Florida 33716 will, on February 18, 2026 at 9:00 a.m., be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: at the Gateway MHP office, 10100 Gandy Blvd. No., St. Petersburg, Florida 33716.</p><p>YEAR/MODEL, 1961/MIRA VIN# 2620 Title# 0010083697 Additional personal property unknown PREPARED BY MARK C. PAYNE, Esq. Agent for Gateway MHP P.O. Box 1061 Tampa, Florida 33601-1061 Telephone: 813-223-6882</p><p>1/30-2/6/26 2T</p><div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION</div><p>CASE NO. 23-DP-425; 23-DP-625 DIVISION: B</p><p>IN THE INTEREST OF: M.J. DOB: 8/27/2019, A.J. DOB: 12/14/2020, N.L. DOB: 9/22/2023, MINOR CHILDREN</p><div>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS</div><p>TO: Warren Jenkins, address unknown</p><p>YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: M.J. born on 8/27/2019, A.J. born on 12/14/2020, and N.L. born on 9/22/2023. You are hereby commanded to appear on March 4, 2026, at 9:30 AM before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse, Courtroom 309, 800 East Twiggs Street</p></div>	<div>HILLSBOROUGH COUNTY</div> <div><p>Tampa, Florida 33602, for an ADVISORY HEARING.</p><p>FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.</p><p>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.</p><p>WITNESS, my hand as Clerk of said Court and the Seal thereof, this 23rd day of January, 2026</p><p>Victor Crist, Clerk of Court Hillsborough County, Florida By: s/ Santiago Zambrano As Deputy Clerk</p><p>1/30-2/20/26LG 4T</p><p>Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 931596 from Mat-tamy Tampa/Sarasota LLC. Application received: 12/10/2025 Proposed activity: Residential. Project name: Boyette Fishhawk. Project size: 5.83 +/- AC. Location: Section(s) 36 Township 30 South, Range 20 East, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 2379 Broad Street, Brooksville, FL 34604-6899. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring</p></div>	<div>HILLSBOROUGH COUNTY</div> <div><p>accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.</p><p>1/30/26LG 1T</p><p>Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 932368 from Oakcrest Properties of FL, LLC. Application received: 12/23/2025 Proposed activity: Commercial. Project name: Oakcrest Daycare - Boyette. Project size: 2.76 +/- AC. Location: Section(s) 23 Township 30 South, Range 20 East, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 2379 Broad Street, Brooksville, FL 34604-6899. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.</p><p>1/30/26LG 1T</p><div>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><p>Case No. 24-CC-062631 Division V</p><p>LYNWOOD COMMUNITY ASSOCIATION, INC., Plaintiff(s), vs. CRISTHIAN D. GUZMAN BARTOLO AND GLORIA ALCANTAR-CASTILLO, Defendant.</p><div>NOTICE OF SALE</div><p>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on January 22, 2026, by the County Court of Hillsborough County, Florida, the property described as:</p><p>Lot 11, Block 5, of Leisey Subdivision Phase 2, according to the plat thereof,</p></div>	<div>HILLSBOROUGH COUNTY</div> <div><p>recorded in Plat Book 136, Page 197 of the Public Records of Hillsborough County, Florida.</p><p>and more commonly known as 5224 White Chicory Dr., Apollo Beach, FL 33572 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 March 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 22nd 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>1/30-2/6/26LG 2T</p><div>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA</div><p>Case No.: 2025-CC-019748</p><p>THE VILLAGES AT CYPRESS CREEK MASTER PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. JASON L. JONES AND THERESA F. JONES, Defendant(s).</p><div>NOTICE OF ONLINE SALE</div><p>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure in this cause, in the County Court of Hillsborough County, Florida, the Hillsborough Clerk of Court will sell all the property situated in Hillsborough County, Florida described as:</p><p>Lot 21, Block 1, La Paloma Village UNIT 2, PHASE 2, as per plat thereof as recorded in Plat Book 94, Page 18, of the Public Records of Hillsborough County, Florida.</p><p>Property Address: 905 Vista Verde Lane, Sun City Center, FL 33573</p><p>at public sale to the highest bidder for cash, except as set forth hereinafter, on March 13, 2026 at 10:00 a.m. at www.hillsborough.realforeclose.com in accordance with Chapter 45, 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 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>WITNESS my hand and seal of this Court on this 21st day of January, 2026.</p><p>Clerk of Circuit Court & Comptroller JESSICA C. BURLEY, ESQ.</p><p>David J. Lopez, P.A. PO Box 172717 Tampa, FL 33672-0717 Phone: (813) 229-0160 I Fax: (813) 229-0165 Florida Bar No. 85801 Jessica@davidlopezpa.com Attorney for Plaintiff</p><p>1/30-2/6/26LG 2T</p><div>NOTICE OF APPLICATION RECEIVED THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT</div><p>Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 933748 from Georgetown (Tampa) ASLI VI, LLLP, Attn: Marvin Shapiro. Application received: 01/22/26. Proposed activity: Roadway. Project name: The Isles at Old Tampa Bay Entry Road Phase 1 & 2. Project size: 162.34 acres Location: Section(s) 5 Township 30 South, Range 19 East, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District (District) Tampa Office, 7601 Highway 301 North, Tampa, FL 34637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under</p><p>(Continued on next page)</p></div>
Page 24/LA GACETA/Friday, January 30, 2026				

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<div>HILLSBOROUGH COUNTY</div> <div>the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.</div> <div>1/30/26LG 1T</div> <div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>Family Law Division</div><div>Case No.: 25-DR-012931</div><div>Division: C</div></div> <div>IN RE THE MARRIAGE OF: DAISY MIRANDA-RILEY, Petitioner/Wife, and HENDRICK GUILLERMO MELENDEZ SILVA, Respondent/Husband.</div> <div>AMENDED NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE</div> <div>TO: HENDRICK GUILLERMO MELENDEZ SILVA</div> <div>Address: Unknown</div> <div>YOU ARE NOTIFIED that an action for Petition 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 Jakob E. Braun., counsel for Petitioner, DAISY MIRANDA-RILEY, whose address is 5401 W. Kennedy Blvd., Ste. 100, Tampa, FL 33609 on or before 3/2/2026, and the file the original with the clerk of this Court at 419 Pierce St., Rm # 125 Tampa, Florida 33602 or P.O. Box 989, Tampa, Florida 33601 before service on Petitioner or immediately thereafter. This notice will be posted published by La Gaceta Newspaper.</div> <div>If you fail to do so, a default 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 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.</div> <div>Dated 1/23/2026</div> <div>Victor Crist, Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602</div> <div>By: s/ Jennifer Taylor</div> <div>Deputy Clerk</div> <div>1/30-2/20/26LG 4T</div> <div><div>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>CASE: 25-CC-042872</div><div>Division: I</div></div> <div>TUDOR CAY CONDOMINIUM ASSOCIATION, INC., a Florida Not-for-profit corporation, Plaintiff, vs. PERRY LA BORD, Defendants.</div> <div>NOTICE OF ACTION</div> <div>TO: PERRY LA BORD</div> <div>9133 Tudor Dr., Unit D201, Tampa, FL 33615</div> <div>YOU ARE HEREBY NOTIFIED that an Action for foreclosure of Lien on the following described property in Hillsborough County, Florida:</div> <div>Unit D-201, of TUDOR CAY CONDOMINIUM, according to the Declaration of Condominium Thereof, recorded in Official Records Book 3721, Page 1331, in the Public Records of Hillsborough County, Florida, together with its undivided share in the common elements.</div> <div>has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on Valentina Wheeler, Esq., Plaintiff's attorney, whose address is Wheeler Law Firm, PLLC, 801 W. Bay Drive, Suite 428B, Largo, FL 33770, on or before 2/27/2026, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the Complaint or Petition.</div> <div>This Notice shall be published once a week for two consecutive weeks in LA GACETA.</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, Hillsborough County, County Center, 13th Floor, 601 E. Kennedy Blvd., Tampa, FL 33602, Telephone (813) 276-8100, via Florida Relay Service.</div> <div>This Notice shall be published once a week for two consecutive weeks in LA GACETA.</div> <div>DATED on JANUARY 22, 2026.</div> <div>Victor Crist</div> <div>As Clerk of the Court</div> <div>By: /s/ JENNIFER TAYLOR</div> <div>Deputy Clerk</div> <div>Valentina Wheeler, Esq. (FLB#0120531)</div> <div>Wheeler Law Firm, PLLC</div> <div>801 W. Bay Dr. Suite 428B</div> <div>Largo, FL 33770</div> <div>(727) 300-9667</div> <div>Attorney for Plaintiff</div> <div>1/30-2/6/26LG 2T</div> <div>Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 929813 from Landmark Engineering & Surveying Corp 8515 Palm River Road, Tampa, FL 33619. Application received: November 10, 2025. Proposed activity: 126 Single Family Lots. Project name: Hammock Bay Phases 2 & 3. Project size: 48.9 acres Location: Section(s) S21 / T31 / R19 Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is</div>	<div>HILLSBOROUGH COUNTY</div> <div>available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.</div> <div>1/30/26LG 1T</div> <div><div>NOTICE OF SALE</div><div>BEST LIEN SERVICES:7290 SW 41 ST MIAMI, FL 33155 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLES LISTED BELOW AT THE FOLLOWING LOCATIONS TO SATISFY LIEN PURSUANT TO SECTIONS 713.585 OF THE FLORIDA STATUTES.</div><div>2015 HYUN 4D 5NPE34AF0FH051887 FEB. 18, 2026 AT: BAM BAM AUTO REPAIR ENTERPRISE LLC. 1103 PORTAGE ST KISSIMMEE, FL 34741 P#:401-750-8075 TOTAL: \$5,438.75</div><div>TERMS OF THE SALE ARE CASH, NO CHECKS. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL, NO REFUNDS, NO GUARANTEES. VEHICLES ARE SUBJECT TO RELEASE PRIOR TO SALE.</div></div> <div>1/16/26LG 1T</div> <div><div>NOTICE OF SUSPENSION</div><div>HILLSBOROUGH COUNTY</div><div>To: Antowan Q. Lindsay</div><div>Case No.: CD202507512/D 3523741</div><div>A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div></div> <div>1/30-2/20/26LG 4T</div> <div><div>HILLSBOROUGH COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No.: 26-CP-000099</div><div>Division: A</div></div> <div>IN RE: ESTATE OF CIRILO TORREFRANCA Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Cirilo Torrefranca, deceased, whose date of death was December 14, 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.</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 30, 2026.</div> <div>Personal Representative: Sonia Torrefranca</div> <div>9014 Grosse Pointe Circle</div> <div>Tampa, Florida 33635</div> <div>Attorney for Personal Representative: Haneen Kutub, Esq.</div> <div>Florida Bar Number: 120564</div> <div>Law Offices of Petrovitch & Kutub, P.A.</div> <div>101 NE 3rd Ave., Suite 1500</div> <div>Fort Lauderdale, FL 33301</div> <div>Telephone: (561) 444-0131</div> <div>Fax: (561) 486-3019</div> <div>E-Mail: haneen@pklegalgroup.com</div> <div>Secondary: service@pklegalgroup.com</div> <div>1/30-2/6/26LG 2T</div> <div><div>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO.: 25-CC-024470</div><div>DIVISION S</div></div>	<div>HILLSBOROUGH COUNTY</div> <div>CASABLANCA OF CITRUS PARK HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. THOMAS A. ESPOSITO, as trustee of the 11112-2022 LAND TRUST, Defendants.</div> <div>AMENDED NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Order on <i>Ex-Parte</i> Motion to Reschedule Foreclosure Sale, Re-Open Foreclosure Case, and Disburse Sale Deposit to Plaintiff, entered in this cause on January 21, 2026 by the County Court of Hillsborough County, Florida, the:</div> <div>Lot 24, Block 1, CASA BLANCA, according to plat thereof as recorded in Plat Book 89, Page 28, of the Public Records of Hillsborough County, Florida.</div> <div>PROPERTY ADDRESS: 11112 Blaine Top Place, Tampa, FL 33626.</div> <div>will be sold by the Hillsborough County Clerk at public sale on March 6, 2026 at 10:00 A.M., electronically online at http://www.hillsborough.realforeclose.com.</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 sixty (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, 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.</div> <div>/s/Charles Evans Glausier</div> <div>Charles Evans Glausier, Esquire</div> <div>Florida Bar No.: 37035</div> <div>cglausier@glausiernight.com</div> <div>GLAUSIER KNIGHT JONES, PLLC</div> <div>400 N. Ashley Drive, Suite 2020</div> <div>Tampa, FL 33602</div> <div>Telephone No.: (813) 440-4600</div> <div>Attorneys for Plaintiff</div> <div>1/30-2/6/26LG 2T</div> <div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>CASE NO: 2025CA004623</div><div>LAKEVIEW LOAN SERVICING, LLC, PLAINTIFF, vs. JUNIOR MILAN RUIZ and UNKNOWN SPOUSE OF JUNIOR MILAN RUIZ DEFENDANT(S).</div></div> <div>NOTICE OF ACTION</div> <div>TO: Junior Milan Ruiz and Unknown Spouse of Junior Milan Ruiz</div> <div>Last Known Address: 1912 West Clinton Street, Tampa, FL 33604</div> <div>You are notified of an action to foreclose a mortgage on the following property in Hillsborough County:</div> <div>LOT 11, LEONE AND FARINA SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGE 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</div> <div>1912 West Clinton Street, Tampa, FL 33604</div> <div>The action was instituted in the Circuit Court, Thirteenth Judicial Circuit in and for Hillsborough, County, Florida; Case No. 2025CA004623; and is styled Lakeview Loan Servicing, LLC vs. Junior Milan Ruiz. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 2/12/26 first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.</div> <div>The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.</div> <div>DATED: 1/7/2026</div> <div>Victor Crist</div> <div>As Clerk of the Court</div> <div>By: /s/ Jennifer Taylor</div> <div>As Deputy Clerk</div> <div>Quintairos, Prieto, Wood & Boyer, P.A.</div> <div>255 S. Orange Ave., Ste. 900</div> <div>Orlando, FL 32801-3454</div> <div>1/30-2/6/26 2T</div> <div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>Case No.: 25.DR.000676</div><div>Division: AP</div></div> <div>JAIMIE ROWE, Petitioner, and RONIQUE ROWE, Respondent</div> <div>AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div> <div>TO: RONIQUE ROW</div> <div>Last Known Address: 2 Bluestem Place, Nantucket, MA 02554</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 JAIMIE ROWE, whose address is 7429 Lakeshore Dr. Tampa, FL 33602 on or before 2/26/26, and file the original with the clerk of this Court at 800 E. Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div> <div>The action is asking the court to decide how the following real or personal property should be divided: None</div> <div>Copies of all court documents in this</div>	<div>HILLSBOROUGH COUNTY</div> <div>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 21, 2026</div> <div>Victor Crist, Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602</div> <div>By: s/ Cynthia Lobli</div> <div>Deputy Clerk</div> <div>1/30-2/20/26LG 4T</div> <div><div>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO.: 25-CC-017655</div></div> <div>HUNTER'S GREEN COMMUNITY ASSOCIATION, INC., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY THROUGH, UNDER, OR AGAINST ELIZABETH C. BROWER, DECEASED, Defendant.</div> <div>NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on January 15, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:</div> <div>Lot 43, Block 1, Hunter's Green Parcel 18B, Phase 2B (North Oakcrest Unit 2) according to the map or plat thereof recorded in Plat Book 77, Page 16, of the Public Records of Hillsborough County, Florida.</div> <div>will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on March 6, 2026 at 10:00 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 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.</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>1/23-1/30/26LG 2T</div> <div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>CASE NO.: 2025-CA-001238</div><div>DIVISION: F</div></div> <div>U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF GCAT 2023-NQM3 TRUST, Plaintiff, vs. YANIV COHEN, Yael Elul, et. al., Defendants.</div> <div>NOTICE OF SALE</div> <div>NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on December 10, 2025 in the above-styled cause, Victor D. Crist, Hillsborough county clerk of court, shall sell to the highest and best bidder for cash on February 11, 2026 at 10:00 A.M., at www.hillsborough.realforeclose.com, the following described property:</div> <div>LOT 12, RESERVE AT CITRUS PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE(S) 139 THROUGH 142, INCLUSIVE OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</div> <div>Property Address: 11623 Sweet Tangerine Lane, Tampa, FL 33626</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</div> <div>AMERICANS WITH DISABILITIES ACT</div> <div>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 Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Admin-</div>	<div>HILLSBOROUGH COUNTY</div> <div>istrative 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</div> <div>Dated January 15, 2026</div> <div>/s/ Kelley L. Church</div> <div>Kelley L. Church, Esquire</div> <div>Florida Bar No.: 100194</div> <div>Quintairos, Prieto, Wood & Boyer, P.A.</div> <div>255 S. Orange Ave., Ste. 900</div> <div>Orlando, FL 32801-3454</div> <div>(855) 287-0240</div> <div>(407) 872-6012 Facsimile</div> <div>E-mail: servicecopies@qpwblaw.com</div> <div>E-mail: kchurch@qpwblaw.com</div> <div>Attorney for Plaintiff</div> <div>1/23-1/30/26LG 2T</div> <div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-CP-004301</div></div> <div>IN RE: ESTATE OF JOHN STEPHEN WILLIAMS, Deceased.</div> <div>NOTICE OF ACTION (formal notice by publication)</div> <div>TO: Jacqueline Nicole Williams</div> <div>Unknown</div> <div>YOU ARE HEREBY NOTIFIED of an action for Probate Administration of the Estate of John Stephen Williams has been filed and you have been identified as an interested party to the proceeding. You are required to file your answer or written defenses, if any, on Petitioner's attorney, Zoeklein Law, PA, 150 East Bloomingdale Avenue, Brandon, Florida. 33511, on or before 02/22/26 and file the original with the clerk of this court either before service on the Petitioner's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Petition.</div> <div>DATED in Hillsborough County, Florida on January 15, 2026</div> <div>Victor D. Crist</div> <div>As Clerk of the Court</div> <div>By: Ryan Marsh</div> <div>As Deputy Clerk</div> <div>1/23-1/30/26LG 2T</div> <div><div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY</div><div>CASE NO. 25-DP-606</div><div>DIVISION: D</div></div> <div>IN THE INTEREST OF: K.W. DOB: 8/2/2025, MINOR CHILD</div> <div>NOTICE OF ACTION</div> <div>TERMINATION OF PARENTAL RIGHTS</div> <div>TO: Timothy Walker DOB: 12/16/1980</div> <div>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: 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 Courthouse 800 East Twiggs Street Tampa, FL 33602, for an ADVISORY HEARING.</div> <div>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.</div> <div>When connecting through Zoom APP with Video: https://zoom.us/j/6544457465 The meeting ID is 654 445 7465 – no password needed.</div> <div>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.**</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 day of January 20, 2026</div> <div>Victor Crist, Clerk of Court Hillsborough County, Florida</div> <div>By: s/ Santiago Zambrano</div> <div>As Deputy Clerk</div> <div>1/23-2/13/26LG 4T</div> <div><div>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>CIVIL DIVISION</div></div> <div>(Continued on next page)</div>

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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 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

CITATION BY PUBLICATION IN PROBATE

THE STATE OF TEXAS
TO ALL PERSONS INTERESTED:

IN THE ESTATE OF WALTER E, EV-
ANS. 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, FI 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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Vincent Thompson	B257	\$394.90
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, FI 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
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		
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, FI 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, FI 33612		
Gregory Street	232	\$607.70
Octavius Andrews	173	\$419.90
Klosha Mutcherson	250	\$307.80
Joshua Cruz	702	\$403.70
Amanda Gore	1009	\$453.80
Colleen Gigante	256	\$289.90
Joe Perry	1238-40	\$495.80
David White	119	\$697.70
Carmen Taylor	1355	\$461.80
Michelle Hill- Clarke	130	\$427.80
Ester Exiline	1384	\$325.80
Kieontie' Watts	1285	\$329.90
Dayson Dell	410	\$194.37
Rebecca Ross	1134	\$319.90
Octavius Andrews	181	\$409.90
Troy Mercer	1189	\$329.90
Erik Torrente	1325	\$329.90
Caren Ann De Matte	1386	\$309.90
2309 Angel Oliva Senior St. Tampa, FI 33605		
Mechelle Johnson	0167	\$338.20
Robert Wages	110	\$445.80
William Beckman	103	\$505.60
Tamara Thompson	2128W	\$399.90
Robert Edwards	3112W	\$544.85
Stephanie Weaver	1134E	\$568.70
Angel Collazo-Hornsby	2028E	\$568.70
Franklin Williams	113	\$359.90
Breath Of Life	3021E	\$425.90
Keith Esp	0173	\$359.90

11401 W Hillsborough Ave. Tampa, FI 33635		
Nahed Ebotaha	1316	\$629.90
Eileen Marks	2115	\$1,038.34
Jahir Orlando Diaz	1219	\$624.85
Amanda Huihui	1215	\$579.80
Jahjoshiah Westmoreland	1482	\$449.90
14123 State Rd 54. Odessa, FI 33556		
Kaitlyn Swindle	2345-49	\$1,009.85
4406 W Hillsborough Ave. Tampa, FI 33614		
Gizelle Abella	4030	\$477.80
Benjamin Sanchez Montalvo	3144	\$353.80
Bernabe Laracuente	1007	\$447.80
Adrian Mas	4251	\$337.80
Tracy Lugo	4059	\$465.80
Noriega Thompson	3143	\$389.90
Veronica Vargas	1622	\$412.12
Angel Alsina	4065	\$242.80
Daniel Cotten	1302	\$571.07
Sasha Haywood	4410	\$267.80
Christopher Carlson	1706	\$649.85
Maria Otto	3058	\$601.80
Lori Rice	1515	\$405.80
Stephanie Mendoza	4113	\$163.90
Xzoria Thomas	4025	\$685.70
Mary La Rosa	3136	\$454.85
Pedro Millan 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, FI 33616
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.

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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@parvanilaw.com
Secondary: service@parvanilaw.com
1/23-1/30/26LG 2T

**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.

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

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

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

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

Attorney for Personal Representative:
Dominic Kouffman | Fla. Bar No. 85099
E-mail: dominic.kouffman@hklaw.com
Katharine Griffiths | Fla. Bar No. 1020028
Email: katharine.griffiths@hklaw.com
Holland & Knight, LLP
100 N. Tampa Street, Suite 4100
Tampa, Florida 33602
Telephone: (813) 227-8500
Fax: (813) 229-0134
Sec. E-Mail: christine.yokel@hklaw.com
Sec. E-Mail: elizabeth.tomlin@hklaw.com
1/23-1/30/26LG 2T

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

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

NOTICE TO CREDITORS

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

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

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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216—732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211

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

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

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

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

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

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

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

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

IN RE: ESTATE OF
GENEVIEVE KATHRYN HILDEBRAND
Deceased.

NOTICE TO CREDITORS

The administration of the estate of 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.

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

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

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

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

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

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

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

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

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

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

IN RE: ESTATE OF
JOHN K. ROWLINGSON
Deceased.

NOTICE TO CREDITORS

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

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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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

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

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

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

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

Attorney:
Charles W. Malloy, Es

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Hillsborough County Florida
By Carolina Muniz, Deputy Clerk
1/16-2/6/26LG 4T

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

Case No.: 25-DR-017076
Division: AP

IN RE THE MARRIAGE OF:

JASMINE L. MITCHELL,
Petitioner,

and

JORDAN DENNIS BRADE,
Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: JORDAN DENNIS BRADE,
Address Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JASMINE L. MITCHELL, Petitioner, whose address is 9729 Hound Chase Drive, Gibsonton, FL 33534 on or before 2/11/2026, and file the original with the clerk of this Court at HILLSBOROUGH County Courthouse, 800 East Twigg Street, Room 101, Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated 1/6/2026

Victor Crist, Clerk of the Circuit Court
800 E. Twigg Street, Tampa, FL 33602

By: s/ Jennifer Taylor
Deputy Clerk

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

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

Case Number 25-DR-012002
Division: C

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

AND

THE NAME CHANGE OF: AMAL ADELAIDE TAHA, DOB: 5/14/14 (to be changed to: AMAL ADELAIDE TAHA AL-HADRAWI)

TRICIA WATSON AL-HADRAWI,
Petitioner/Mother

And

HUSSAM TAHA,
Respondent/Father.

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

TO/PARA/A HUSSAM TAHA
Last Known Address:

7716 E. Comanche Ave., Tampa, FL 33610

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on David Hurvitz, Esq., attorney for Petitioner, TRICIA WATSON AL-HADRAWI, whose attorney's address is 3321 Henderson Blvd., Suite 202, Tampa, FL 33609, phone 813-786-1197, fax 813-377-4968, email dhurvitzlaw@gmail.com on or before 2/16/2026, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 East Twigg Street, Tampa, FL 33602, or P.O. Box 3450, Tampa, FL 33601, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.

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

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

DATED 1/9/2026

Victor Crist, Clerk of Court
Hillsborough County Courthouse
800 E. Twigg Street, Tampa, FL 33602

By: s/ Jennifer Taylor
Deputy Clerk

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

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

Case No.: 24-CC-066940
Division: Y

TODD GAGE,
Plaintiff,

vs.

BRENT D. BENITEZ,
Defendant.

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

NOTICE OF ACTION

TO DEFENDANT, BRENT D. BENITEZ:

YOU ARE NOTIFIED that an action for past due rent has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Rory B. Weiner, the plaintiff's attorney, whose address is 635 W Lumsden Rd, Brandon, FL 33511, on or before March 1, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on 12/31/2025

Victor D. Crist, as Clerk of the Court
800 E. Twigg Street, Tampa, FL 33602

By: s/ Jennifer Taylor
As Deputy Clerk

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

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

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

IN THE INTEREST OF:

W.S. DOB: 9/16/2024
MINOR CHILD

NOTICE OF ACTION

TERMINATION OF PARENTAL RIGHTS

TO: ASHLEY MARTIN

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: W.S. born on 9/16/2024. You are hereby commanded to appear on February 20, 2026 at 9:00 AM EST before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twigg Street, Tampa, Florida 33602, for an ADVISORY HEARING.

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

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

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

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

By: s/ Santiago Zambrano
As Deputy Clerk

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

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

CIVIL DIVISION

Case No.: 24-CC-044323 Division: O

CATHERINE KORMAN,
Plaintiff

vs.

VINSON HAYNES; SONIA HAYNES;
STATE OF FLORIDA DEPARTMENT
OF HIGHWAY SAFETY AND MOTOR
VEHICLES,
Defendants

NOTICE OF ACTION

(Service of Process by Publication)

To: VINSON HAYNES and SONIA HAYNES Addresses unknown

YOU ARE NOTIFIED that a Small Claims action has been filed against you in the County Court of the Thirteenth Judicial Circuit, in and for Hillsborough County Florida. The action involves a claim for a 2001 BMW 325Ci. You are required to serve a copy of your written defenses, if any, to it on or before 02/13/2026 and file the original with the Clerk of the Court, 800 E. Twigg Street, Tampa, FL 33602, either before service on Plaintiff or immediately thereafter.

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

The date of first publication of this notice is January 9, 2026. This notice shall be published once a week for four consecutive weeks in La Gaceta.

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

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

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

Case No.: 25-DR-016550
Division: A

IN RE: THE MARRIAGE OF

YENLIS ALVAREZ SANCHEZ,
Petitioner/Mother,

and

ALBERTO RODRIGUEZ PARDO,
Respondent/Father.

NOTICE OF ACTION FOR CUSTODY OF MINOR CHILD

TO: Alberto Rodriguez Pardo
Address Unknown

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,

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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

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

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

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

Dated December 30, 2025

Victor D. Crist, Clerk of the Circuit Court
800 E. Twigg Street, Tampa, FL 33602

By: s/ Mary Glover
Deputy Clerk

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

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

JUVENILE DEPENDENCY
CASE NO. 24-DP-32
DIVISION D

IN THE INTEREST OF:

Z.A. DOB: 1/9/2024
MINOR CHILD

NOTICE OF ACTION

TERMINATION OF PARENTAL RIGHTS

TO: BRYAN STEVEN RUIZ DUARTE,
address unknown

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

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

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

WITNESS my hand as Clerk of said Court and the Seal thereof, this 30th day of December, 2025.

Victor Crist
Clerk of Circuit Court & Comptroller
800 E Twigg St, Tampa, FL 33602

By: s/ Santiago Zambrano
As Deputy Clerk

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

MANATEE COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

MAS CONSTRUCTION MANAGEMENT

Owner: Michael Stephens
3202 40th St. W
Bradenton, FL 34205

1/30/26LG 1T

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

Clerk Case Number: 2024CA000599AX
Division: DIVISION
CARDINAL FINANCIAL COMPANY,
LIMITED PARTNERSHIP

Plaintiff(s),
v. MATTHEW E. HOEFT; COLLEEN P. HOEFT; UNKNOWN TENANT #1; UNKNOWN TENANT #2
Defendant(s).

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 14th day of January, 2026, and entered in Case No. 2024CA000599AX, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MATTHEW E. 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

LEGAL ADVERTISEMENT

MANATEE COUNTY

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

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

CIVIL DIVISION

CASE NO. 412025CA000220CAAXMA

MILL CITY MORTGAGE LOAN TRUST 2018-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE

Plaintiff,

vs.

ISIAH SMITH, et al,

Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Order dated January 14, 2026 and entered in Case No. 412025CA-000220CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein MILL CITY MORTGAGE LOAN TRUST 2018-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE is the Plaintiff and ISIAH SMITH, STATE OF FLORIDA DEPARTMENT OF REVENUE C/O IT'S EXECUTIVE DIRECTOR, STATE OF FLORIDA C/O HASTINGS JONES, ESQ., MANATEE COUNTY CLERK OF THE CIRCUIT COURT C/O MICHAEL GALLEN, ESQ., the Defendants. Angelina Colonnesso, Clerk of the Circuit Court in and for Manatee County, Florida will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on March 4, 2026, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 1, BLOCK 1, OVERSTREET PARK, THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 99, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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, call 711.

DATED at Manatee County, Florida, this 22nd day of January 2026.

RUBIN LUBLIN, LLC
Attorney for Plaintiff

2313 W. Violet St.

Tampa, Florida 33603

Telephone: (813) 656-8801

Fax: (813) 656-8802

femailservice@rlselaw.com

By: /s/ Brittany L. Harvey

Brittany L. Harvey, Esq.

Florida Bar No. 124795

TL/24-F000581

1/30-2/6/26LG 2T

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

CASE NO.: 2026-CA-0094

CARRINGTON MORTGAGE SERVICES, LLC,

Plaintiff,

vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE

LEGAL ADVERTISEMENT

MANATEE COUNTY

ESTATE OF BENNET PALAZZOLO; et al.,
Defendants.

NOTICE OF ACTION

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF BENNET PALAZZOLO

917 17th Street West
Bradenton, FL 34205

LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

And any unknown heirs, devisees, grantees, creditors and other unknown person 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 described as follows, to-wit:

THE SOUTH 25 FEET OF LOT 5 AND THE NORTH 28.3 FEET OF LOT 8, BLOCK 3, FAIRVIEW PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 188, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defense, if any, to it on Michael C. Coyle, Storey Law Group, 221 NE Ivanhoe Blvd., Suite 300, Orlando, FL 32804 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, or otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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, call 711.

In and for Manatee County:

If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or Legal Aid of Manasota at (941) 747-1628 or If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011

WITNESS my hand and seal of said Court on 23rd day of January, 2026.

Angelina "Angel" Colonnesso
Clerk of The Circuit Court

By: /s/ Kris Gaffney
Deputy Clerk

1/30-2/6/26LG 2T

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>MANATEE COUNTY</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT MANATEE COUNTY</div> <div>To: Evans Investigations</div> <div>Case No.: CD202512143/A 1700004</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>1/30-2/20/26LG 4T</div> <div></div> <div>ORANGE COUNTY</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE</div> <div>CONTRACT NO.: 15008279.2</div> <div>FILE NO.: 25-028248</div> <div>PALM FINANCIAL SERVICES, LLC, Lienholder,</div> <div>vs.</div> <div>DAVID MAIO WILLIAMS</div> <div>Obligor(s)</div> <div></div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE</div> <div>TO: David Maio Williams</div> <div>234 N Union St</div> <div>Kennett Square, PA 19348-2925</div> <div>The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Copper Creek Villas & Cabins at Disney's Wilderness Lodge described as:</div> <div>An undivided 0.1029% interest in Unit 1A of Copper Creek Villas & Cabins at Disney's Wilderness Lodge, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded as Instrument Number 20170096685, in the Public Records of Orange County, Florida, and all amendments thereto.</div> <div>The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$945.38, plus interest (calculated by multiplying \$0.12 times the number of days that have elapsed since January 7, 2026), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.</div> <div>Michael E. Carleton, Esq.</div> <div>Jordan A. Zeppetello, Esq.</div> <div>Jasmin Hernandez, Esq.</div> <div>as Trustee pursuant to Fla. Stat. §721.82</div> <div>P. O. Box 165028</div> <div>Columbus, OH 43216-5028</div> <div>Telephone: 407-404-5266</div> <div>Telecopier: 614-220-5613</div> <div>11080-1028462</div> <div></div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE</div> <div>FILE NO.: 25-028249</div> <div>PALM FINANCIAL SERVICES, LLC, Lienholder,</div> <div>vs.</div> <div>DAVID MAIO WILLIAMS</div> <div>Obligor</div> <div></div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE</div> <div>TO: David Maio Williams</div> <div>234 N Union St</div> <div>Kennett Square, PA 19348-2925</div> <div>The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Copper Creek Villas & Cabins at Disney's Wilderness Lodge described as:</div> <div>An undivided 0.1771% interest in Unit 8E of Copper Creek Villas & Cabins at Disney's Wilderness Lodge, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded as Instrument Number 20170096685, in the Public Records of Orange County, Florida, and all amendments thereto.</div> <div>The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,094.21, plus interest (calculated by multiplying \$0.19 times the number of days that have elapsed since January 7, 2026), plus the costs of this proceeding. The Obligor will</div>	<div>ORANGE COUNTY</div> <div>not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.</div> <div>The Manley Law Firm LLC</div> <div>Michael E. Carleton, Esq.</div> <div>Jordan A. Zeppetello, Esq.</div> <div>Jasmin Hernandez, Esq.</div> <div>as Trustee pursuant to Fla. Stat. §721.82</div> <div>P. O. Box 165028</div> <div>Columbus, OH 43216-5028</div> <div>Telephone: 407-404-5266</div> <div>Fax: 614-220-5613</div> <div>11080-1028473</div> <div></div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE</div> <div>FILE NO.: 25-028251</div> <div>PALM FINANCIAL SERVICES, LLC, Lienholder,</div> <div>vs.</div> <div>DAVID MAIO WILLIAMS</div> <div>Obligor</div> <div></div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE</div> <div>TO: David Maio Williams</div> <div>234 N Union St</div> <div>Kennett Square, PA 19348-2925</div> <div>The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Copper Creek Villas & Cabins at Disney's Wilderness Lodge described as:</div> <div>An undivided 0.1429% interest in Unit 17A of Copper Creek Villas & Cabins at Disney's Wilderness Lodge, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded as Instrument Number 20170096685, in the Public Records of Orange County, Florida, and all amendments thereto.</div> <div>The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$945.38, plus interest (calculated by multiplying \$0.12 times the number of days that have elapsed since January 7, 2026), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.</div> <div>Michael E. Carleton, Esq.</div> <div>Jordan A. Zeppetello, Esq.</div> <div>Jasmin Hernandez, Esq.</div> <div>as Trustee pursuant to Fla. Stat. §721.82</div> <div>P. O. Box 165028</div> <div>Columbus, OH 43216-5028</div> <div>Telephone: 407-404-5266</div> <div>Fax: 614-220-5613</div> <div>11080-1028472</div> <div></div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE</div> <div>CONTRACT NO.: 7083733.0</div> <div>FILE NO.: 25-028255</div> <div>PALM FINANCIAL SERVICES, LLC, Lienholder,</div> <div>vs.</div> <div>BRYAN ALMANZAR;</div> <div>MARGARET ALMANZAR</div> <div>Obligor(s)</div> <div></div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE</div> <div>TO: Bryan Almanzar</div> <div>4230 Cotopaxi Dr</div> <div>Loveland, CO 80538-6119</div> <div>Margaret Almanzar</div> <div>6332 WOODLAND HILL CT</div> <div>Loveland, CO 80537-9505</div> <div>The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as:</div> <div>An undivided 0.6740% interest in Unit 52B of the Disney's Saratoga Springs Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 7419, Page 4659, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')</div> <div>The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,680.44, plus interest (calculated by multiplying \$0.43 times the number of days that have elapsed since January 7, 2026), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.</div> <div>Michael E. Carleton, Esq.</div> <div>Jordan A. Zeppetello, Esq.</div> <div>Jasmin Hernandez, Esq.</div> <div>as Trustee pursuant to Fla. Stat. §721.82</div> <div>P. O. Box 165028</div> <div>Columbus, OH 43216-5028</div> <div>Telephone: 407-404-5266</div>	<div>ORANGE COUNTY</div> <div>Telecopier: 614-220-5613</div> <div>11080-1028471</div> <div></div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE</div> <div>CONTRACT NO.: 16051595.0</div> <div>FILE NO.: 25-028257</div> <div>PALM FINANCIAL SERVICES, LLC, Lienholder,</div> <div>vs.</div> <div>ERICKA DANIEL;</div> <div>SAMARA DANIEL;</div> <div>REGINALD DANIEL, II</div> <div>Obligor(s)</div> <div></div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE</div> <div>TO: Ericka Daniel</div> <div>759 Blackbird Station Rd</div> <div>Townsend, DE 19734-9307</div> <div>Samara Daniel</div> <div>759 Blackbird Station Rd</div> <div>Townsend, DE 19734-9307</div> <div>Reginald Daniel, II</div> <div>759 Blackbird Station Rd</div> <div>Townsend, DE 19734-9307</div> <div>The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Riviera Resort described as:</div> <div>An undivided 0.1483% interest in Unit 8E of Disney's Riviera Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded as Instrument Number 20190114799, in the Public Records of Orange County, Florida, and all amendments thereto.</div> <div>The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,576.53, plus interest (calculated by multiplying \$0.37 times the number of days that have elapsed since January 9, 2026), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.</div> <div>Michael E. Carleton, Esq.</div> <div>Jordan A. Zeppetello, Esq.</div> <div>Jasmin Hernandez, Esq.</div> <div>as Trustee pursuant to Fla. Stat. §721.82</div> <div>P. O. Box 165028</div> <div>Columbus, OH 43216-5028</div> <div>Telephone: 407-404-5266</div> <div>Telecopier: 614-220-5613</div> <div>11080-1028488</div> <div></div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE</div> <div>CONTRACT NO.: 14001069.1</div> <div>FILE NO.: 25-028828</div> <div>PALM FINANCIAL SERVICES, LLC, Lienholder,</div> <div>vs.</div> <div>COLBY D. CALLERY</div> <div>Obligor(s)</div> <div></div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE</div> <div>TO: Colby D. Callery</div> <div>20 FRANCIS ST</div> <div>Dracut, MA 01826-3004</div> <div>The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Disney's Polynesian Villas & Bungalows described as:</div> <div>An undivided 0.1267% interest in Unit 52 of the Disney's Polynesian Villas & Bungalows, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 10857, Page 4004, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')</div> <div>The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2,752.50, plus interest (calculated by multiplying \$0.62 times the number of days that have elapsed since January 7, 2026), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage.</div> <div>Michael E. Carleton, Esq.</div> <div>Jordan A. Zeppetello, Esq.</div> <div>Jasmin Hernandez, Esq.</div> <div>as Trustee pursuant to Fla. Stat. §721.82</div> <div>P. O. Box 165028</div> <div>Columbus, OH 43216-5028</div> <div>Telephone: 407-404-5266</div> <div>Telecopier: 614-220-5613</div> <div>11080-1028470</div> <div></div> <div>IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT,</div> <div>IN AND FOR ORANGE COUNTY, FLORIDA</div> <div>Valerie Edgcombe, as Foreclosure Trustee for Palm Financial Services, LLC</div> <div>Plaintiff,</div> <div>vs.</div> <div>Phillip M. Gomez, et al.</div> <div>Defendants.</div> <div>Case No.: 2024-CC-</div>	<div>ORANGE COUNTY</div> <div>011934-O</div> <div>Division: 73</div> <div>Judge Andrew L. Cameron</div> <div></div> <div>/</div> <div>PUBLISH 4 CONSECUTIVE WEEKS NOTICE OF INTERPLEADER ACTION AGAINST DEFENDANT PHILLIP M. GOMEZ AND CLAUDIA N. GOMEZ</div> <div>To:</div> <div>PHILLIP M. GOMEZ</div> <div>8597 SAN RIO DR</div> <div>BUENA PARK, CA 90620-3630</div> <div>UNITED STATES OF AMERICA</div> <div>CLAUDIA N. GOMEZ</div> <div>8597 SAN RIO DR</div> <div>BUENA PARK, CA 90620-3630</div> <div>UNITED STATES OF AMERICA</div> <div>and all parties claiming interest by, through, under or against Defendant(s) PHILLIP M. GOMEZ AND CLAUDIA N. GOMEZ, and all parties having or claiming to have any right, title or interest in the property herein described;</div> <div>YOU ARE NOTIFIED that an interpleader action involving funds available following the enforcement of a lien on the following described Timeshare Ownership Interest in Orange County, Florida:</div> <div>An undivided 0.2148% interest in Unit 59D of the Disney's Animal Kingdom Villas, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 9077, Page 4252, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')</div> <div>Contract No.: 9020297.0</div> <div>has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on MICHAEL E. CARLETON, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice 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>WITNESS my hand and seal of this Court on the 10th day of December 2025.</div> <div>TIFFANY MOORE RUSSELL</div> <div>CLERK OF THE CIRCUIT COURT</div> <div>ORANGE COUNTY, FLORIDA</div> <div>By: Charlotte Appline</div> <div>Deputy Clerk</div> <div>NOTICE TO PERSONS WITH DISABILITIES</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 ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, 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>FOR PUBLICATION – RETURN TO COPY:</div> <div>THE MANLEY LAW FIRM LLC</div> <div>11080-1028375</div> <div></div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY</div> <div>To: NESLY DELFIN</div> <div>Case No.: CD202410704/D 3410084</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>1/16-2/6/26LG 4T</div> <div></div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY</div> <div>To: PHALANX PROTECTION WORLDWIDE, LLC</div> <div>Case No.: CD202512251/B 3300137</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>NOTICE OF SUSPENSION ORANGE COUNTY</div> <div>To: DUCKENS DUBIQUE</div> <div>Case No.: CD202511424/D 2912402</div> <div>A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>1/9-1/30/26LG 4T</div> <div></div> <div>IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div>	<div>ORANGE COUNTY</div> <div>File No. 2025-CP-004135</div> <div>Division 09</div> <div></div> <div>IN RE: ESTATE OF RUBY BENTON LEE</div> <div>Deceased.</div> <div></div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Ruby Benton Lee, deceased, whose date of death was April 16, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. 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 served must file their claim with this court ON OR BEFORE THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against the 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>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 733.702 WILL BE FOREVER BARRED.</div> <div>The date of first publication of this notice is January 23, 2026.</div> <div>Personal Representative:</div> <div>/s/ Joyce R. Danzy</div> <div>1852 Carcona Road</div> <div>Apopka, Florida 32703</div> <div>Attorney for Personal Representative:</div> <div>/s/ Ann-Eliza M. Taylor</div> <div>Attorney</div> <div>Florida Bar Number: 70852</div> <div>Older Lundy Koch & Martino</div> <div>1000 W. Cass Street</div> <div>Tampa, Florida 33606</div> <div>Telephone: (813) 254-8998</div> <div>Fax: (813) 839-4411</div> <div>E-Mail: ataylor@olderlundy.com</div> <div>Secondary E-Mail: dmorris@olderlundy.com</div> <div>1/23-1/30/26LG 2T</div> <div></div> <div>IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 2026-CP-000036-O</div> <div></div> <div>IN RE: ESTATE OF THOMAS L. BROOKS,</div> <div>Deceased.</div> <div></div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Thomas L. Brooks, deceased, whose date of death was January 20, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Suite 335, Orlando, FL 32801. 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 23, 2026.</div> <div>Ancillary Personal Representative:</div> <div>/s/ Thomas Sean Brooks</div> <div>4555 30th St., Unit 555</div> <div>San Diego CA 92116-4239</div> <div>Attorney for Ancillary Personal Representative:</div> <div>/s/ Jennifer L. Griffin</div> <div>Florida Bar Number: 483265</div> <div>TRENAM LAW</div> <div>101 East Kennedy Blvd. Suite 2700</div> <div>Tampa, FL 33602</div> <div>Telephone: (813) 223-7474</div> <div>Fax: (813) 502-3413</div> <div>E-Mail: jgriffin@trenam.com</div> <div>Secondary E-Mail: egarcia@trenam.com</div> <div>1/23-1/30/26LG 2T</div> <div></div> <div>IN THE CIRCUIT COURT OF THE</div> <div>(Continued on next page)</div>

LEGAL ADVERTISEMENT

ORANGE COUNTY

NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION

CASE NO. 482025CA000002A0010X

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2019-R5
Plaintiff,

vs.

MIRIAM BURGOS, et al,
Defendants

NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated November 21, 2025 and entered in Case No. 482025CA000002A0010X of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2019-R5 is the Plaintiff and MIRIAM BURGOS, UNKNOWN SPOUSE OF MIRIAM ALVARADO BURGOS, UNKNOWN TENANT 1, UNKNOWN TENANT 3, VIZCAYA AT WATERFORD HOMEOWNERS ASSOCIATION, INC., the Defendants. Tiffany Russell, Clerk of the Circuit Court in and for Orange County, Florida will sell to the highest and best bidder for cash at www.orange.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on February 17, 2026, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 42, VIZCAYA AT WATERFORD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGES 30 AND 31, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

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

"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, Orange County, 425 N. Orange Ave., Suite 2110, Orlando, FL 32801, Telephone (407) 836-2000, via Florida Relay Service".

DATED at Orange County, Florida, this 16th day of January, 2026.
RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rslaw.com
By: s/ Brittany L. Harvey
Brittany L. Harvey, Esq.
Florida Bar No. 124795

TL/24-F000331 1/23-1/30/26LG 2T

NOTICE OF
ADMINISTRATIVE COMPLAINT
ORANGE COUNTY

To: ELIJAH J. WHITE

Case No.: CD202508773/D 3431345

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

1/30-2/20/26LG 4T

NOTICE OF
ADMINISTRATIVE COMPLAINT
ORANGE COUNTY

To: LUIS A. GARCIA, III

Case No.: CD202508925/D
3114982/3503957

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

1/30-2/20/26LG 4T

NOTICE OF SUSPENSION
ORANGE COUNTY

To: NEPTALIE SARAH CADET

Case No.: CD202506990/D 3426034

A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this

LEGAL ADVERTISEMENT

ORANGE COUNTY

matter will be waived and the Department will dispose of this cause in accordance with law.
1/30-2/20/26LG 4T

NOTICE OF
ADMINISTRATIVE COMPLAINT
ORANGE COUNTY

To: Palm Security & Events
Staffing Agency, Llc

Case No.: CD202512142/B 3300398

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

1/30-2/20/26LG 4T

NOTICE OF SUSPENSION
ORANGE COUNTY

To: Ruben Saintilus

Case No.: CD202509201/D 1807545

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

1/30-2/20/26LG 4T

IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION

File No. 2025-CP-002670-O

IN RE: ESTATE OF
ROBERT W. MEYERS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Robert W. Meyers, deceased, whose date of death was June 26, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 30, 2026.

Personal Representative:
/s/ Ellen E. Meyers
4515 Cove Drove #103
Orlando, Florida 32812

Attorney for Personal Representative:
/s/ Desiree Sanchez
Desiree Sanchez, Esquire
Florida Bar Number: 10082
SANCHEZ LAW GROUP P.A.
605 E. Robinson Street, Suite 650
Orlando, FL 32801
Telephone: (407) 500-4444
Fax: (407) 236-0444
E-Mail: desiree@sanchezlaw.com
Secondary E-Mail: info@sanchezlaw.com
Attorney for Personal Representative

1/30-2/6/26LG 2T

OSCEOLA COUNTY

IN THE CIRCUIT COURT FOR
OSCEOLA COUNTY, FLORIDA

File No. 2025 CP 000658

IN RE: ESTATE OF
MAX GUERRIER
Deceased

NOTICE TO CREDITORS

The administration of the estate of Max Guerrier, deceased, whose date of death was January 26, 2025, is pending in the Circuit Court for Osceola County, Florida,

LEGAL ADVERTISEMENT

OSCEOLA COUNTY

Probate Division, the address of which is 2 Courthouse Square, Kissimmee, Florida 34741. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 30, 2026.

Personal Representative:
Marcel Emile Guerrier Santana
5505 Hudson St
Austin, Texas 78721

Attorney for Personal Representatives:
Aaron W. Saoud, Esq.
Attorney
Florida Bar Number 096124
AWS LAW FIRM
2202 N. Westshore Blvd., Suite 200
Tampa, Florida 33607
Telephone: (813) 922-5293
E-Mail: attorney@awslaw.org
Secondary E-Mail: service@awslaw.org

1/30-2/6/26LG 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:

MATER VIRTUAL ACADEMY AT
BRIGHTON LAKES

Owner: Mater Academy, Inc.
3250 Pleasant Hill Road
Kissimmee, FL 34746

1/30/26LG 1T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 001221 MF
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 KIRKLEY, TRAFALGAR VILLAGE MASTER ASSOCIATION, INC. AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta Publishing, Inc)

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.

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 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. Dated this 15th day of January, 2026.
By: /S/ Liana R. Hall

LEGAL ADVERTISEMENT

OSCEOLA COUNTY

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

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN AND
FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION 22B

CASE NO.: 2025 CA 002703 MY

LAKEVIEW LOAN SERVICING, LLC
Plaintiff,

vs.

GAIL OFFICE, LESLIE OFFICE AND
LESTER OFFICE, ET AL.,
Defendant(s).

NOTICE OF ACTION

TO: Unknown Spouse of Leslie Office
Last Known Address: 2428 Caravelle Cir. Kissimmee, FL 34746
Current Residence: UNKNOWN

TO: Unknown Spouse of Leslie Office
Last Known Address: 117 Scott Dr. Sanford, FL 32771
Current Residence: UNKNOWN

TO: Unknown Spouse of Leslie Office
Last Known Address: 733 W Washington Ave. Ashburn, GA 31714
Current Residence: UNKNOWN

TO: Unknown Spouse of Leslie Office
Last Known Address: 1030 Lincoln Ter. Winter Garden, FL 34787
Current Residence: UNKNOWN

TO: Leslie Office
Last Known Address: 2428 Caravelle Cir. Kissimmee, FL 34746
Current Residence: UNKNOWN

TO: Leslie Office
Last Known Address: 117 Scott Dr. Sanford, FL 32771
Current Residence: UNKNOWN

TO: Leslie Office
Last Known Address: 733 W Washington Ave., Ashburn, GA 31714
Current Residence: UNKNOWN

TO: Leslie Office
Last Known Address: 1030 Lincoln Ter. Winter Garden, FL 34787
Current Residence: UNKNOWN

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

Lot 60, Coral Cay Resort, according to the plat thereof, as recorded in Plat Book 19, Pages 123-125, of the Public Records of Osceola County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before March 2nd, 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. 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.

WITNESS my hand and the seal of this Court this 8th day of January, 2026.

Kevin Soto, Esq.
As Clerk of Court

By: s/ AS
As Deputy Clerk

Miller, George & Suggs, PLLC

1/30-2/6/26LG 2T

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

CASE NO. 2025 CA 002700 MF
DIVISION 20-B

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,

vs.

CREDIT SOLUTIONS INTERNATIONAL CO AS TRUSTEE FOR THE 4774 TRUST; CRYSTAL TORRES; NATHANIEL L. TORRES; OVERLOOK RESERVE HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HANOVER FAMILY BUILDERS, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE OF ACTION

TO: CRYSTAL TORRES
Last Known Address:
4774 Marcos Circle, Kissimmee, FL 34758
Current Address:

N/A
Previous Address:
N/A

TO: NATHANIEL L. TORRES

LEGAL ADVERTISEMENT

OSCEOLA COUNTY

Last Known Address:
4774 Marcos Circle, Kissimmee, FL 34758
Current Address:
N/A
Previous Address:
N/A

TO: ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

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

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

LOT 152, OVERLOOK RESERVE PHASE II, 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

This property is located at the street address of: 4774 Marcos Circle, Kissimmee, FL 34758.

YOU ARE REQUIRED to serve a copy of your written defenses on or before March 17, 2026, a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for two consecutive weeks in the LA GACETA.

IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079; If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

WITNESS my hand and the seal of the court on 21st of January, 2026.

Kelvin Soto
Clerk of The Circuit Court
Attorney for Plaintiff:
Annalise Hayes DeLuca, Esq.
Audrey J. Dixon, Esq.
MCMICHAEL TAYLOR GRAY, LLC
Attorney for Plaintiff
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: 404.474.7149
Email: servicefl@mtglaw.com

1/30-2/6/26LG 2T

IN THE COUNTY COURT IN AND FOR
OSCEOLA COUNTY, FLORIDA

Case No.: 2025 CC 003027 CF

Overlook Reserve Homeowners
Association, Inc.,
Plaintiff,

vs.

Luis Rafael Mendez Rodriguez; et al.
Defendant(s).

NOTICE OF FORECLOSURE SALE

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:

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.

Property Address: 4669 Marcos Circle, Kissimmee, FL 34758

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

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

DHN ATTORNEYS, P.A.

(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>OSCEOLA COUNTY</div> <div>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>NOTICE OF ADMINISTRATIVE COMPLAINT OSCEOLA COUNTY</div> <div>To: TRENISHA L. JONES Case No.: CD202510013/D 3507822/3402356 An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>1/16-2/6/26LG 4T</div> <div>-----</div> <div>PASCO COUNTY</div> <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA COUNTY CIVIL DIVISION CASE NO.: 2024-CC-005428</div> <div>CONNERTON COMMUNITY ASSOCIATION, INC., Plaintiff, vs. JAMES E. SELLERS, JR., Defendants.</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 26, 2026 by the County Court of Pasco County, Florida, the property described as: Lot 10, in Block 63 of CONNERTON VILLAGE TWO PACEL 218 PHASES 1A AND 2A, according to the Plat thereof, as recorded in Plat Book 78, Page 12, of the Public Records of Pasco County, Florida. Address: 9006 Pleasant Wood Drive, Land O'Lakes, FL 34637</div> <div>will be sold at public sale by the Pasco will be sold at public sale by the Pasco County Clerk of Court, to the highest and best bidder, for cash, at 11:00 A.M., at www.pasco.realforeclose.com on February 25, 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim no later than the date the Clerk reports the surplus funds as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (Voice) in New Port Richey; (352) 521-4274, Ext. 8110 (Voice) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. /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 Attorneys for Plaintiff</div> <div>1/30-2/6/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 2026-CP-000087 Division Probate</div> <div>IN RE: ESTATE OF CAROL J. HUMANIC Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Carol J. Humanic, deceased, whose date of death was December 12, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 30, 2026. Signed on this 27th day of January, 2026. Personal Representative: /s/ LUIS L. MOSS 25505 Oaks Boulevard Land O'Lakes, Florida 34639 Attorney for Personal Representative: /s/ Joshua T. Keleske, Esq. Florida Bar No. 0548472 Joshua T. Keleske, P.L. 3333 W. Kennedy Blvd., Suite 104 Tampa, Florida 33609 Telephone: (813) 254-0044 Email: jkeleske@trustedcounselors.com</div> <div>1/30-2/6/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</div> <div>Case No.: 2025DR6759WS Division: F</div> <div>CARLA C MURRAY, Petitioner, and TRACEY A MURRAY,</div>	<div>PASCO COUNTY</div> <div>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 30, 2026. Personal Representative: Kara Evans 4631 Van Dyke Road Lutz, Florida 33558 Attorney for Personal Representative: Kara Evans, Attorney Florida Bar Number: 381136 4631 Van Dyke Road Lutz, Florida 33558 Telephone: (813) 758-2173 Fax: (813) 926-6517 E-Mail: kara@karaevansattorney.com Secondary E-Mail: evanskeene@aol.com</div> <div>1/30-2/6/26LG 2T</div> <div>-----</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div> <div>Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: SIR ISAAC NEWTON EDUCATION CENTER Owner: MS J Events and Design LLC 16599 Secret Meadow Dr. Odessa, FL 33556</div> <div>1/30/26LG 1T</div> <div>-----</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div> <div>Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: SIR ISAAC NEWTON EDUCATION CENTER Owner: MS J Events and Design LLC 16599 Secret Meadow Dr. Odessa, FL 33556</div> <div>1/30/26LG 1T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 2025-CP-002014</div> <div>IN RE: ESTATE OF ATABEX MELENDEZ-MOSS, aka ATABEX MELENDEZ-SANTIAGO Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of ATABEX MELENDEZ-MOSS, also known as ATABEX MELENDEZ-SANTIAGO, deceased, whose date of death was September 12, 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 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 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 Decedent or 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 30, 2025. Signed on this 27th day of January, 2026. Personal Representative: /s/ LUIS L. MOSS 25505 Oaks Boulevard Land O'Lakes, Florida 34639 Attorney for Personal Representative: /s/ Joshua T. Keleske, Esq. Florida Bar No. 0548472 Joshua T. Keleske, P.L. 3333 W. Kennedy Blvd., Suite 104 Tampa, Florida 33609 Telephone: (813) 254-0044 Email: jkeleske@trustedcounselors.com</div> <div>1/30-2/6/26LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</div> <div>Case No.: 2025DR6759WS Division: F</div> <div>CARLA C MURRAY, Petitioner, and TRACEY A MURRAY,</div>	<div>PASCO COUNTY</div> <div>Respondent. AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: TRACY A MURRAY Last known address: 38911 Daughtery Rd., Zephyrhills, FL 33540 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 CARLA C MURRAY, whose address is 9725 Jim St., Hudson, Florida 34669, on or before 03/2/2026, 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. The action is asking the court to decide how the following real or personal property should be divided: NA Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated January 26, 2026 Nikki Alvarez-Sowles Clerk of the Circuit Court By: /s/ Jasmine Gonzalez Deputy Clerk</div> <div>1/30-2/20/26LG 4T</div> <div>-----</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div> <div>Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: THE BLESSED EXCHANGE Owner: Brittani Jill Alvarez 36827 Center Ave. Dade City FL 33525</div> <div>1/30/26LG 1T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA001583CAAXWS LAKEVIEW LOAN SERVICING, LLC PLAINTIFF, VS. CHIP ARMSTRONG A/K/A CHIP MCKINLEY JOHN H. ARMSTRONG II, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Chip Armstrong Last Known Address: 1346 Monroe St NE Washington DC 20017 Current Residence: UNKNOWN TO: Unknown spouse of Chip Armstrong A/K/A Chip McKinley John H. Armstrong II Last Known Address: 1346 Monroe St NE Washington DC 20017 Current Residence: UNKNOWN TO: Unknown tenant in possession of the subject property Last Known Address: 6252 Emerson Dr, New Port Richey, FL 34653 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 31, THE PINES OF NEW PORT RICHEY, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 31 THROUGH 33, OF THE PUBLIC RECORDS OF PASCO 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 March 1st, 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. 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. WITNESS my hand and the seal of this Court this 22 day of January, 2026. NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of Court By: /s/ Shakira Ramirez Pagan As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1029228</div> <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> <div>-----</div> <div>-----</div> <div>-----</div>	<div>PASCO COUNTY</div> <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</div> <div>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 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</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA001583CAAXES LAKEVIEW LOAN SERVICING, LLC Plaintiff, vs. CHIP ARMSTRONG A/K/A CHIP MCKINLEY JOHN H. ARMSTRONG II, ET AL., Defendant(s).</div> <div>NOTICE OF ACTION</div> <div>TO: Chip Armstrong Last Known Address: 1346 Monroe St NE Washington DC 20017 Current Residence: UNKNOWN TO: Unknown spouse of Chip Armstrong A/K/A Chip McKinley John H. Armstrong II Last Known Address: 1346 Monroe St NE Washington DC 20017 Current Residence: UNKNOWN TO: Unknown tenant in possession of the subject property Last Known Address: 6252 Emerson Dr, New Port Richey, FL 34653 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 31, THE PINES OF NEW PORT RICHEY, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 31 THROUGH 33, OF THE PUBLIC RECORDS OF PASCO 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 March 2nd, 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. 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 trans-</div> <div>(Continued on next page)</div>	<div>PASCO COUNTY</div> <div>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</div> <div>NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT</div> <div>Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Mass Grading activities on 68.98 acres known as McCabe VOPH Mass Grading. The project is located in Pasco County, Section(s) 12, Township 25 South, Range 20 East. The permit applicant is HLSSIII McCabe, LLC Attn: James Lockhart whose address is, 5668 Fishhawk Crossings Blvd., Ste 331, Lithia, FL 33547. The Permit No. is 43048721.000. The file(s) pertaining to the project referred to above is available for inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 34637-6759.</div> <div>NOTICE OF RIGHTS</div> <div>Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.</div> <div>1/30/26 1T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION</div> <div>CASE NO.: 2025CA001583CAAXES</div> <div>LAKEVIEW LOAN SERVICING, LLC Plaintiff, vs. CHIP ARMSTRONG A/K/A CHIP MCKINLEY JOHN H. ARMSTRONG II, ET AL., Defendant(s).</div> <div>NOTICE OF ACTION</div> <div>TO: Chip Armstrong Last Known Address: 1346 Monroe St NE Washington DC 20017 Current Residence: UNKNOWN TO: Unknown spouse of Chip Armstrong A/K/A Chip McKinley John H. Armstrong II Last Known Address: 1346 Monroe St NE Washington DC 20017 Current Residence: UNKNOWN TO: Unknown tenant in possession of the subject property Last Known Address: 6252 Emerson Dr, New Port Richey, FL 34653 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 31, THE PINES OF NEW PORT RICHEY, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 31 THROUGH 33, OF THE PUBLIC RECORDS OF PASCO 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 March 2nd, 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. 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 trans-</div> <div>(Continued on next page)</div>

LEGAL ADVERTISEMENT

PINELLAS COUNTY

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 FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000251-ES

IN RE: ESTATE OF
JEFFREY MICHEAL MILLER A/K/A
JEFFREY MICHAEL MILLER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JEFFREY MICHEAL MILLER A/K/A JEFFREY MICHAEL MILLER, deceased, whose date of death was December 9, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 30, 2026.

Personal Representative:
/s/ Dominic E. Miller
2030 N. Buffum Street
Milwaukee, Wisconsin 53212

Attorney for Personal Representative:
/s/ L. Tyler Yonge, Attorney
Florida Bar Number: 98179
DRUMMOND WEHLE YONGE LLP
6987 East Fowler Avenue
Tampa, Florida 33617
Telephone: (813) 983-8000
Fax: (813) 983-8001
E-Mail: tyler@dwyfirm.com
Secondary E-Mail: amy@dwyfirm.com

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010943-ES

IN RE: ESTATE OF
WILLIAM EUGENE RAY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of WILLIAM EUGENE RAY, deceased, whose date of death was September 26, 2025; File Number 25-010943-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

LEGAL ADVERTISEMENT

PINELLAS COUNTY

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 30, 2026.

Personal Representative:
CAROL KAY RAY
2910 Macalpin Drive South
Palm Harbor, FL 34684

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

1/30-2/6/26LG 2T

NOTICE OF DEFAULT AND
INTENT TO FORECLOSE

ALL SEASONS VACATION RESORT
CONDOMINIUM

On March 2, 2026 at 11:00 a.m., DANIEL F MARTINEZ, II, P.A., 2701 W. Busch Blvd., Ste. 159, Tampa, Fla. 33618, as Trustee pursuant to that Appointment of Trustee recorded on June 9, 2016, in Official Records Book 19222, Page 530, Public Records of Pinellas County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligation secured by a Claim of Lien recorded in Official Records Book 23255, Pages 1969-1971, Public Records of Pinellas County, Fla., including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail/Return Receipt Requested or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, at the Resort Office of All Seasons Vacation Resort Condominium, located at 13070 Gulf Blvd., Madeira Beach, Fla. 33708, all right, title and interest in the property situated in Pinellas County, Fla., described as:

Unit Week (See Exhibit "A") in Timeshare Unit (See Exhibit "A") of ALL SEASONS VACATION RESORT CONDOMINIUM, (formerly known as FOUR SEASONS VACATION RESORT) a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5978, Page 1994, as amended and as per plat recorded in Condominium Plat Book 84, Page 9, Public Records of Pinellas County, Florida, together with an undivided interest in and to the common elements appurtenant thereto.

13070 Gulf Blvd., Madeira Beach, Fla. 33708 (herein "Timeshare Plan (Property) Address")

Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Declaration of Condominium, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien.

Obligor(s) shall have the right to cure the default and any junior lienholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due, as outlined in the preceding paragraph, in cash or certified funds to the Trustee at the address listed above. After the Trustee issues the Certificate of Sale, there is no right of redemption. Daniel F. Martinez, II, P.A., Foreclosure Trustee for All Seasons Vacation Resort Condominium Association, Inc.

EXHIBIT "A" – NOTICE OF TRUSTEE'S NON-JUDICIAL FORECLOSURE SALE

Owner(s)/Obligor(s), Unit, Week, Default Date, Amount of Lien, Per Diem Amount

Barbara R. Clark, Barbara Erdelyi, P.O. Box 602, Hardy, Virginia 24101, Unit 501, Week 46, 01/01/2024, \$3,136.75, \$-0-; Timothy S. Elder, Nancy M. Elder, 1475 Peachwood Drive, Flint, Michigan 48507, Unit 302, Week 41, 01/01/2024, \$2,833.87, \$-0-; Leonard J. Giaquinto, Keti Giaquinto, 2806 S. Grant Street, Arlington, Virginia 22202, Unit 501, Week 29, 01/01/2024, \$2,780.85, \$-0-; Alice A. Holland, 13426 Harvest Bend, San Antonio, Texas 78217, Unit 202, Week 18, 01/01/2024, \$1,868.30, \$-0-; Raisa Kuchment, 2180 Center Avenue, Apt. 2C, Ft. Lee, New Jersey 07024, Unit 204, Week 38, 01/01/2024, \$2,601.72, \$-0-; Raisa Kuchment, 2180 Center Avenue, Apt. 2C, Ft. Lee, New Jersey 07024, Unit 204, Week 39, 01/01/2024, \$2,601.72, \$-0-; Nancy J. Lemasters, Nancy Purvis, 21 Cherry Valley Road, Columbia, Connecticut 06237, Unit 601, Week 50, 01/01/2024, \$2,476.44, \$-0-; Robert J. Kokocha, Jeffrey P. Kokocha, Michael A. Kokocha, Virginia D. Boyer, 4862 Basswood Street, Land O' Lakes, Florida 34639, Unit 306, Week 40, 01/01/2024, \$3,825.93, \$-0-; Joe B. Lewis, Constance Lewis, 19575 Stanley Street, Melvindale, Michigan 48122, Unit 402, Week 12, 01/01/2025, \$1,749.27, \$-0-; Joe B. Lewis, Constance Lewis, 2758 Margaret Street, Melvindale, Michigan 48122, Unit 402, Week 13, 01/01/2024, \$2,198.99, \$-0-; Mike Miller, Laurie Miller, 9400 Orangewood Trail, Denton, Texas 76207, Unit 402, Week 50, 01/01/2024, \$2,834.41, \$-0-; Alvaro Perez, Ely Mariel Perez Manzano, 8421 Ridgewood Circle, Seminole, Florida 33772, Unit 202, Week 52, 01/01/2024, \$2,834.41, \$-0-; Rt. Arthur Pranschke, 3456 Pine Terrace Drive, Tyler, Texas 75709, Unit 601, Week 2, 01/01/2025, \$3,409.40, \$-0-; Peter W. Schmidt, Susan E. Schmidt, 220 N. Brighton Place, Arlington Heights, Illinois 60004, Unit 301, Week 27, 01/01/2025, \$1,896.60, \$-0-; Lance A. Vogt, P.O. Box 18562, Golden, Colorado 80402, Unit 202, Week 30, 01/01/2024, \$2,323.93, \$-0-; Stanley P. White, Nancy

LEGAL ADVERTISEMENT

PINELLAS COUNTY

White, 2313 Butternut Court, Champaign, Illinois 61821, Unit 203, Week 50, 01/01/2024, \$2,886.91, \$-0-; John B. Wier, Jr., 1144 - 3rd Avenue S, Tierra Verde, Florida 33715, Unit 206, Week 38, 01/01/2025, \$1,749.27, \$-0-; John B. Wier, Jr., Joan Hay Wier, 1144 - 3rd Avenue S, Tierra Verde, Florida 33715, Unit 502, Week 51, 01/01/2025, \$1,775.17, \$-0-.

1/30-2/6/26LG 2T

NOTICE OF
ADMINISTRATIVE COMPLAINT
PINELLAS COUNTY

To: David M. Hush

Case No.: CD202509437/D 3406701

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

1/30-2/20/26LG 4T

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011171-ES

IN RE: ESTATE OF
DONALD H. WAZENEGGER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Donald H. Wazenegger, deceased, whose date of death was April 23, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 30, 2026.

Personal Representatives:
Terry Lynn Wazenegger
3516 Berger Road
Lutz, Florida 33548

Attorney for Co-Personal Representatives:
/s/ Lawrence E. Fuentes
Attorney
Florida Bar Number: 161908
Fuentes & Kreischer, P.A.
1407 W. Busch Blvd.
Tampa, Florida 33612
Telephone: (813) 933-6647
Fax: (813) 932-8588
E-Mail: lef@fklaw.net

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000072-ES

IN RE: ESTATE OF
SHAWN A. SCHEFFSKY
A/K/A SHAWN ALAN SCHEFFSKY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Shawn A. Scheffsky a/k/a Shawn Alan Scheffsky, 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 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representatives attorney are set forth below.

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

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PINELLAS COUNTY

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 30, 2026.

Personal Representative:
/s/ Theresa K. Scheffsky
6233 Fairway Bay Blvd S
Gulfport, Florida 33707

Attorney for Personal Representative:
/s/ L. Tyler Yonge, Attorney
Florida Bar Number: 98179
DRUMMOND WEHLE YONGE LLP
6987 East Fowler Avenue
Tampa, Florida 33617
Telephone: (813) 983-8000
Fax: (813) 983-8001
E-Mail: tyler@dwyfirm.com
Secondary E-Mail: amy@dwyfirm.com

1/30-2/6/26LG 2T

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011913-ES
Division Probate

IN RE: ESTATE OF
GARETH RAY WHITEHURST, SR.
Deceased.

NOTICE OF TRUST

GARETH RAY WHITEHURST, SR., a resident of Pinellas County, Florida, who died on November 7, 2025, was the Grantor of a trust entitled: THE RESTATEMENT TO THE GARETH R. WHITEHURST REVOCABLE LIVING TRUST, dated August 27, 2024 which is a trust described in Florida Statutes Section 733.707(3) and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Florida Statutes Section 733.607(2).

The name and address of the trustee are set forth below.

The clerk shall file and index this notice of trust in the same manner as a caveat, unless there exists a probate proceeding for the grantor's estate in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the personal representative.

Signed on this 2nd day of December, 2025.

BYRON L. WHITEHURST,
Successor Trustee
958 Farm Haven Drive
Rockville, MD 20852

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

IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND FOR
PINELLAS COUNTY, FLORIDA
CASE NO.: 25-005477-CI

VAUGHN LAW, PLLC,
Plaintiff,
vs.
ALEXIS RAMSEY, an individual,
FRANCES TOBIENNE, JR., an individual, and AZAM PROPERTIES CORPORATION, A Foreign Corporation, Defendants.

NOTICE OF ACTION

TO: Alexis Ramsey, an individual and Francis Tobienne, Jr., and individual
Last Known Address:
1785 40th Ave N., St. Petersburg, FL 33714

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 Lo 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.

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.

WITNESS my hand and seal of the Court on this 21st day of January, 2026.

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

By: s/ Thomas Smith
Deputy Clerk
Vaughn Law, PLLC

1/23-2/13/26 4T

IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA
CASE NO. 25-006533-CI

PHH MORTGAGE CORPORATION
PLAINTIFF,
VS.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF BARBARA J. SCHLIPF (DECEASED), ET AL.

NOTICE OF ACTION

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF

LEGAL ADVERTISEMENT

PINELLAS COUNTY

THE ESTATE OF BARBARA J. SCHLIPF (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
6116 52nd Ave N,
Kenneth City, FL 33709

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

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.

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.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office at 727-464-4880 at 400 South Fort Harrison Avenue, Suite 500, Clearwater, FL 33756, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Date 1/21/2025
Ken Burke
Clerk of the Circuit Court
315 Court St, Clearwater, FL 33756

By: s/ Thomas Smith
Deputy Clerk of the Court
Tromberg, Miller, Morris & Partners

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

IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-008266-FD
Division: 25

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

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

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MANISH CHANDRA KANDAKATIA, whose address is 2285 Alea Ln, Wesley Chapel, FL 33543, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court Street, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

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

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

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

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

Dated 1/20/2026
Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith
Deputy Clerk

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

IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE #25-011907-ES

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

NOTICE TO CREDITORS

The administration of the estate of Michelle Anne Cloutier, aka Michelle Cloutier deceased, whose date of death was November 18, 2025 is pending in the Circuit Court of Pinellas County, Florida, the address of which is 315 Court St, Clearwater FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><div>PINELLAS COUNTY</div><div><p>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>A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.</p><p>ALL CLAIMS 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: Timothy J. Cloutier 45 Wildwood St Manchester NH 03103</p><p>Attorney For Personal Representative: JOHN A. GRANT, JR. FL Bar No. 107989 10025 Orange Grove Dr Tampa FL 33618 Telephone: (813) 787-9900 E-Mail: john.grant@johngrant.net</p></div><div>1/23-1/30/26LG 2T</div><div></div><div><div>NOTICE OF SALE</div><div><p>NOTICE IS HEREBY GIVEN that pursuant to Florida Statute §715.109, Bay Ranch Mobile Home Village, LLP, d/b/a Bay Ranch Mobile Home Park, offers for public sale the following:</p><p>56' 1971 MALBU HS Mobile Home</p><p>Title #: 4570318, VIN# 1472T</p><p>and on February 6, 2026 at 7349 Ulmerton Road, Largo, Pinellas County, Florida 33771, at the hour of 9:30 a.m. or as soon thereafter as possible, the landlord will offer for sale "AS IS" "WHERE IS" the 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 addresses of the former owner are Kathleen Culotta, 7349 Ulmerton Road, Lot #286, Largo, Pinellas County, Florida 33771 and Edward John McMullen 7349 Ulmerton Road, Lot #286, Largo, Pinellas County, Florida 33771.</p><p>Bay Ranch Mobile Home Village, LLP, d/b/a Bay Ranch Mobile Home Park By: Patrick M. Singer,</p><p>Attorney for Bay Ranch Mobile Home Village, LLP Authorized Agent Landlord Law, P.A. 14502 N. Dale Mabry Hwy., Suite 200 Tampa, FL 33618</p></div><div>1/23-1/30/26LG 2T</div><div></div><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>Case No. 25-002421-ES</div><div>IN RE: ESTATE OF LISA R. HARMON, Deceased.</div><div>NOTICE TO CREDITORS</div><div><p>The administration of the Estate of Lisa R. Harmon, deceased, whose date of death was January 24, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>That the personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216 ■ 732.228, Florida Statutes, applies, or may apply unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.</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>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 first date of publication is January 23, 2026.</p><p>Personal Representative: Andrea James 3001 16th Road South Arlington, Virginia 22204</p><p>Attorney for Personal Representative: Brice Zoecklein, Esq. Email Address: brice@zoeckleinlawpa.com Florida Bar No. 0085615</p></div><div>1/23-1/30/26LG 2T</div></div></div></div>	<div><div>PINELLAS COUNTY</div><div><p>Zoecklein Law, P.A. 150 E. Bloomingdale Avenue Brandon, Florida 33511</p></div><div>1/23-1/30/26LG 2T</div><div></div><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-003482-ES</div><div>IN RE: ESTATE OF DANIEL PHILLIP GIDDENS, Deceased.</div><div>NOTICE TO CREDITORS</div><div><p>The administration of the estate of DANIEL PHILLIP GIDDENS, deceased, whose date of death was December 17, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and personal representative's attorney are set forth below.</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>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN THE FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The 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.</p><p>The date of first publication of this notice is January 23, 2026.</p><p>Personal Representative: OENIA TRINIDAD GIDDENS 14820 Sugar Cane Way Clearwater, FL 33760</p><p>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</p></div><div>1/23-1/30/26LG 2T</div><div></div><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025-CP-006972</div><div>IN RE: ESTATE OF HERBERT HUGO SCHNEIDER Deceased.</div><div>NOTICE TO CREDITORS</div><div><p>The administration of the estate of Herbert Hugo Schneider, deceased, whose date of death was May 6, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave N, St. Petersburg, FL 33701. 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: Dalton Schneider 451 Hadley Drive Palm Harbor, Florida 34683</p><p>Attorney for Personal Representative: Sofia Herrera, Esquire Florida Bar Number: 1069771 AWS Law Firm 2202 N. Westshore Boulevard, Ste. 200 Tampa, Florida 33607 Telephone: (813) 922-5293 E-Mail: attorney@awsllaw.org Secondary E-Mail: service@awsllaw.org</p></div><div>1/23-1/30/26LG 2T</div></div></div></div>	<div><div>PINELLAS COUNTY</div><div><p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p><p>Section: 11 Case No.: 25-004371-CI</p><p>SHARON LOUIS JONES Plaintiff</p><p>vs.</p><p>JOHN STEPHEN ROMIG, et. al. Defendants</p><p>NOTICE OF ACTION</p><p>(To be Published Twice with LaGaceta Newspaper</p><p>TO: JOHN STEPHEN ROMIG 442 Harris Dr, Watertown, NY 13601</p><p>ROBERT JAMES KNARR 1202 W. 10th Street, Erie, PA 16502</p><p>DEBRA ANN SWEETWOOD MISHOCK 104 Logan Ave, Pleasant Gap, PA 16823</p><p>SHEILA DOREEN SWEETWOOD BOROWSKI 157 Brand Rd, Toms River, NJ 08753</p><p>JAMES EDWARD PERRY 11475 Greensboro Rd Denton, MD 21629</p><p>ESTATE OF LORI JEANNE GREEN RANDOLPH WASHBURN 5100 Martinique Calle Dickinson, TX 77539</p><p>ESTATE OF DEANNA KATHLEEN INGRAM HUGHES 124 Founders Ct, Boalsburg, PA 16827</p><p>CHARLENE CASKEY MOYER 333 Curtin Narrows Rd #A Bellefonte, PA 16823</p><p>GEORGIANA CASKEY BROWN 108 Hale St, Osceola Mills, PA 16666</p><p>THOMAS M. MCANDREW 2664 Farrandsville Rd Farrandsville, PA 17745</p><p>TIMOTHY JOSEPH MCANDREW 14 Wandell Rd Sweet, Valley, PA 18656</p><p>JOSEPH EDWARD MCANDREW 2927 Farrandsville Rd Farrandsville, PA 17745</p><p>ROBERT CHARLES MCANDREW 734 Long Run Road, Mill Hall, PA 17751</p><p>JOHN MICHAEL INMAN 200 Piedmont Avenue SE Suite 1404, West Tower Atlanta, GA 30334</p><p>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, for a Partition of the below property:</p><p>Lot 2, Block 8, RUSSELL PARK SUBDIVISION, according to the plat thereof in Plat Book 5, Page 47, in the Public Records of Pinellas County, Florida.</p><p>Parcel ID No: 22-31-16-77562-008-0010</p><p>Property Address: 4110 4th Ave N, St Petersburg, FL 33713</p><p>You are required to serve a copy of your written defenses to it, if any to: Justin T. Moonray, Esq. Attorney for Plaintiff Florida Bar Number: 118348 MOONRAY LAW, PLLC 1032 E Brandon Blvd #9933 Brandon, FL 33511 (561) 424-6213 justin@moonraylaw.com</p><p>on or before 30 days after first publication, and file the original with the Clerk of this Court, at the Pinellas County Courthouse, 545 First Avenue North, Room 417, St. Petersburg, FL 33701, either before service on Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Complaint or Petition.</p><p>WITNESS my hand and seal of this Court on January 20, 2026.</p><p>Ken Burke Clerk of the Circuit Court & Comptroller 315 Court Street, FL 33756-5165</p><p>By: s/ Thomas Smith Deputy Clerk</p></div><div>1/23-1/30/26LG 2T</div><div></div><div><div>IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>CASE NO.: 25-012032-ES; DIVISION: 3</div><div>IN RE: ESTATE OF SHARON M. MEANA, a/k/a SHARON MARIE MEANA, Deceased.</div><div>NOTICE TO CREDITORS</div><div><p>The administration of the Estate of Sharon M. Meana, a/k/a Sharon Marie Meana, deceased, whose date of death was November 18, 2025 is pending in the Circuit Court of Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the co-personal representatives and the co-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 DATE 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 Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.</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</p></div></div></div>	<div><div>PINELLAS COUNTY</div><div><p>CODE 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>Co-Personal Representatives: MELISSA M. DIAKOS 2897 56th Street North St. Petersburg, Florida 33710 and CHRISTINA L. JAMES 3514 70th Street North St. Petersburg, Florida 33710</p><p>Attorney for Co-Personal Representatives: ADRIAN J. MUSIAL, JR., ESQUIRE, of A. J. Musial, Jr., P.A. FL Bar no.: 157330 Email service: ajmusialattorney@yahoo.com 1211 West Fletcher Avenue Tampa, Florida 33612-3363 (813) 265-4051</p></div><div>1/23-1/30/26LG 2T</div><div></div><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-011913-ES Division Probate</div><div>IN RE: ESTATE OF GARETH R. WHITEHURST Deceased.</div><div>NOTICE TO CREDITORS</div><div><p>The administration of the estate of GARETH R. WHITEHURST, deceased, whose date of death was November 7, 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.</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 tile 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: /s/ Byron L. Whitehurst BYRON L. WHITEHURST 958 Farm Haven Drive Rockville, MD 20852</p><p>Attorney for Personal Representative: /s/ Cynthia I. Waisman, Esq. Cynthia I. Waisman. P.A. Florida Bar Number: 0169986 2451 McMullen Booth Road, Suite 214 Clearwater, FL 33759 Telephone: (727) 712-2299 Fax: (813) 890-3461 E-Mail: cynthia@cynthiawaismanlaw.com Secondary E-Mail: cynthiawaisman@gmail.com</p></div><div>1/23-1/30/26LG 2T</div><div></div><div><div>IN THE COUNTY COURT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO.: 25-009355-CO, SECTION 41</div><div>HOMEOWNERS ASSOCIATION OF WINDWARD POINTE CONDOMINIUM, INC., Plaintiff,</div><div>vs.</div><div>CHARLES MICHAEL DUFFY, a single person, Defendant.</div><div>NOTICE OF SALE</div><div><p>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on January 16, 2026 by the County Court of Pinellas County, Florida, the property described as:</p><p>Unit 194, Building 16, of Windward Pointe Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 5206, Page(s) 1985, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida.</p><p>PROPERTY ADDRESS: 194 115th Avenue NE, St. Petersburg, FL 33716.</p><p>will be sold by the Pinellas County Clerk at public sale on February 19, 2026 at 10:00 A.M., electronically online at http://www.pinellas.realforeclose.com.</p><p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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</p></div></div></div></div>	<div><div>PINELLAS COUNTY</div><div><p>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.</p><p>/s/Charles Evans Glausier Charles Evans Glausier, Esquire Florida Bar No.: 37035 cglausier@glausierknight.com GLAUSIER KNIGHT JONES, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, FL 33602 Telephone No.: (813) 440-4600 <i>Attorneys for Plaintiff</i></p></div><div>1/23-1/30/26LG 2T</div><div></div><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-011537-ES</div><div>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.</div><div>NOTICE TO CREDITORS</div><div><p>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.</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: Erin Imhoff 1358 Curtis Drive E. Clearwater, Florida 33764</p><p>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</p></div><div>1/23-1/30/26LG 2T</div><div></div><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 Deceased.</div><div>NOTICE OF ACTION (formal notice by publication)</div><div><p>TO: JONATHAN MARTIN Whereabouts Unknown</p><p>DANIELLE MARTIN Whereabouts Unknown</p><p>DARRYL TATUM Whereabouts Unknown</p><p>KENDRICK TATUM Whereabouts Unknown</p><p>and Any and All Heirs of Rebecca Fuller</p><p>and Any and All Heirs of Barbara Martin</p><p>and Any and All Heirs of Kay Fuller</p><p>YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before February 13th, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.</p><p>Signed on January 8th, 2026.</p><p>Ken Burke Clerk of the Circuit Court & Comptroller As Clerk of the Court</p><p>By: s/ Alma T. As Deputy Clerk</p></div><div>(Continued on next page)</div></div></div></div>

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<div>PINELLAS COUNTY First Publication on January 16, 2026 1/16-2/6/26LG 4T ----- IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA File No. 25-007679-ES Section 4 IN RE: ESTATE OF LARRY ROMIG Deceased. NOTICE OF ACTION FOR FORMAL ADMINISTRATION TO: JOHN STEPHEN ROMIG 442 Harris Dr, Watertown, NY 13601 ROBERT JAMES KNARR 1202 W. 10th Street, Erie, PA 16502 DEBRA ANN SWEETWOOD MISHOCK 104 Logan Ave, Pleasant Gap, PA 16823 SHEILA DOREEN SWEETWOOD BOROWSKI 157 Brand Rd, Toms River, NJ 08753 JAMES EDWARD PERRY 11475 Greensboro Rd Denton, MD 21629 ESTATE OF LORI JEANNE GREEN RANDOLPH WASHBURN 5100 Martinique Calle Dickinson, TX 77539 ESTATE OF DEANNA KATHLEEN INGRAM HUGHES 124 Founders Ct, Boalsburg, PA 16827 CHARLENE CASKEY MOYER 333 Curtin Narrows Rd #A Bellefonte, PA 16823 GEORGIANA CASKEY BROWN 108 Hale St, Osceola Mills, PA 16666 THOMAS M. MCANDREW 2664 Farrandsville Rd Farrandsville, PA 17745 TIMOTHY JOSEPH MCANDREW 14 Wandell Rd Sweet, Valley, PA 18656 JOSEPH EDWARD MCANDREW 2927 Farrandsville Rd Farrandsville, PA 17745 ROBERT CHARLES MCANDREW 734 Long Run Road, Mill Hall, PA 17751 JOHN MICHAEL INMAN 200 Piedmont Avenue SE Suite 1404, West Tower Atlanta, GA 30334 YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida, for the probate of Larry Romig where you are named as a beneficiary. You are required to serve a copy of any written response or objection, if any, to: MOONRAY LAW, PLLC c/o Justin T. Moonray, Esq. 1032 E Brandon Blvd #9933 Brandon, Florida 33511 on or before February 6th, 2026, and file the original with the Clerk of this Court, at the Pinellas County Courthouse, 545 First Avenue North, Room 300 St. Petersburg, FL 33701, either before service on Peti- tioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition for Summary Administration. WITNESS my hand and seal of this Court on 01/05/2026. Ken Burke Clerk of the Circuit Court & Comptroller By: s/ Aema T. As Deputy Clerk 1/9-1/30/26LG 4T ----- NOTICE OF ADMINISTRATIVE COMPLAINT PINELLAS COUNTY To: NATIONAL P.I. SERVICES, LLC Case No.: CD202512270/A 3400074 An Administrative Complaint to sus- pend your license(s) and eligibility for li- censure has been filed against you. You have the right to request a hearing pur- suant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agri- culture and Consumer Services, Division of Licensing, Post Office Box 5708 Talla- hassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law. 1/9-1/30/26LG 4T ----- SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Case Number: CV2025-011716 David Sanchez, et al. Name of Plaintiff and Brett A Bailey, et al. Name of Defendant SUMMONS FROM THE STATE OF ARIZONA TO: BRETT A BAILEY 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or a "Re- sponse" 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/efilinginforma- tion. Mail a copy of your "Response" or "Answer" to the other party at the ad- dress listed on the top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 3. If this "Summons" and the other court papers were served on you by a reg- istered process server or the Sheriff,</div>	<div>PINELLAS COUNTY within the State of Arizona, your "Re- sponse" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not count- ing 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 pub- lication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court. 5. Requests for reasonable accommoda- tion for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or com- missioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date. If you would like legal advice from a law- yer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar.org. Sponsored by the Maricopa County Bar Association. SIGNED AND SEALED this Date: April 02, 2025 JEFF FINE Clerk of Superior Court By: C. MCWHORTER Deputy Clerk Ruben Canastillo, Attorney for Plaintiff 231 W. Thomas Rd. Ste. #2 Phoenix, AZ 85013 AZ Bar Number: 035488 litigation@azinjuryattorneys.org 12/19-2/9/26LG 4T ----- POLK COUNTY IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-004190 BEVERLY RISE PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, vs. JOHNNY HUGHES, Defendant(s). NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pur- suant to the Final Judgment of Foreclo- sure entered in this cause on January 21, 2026, by the County Court of Polk County, Florida for the following property described as: Lot 17, Block "A", BEVERLY RISE PHASE ONE, a subdivision accord- ing to the plat thereof recorded in Plat Book 110, Pages 28 and 29, of the Public Records of Polk County, Florida. will be sold at public auction by the Polk County Clerk of Court, to take place elec- tronically online at www.polk.realforeclose.com, on April 21, 2026 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service. /s/ Katherine Martinez, Esq. Florida Bar No. 70879 kmartinez@bushross.com BUSH ROSS, P.A. Post Office Box 3913, Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff 1/30-2/6/26LG 2T ----- IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-004644 HAMMOCK RESERVE PHASE 1 HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. DANIELA ALEJANDRA CRUZ and GUSTAVO CABARCAS GARCIA, Defendant(s). NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pur- suant to the Final Judgment of Foreclo- sure entered in this cause on January 21, 2026, by the County Court of Polk County, Florida, for the following property described as: Lot 14, Hammock Reserve Phase 1, according to the map or plat thereof, as recorded in Plat Book 183, Page(s) 26 through 38, of the Public Records of Polk County, Florida. will be sold at public auction by the Polk County Clerk of Court, to take place elec- tronically online at www.polk.realforeclose.com, on April 21, 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</div>	<div>POLK COUNTY later than the date that the Clerk reports the funds as unclaimed. In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service. /s/ Katherine Martinez, Esq. Florida Bar No. 70879 kmartinez@bushross.com BUSH ROSS, P.A. Post Office Box 3913, Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff 1/30-2/6/26LG 2T ----- IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP003129A000BA IN RE: ESTATE OF MARY EILEEN GRAY a/k/a MARY E. GRAY a/k/a MARY GRAY, Deceased. NOTICE TO CREDITORS The administration of the Estate of Mary Eileen Gray a/k/a Mary E. Gray a/k/a Mary Gray, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and oth- er persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Commu- nity Property Rights at Death Act as de- scribed 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 Sta- tutes. The written demand must be filed with the Clerk. All other creditors of the Decedent and other persons having claims or de- mands 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 FLORI- DA 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 30, 2026. Personal Representative: Tony Lee Gray 487 Calabay Parc Boulevard Davenport, Florida 33897 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: rhianna@atcauselaw.com 1/30-2/6/26LG 2T ----- NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the under- signed intend(s) to register with the Flor- ida Department of State, Division of Corpora- tions, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: THE ESTHETICIAN ROOM Owner: Maria Isabel Rodriguez Colon 3020 State Road 540 W Winter Haven, FL 33880 1/30/26LG 1T ----- IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case No. 2025CC007478 COVENTRY COVE PHASE II HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JOSE TORRES, a single man and UNKNOWN TENANT, Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 NOTICE IS HEREBY GIVEN pursu- ant to a Final Judgment of Foreclosure entered in Case No. 2025CC007478, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein COVENTRY COVE PHASE II HOMEOWNERS ASSOCIATION, INC. is Plaintiff and JOSE TORRES, a single man and UNKNOWN TENANT n/k/a ANITA OZUNA, are Defendants, the Clerk of the Polk County Court will sell to the high- est bidder for cash on April 15, 2026, in an online sale at www.polk.realforeclose.com, beginning at 10:00 AM, the following property as set forth in said Final Judg- ment, to wit: Lot 106, COVENTRY COVE PHASE II, according to the plat as recorded in</div>	<div>POLK COUNTY Plat Book 168, Pages 42 and 43, of the Public Records of Polk County, Florida. Property Address: 1333 Coventry Court, Winter Haven, FL 33880 Any person claiming an interest in the surplus from the sale, if any, other than the property owner, as of the date of the lis pendens must file a claim within 60 days after the sale. In accordance with the Americans With Disabilities Act, persons in need of a spe- cial accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Ad- ministrative Office of the Court, Polk Coun- ty, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service. Dated January 22, 2026 /s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453 PRIMARY E-MAIL: pleadings@tankellawgroup.com TANKEL LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 ATTORNEY FOR PLAINTIFF 1/30-2/6/26LG 2T ----- IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP000044A000BA Division 14 IN RE: ESTATE OF BRADEN MICHAEL FREDERICKS Deceased NOTICE TO CREDITORS The administration of the estate of BRADEN MICHAEL FREDERICKS, deceased, whose date of death was September 27, 2025; File Number 2026CP000044A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal represen- tative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO- TICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUB- LICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PE- RIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 30, 2026. Personal Representative: JILL ANN FREDERICKS 6910 Appaloosa Drive Lakeland, FL 33811 Attorneys for 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 1/30-2/6/26LG 2T ----- IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA NewRez LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff, vs. Sergio Ivan Santiesteban Garzon, et. al., Defendants. Case No: 2025CA-002807- A000-BA NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 01/15/2026, and entered in Case No. 2025CA-002807-A000-BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida wherein NewRez LLC d/b/a Shellpoint Mortgage Servicing, is the Plaintiff and Sergio Ivan Santiesteban Garzon; Unknown Spouse of Sergio Ivan Santiesteban Garzon; Taimirys Alvarez-Builla Padilla; Unknown Spouse of Taimirys Alvarez-Builla Padilla, are Defendants, Stacy M. Butterfield, Polk County Clerk of Courts, will sell to the highest and best bidder for cash at www.polk.realforeclose.com, beginning at 10:00 A.M. on March 2, 2026 the following described property set forth in said Final Judgment, to wit: LOT 9, BLOCK 13 OF EDGEWOOD PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 732 Trenton Rd, Lakeland, FL 33815 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.</div>	<div>POLK COUNTY DATED January 22, 2026 /s/ Anthony Vamvas Anthony Vamvas, Esq. Florida Bar No. 42742 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: avamvas@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 22 day of January 2026 to: Sergio Ivan Santiesteban Garzon 732 Trenton Rd Lakeland, FL 33815 Unknown Spouse of Sergio Ivan Santiesteban Garzon 732 Trenton Rd Lakeland, FL 33815 Taimirys Alvarez-Builla Padilla 732 Trenton Rd Lakeland, FL 33815 Unknown Spouse of Taimirys Alvarez- Builla Padilla 732 Trenton Rd Lakeland, FL 33815 /s/ Anthony Vamvas Anthony Vamvas, Esq. 11080-1029049 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-003852 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. YADIRA MEDINA ROMERO; et al., Defendants. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pur- suant to the Final Judgment of Foreclo- sure entered on January 15, 2026, in the above-captioned action, the following property situated in Polk County, Florida, described as: LOT 48 OF SUMMERLIN GROVES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 188, PAGE(S) 7, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Shall be sold by the Clerk of Court, Stacy M. Butterfield, on the 15th 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 giv- ing notice as required by section 45.031, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provid- ed herein. 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 Of- fice of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days be- fore your scheduled court appearance, or immediately upon receiving this notifica- tion if the time before the scheduled ap- pearance is less than seven days; if you are hearing or voice impaired, call 711. MICHAEL C. COYLE, ESQ. Florida Bar No.: 1054501 Email: mcoyle@storeylawgroup.com STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd., Suite 300 Orlando, FL 32804 Telephone: 407-488-1225 Facsimile: 407-488-1177 Secondary Email: sbaker@storeylawgroup.com Attorneys for Plaintiff 1/30-2/6/265LG 2T ----- NOTICE OF ADMINISTRATIVE COMPLAINT POLK COUNTY To: LUIS A. MATOS Case No.: CD202508669/D 3206810 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 Depart- ment of Agriculture and Consumer Serv- ices, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law. 1/30-2/20/26LG 4T ----- IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001998A000BA IN RE: ESTATE OF LURLINE L. MITCHELL a/k/a LURLINE MITCHELL, Deceased. NOTICE TO CREDITORS The administration of the Estate of Lurline L. Mitchell a/k/a Lurline Mitch- ell, deceased, whose date of death was April 19, 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 Per- sonal Representative's attorney are set forth below. All creditors of the Decedent and oth- er 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</div>

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<div>POLK COUNTY</div> <div>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. The written demand must be filed with the clerk.</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 30, 2026.</div> <div>Personal Representative: Virginia Blackwell-Kernahan a/k/a Virginia Elma Blackwell-Kernahan 403 Lark Court Kissimmee, Florida 34759</div> <div>Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: rhianna@atcauselaw.com</div> <div>1/30-2/6/26LG 2T</div> <div>IN THE 10th CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-004295-A000BA</div> <div>IN RE: ESTATE OF MARCO T. PINEL Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of MARCO T. PINEL, deceased, whose date of death was November 8, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 5255 N Broadway Ave Bartow, Florida 33830. 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 30, 2026.</div> <div>Attorney for Personal Representative: Jessica Lynn Silva, Esq. Florida Bar Number: 1011110 Law Office of Jessica Lynn Silva, PLLC 1360 S. Patrick Drive, Suite 4 Satellite Beach, Florida 32937 Telephone: (321) 474-2034 E-Mail: jessica@jessicalynnlaw.com Secondary E-Mail: office@jessicalynnlaw.com</div> <div>Personal Representative: MIRIAN AMPARO PINEL 1743 Sandalwood Circle SW Winter Haven, Florida 33880</div> <div>1/30-2/6/26LG 2T</div> <div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA-001206-A000-BA CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. ERIC L POOLE, 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>POLK COUNTY</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. Florida Bar # 1054501 STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd Suite 300 Orlando, FL 32804 Ph: (407) 488-1225 mcoyle@storeylawgroup.com sbaker@storeylawgroup.com 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 Case No.: 26 DR 0425</div> <div>Giovanna Yaris Lopez Sanchez, Petitioner, and Manuel Alberto Alvarez, Respondent.</div> <div>AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div> <div>TO: Manuel Alberto Alvarez 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 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 Clerk of the Circuit Court By: /s/ Karen Cox Deputy Clerk</div> <div>1/23-2/13/26LG 4T</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT To: JOHN A. DOLLAR Case No.: CD202407839/D 3127436 An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>1/9-1/30/26LG 4T</div> <div>SARASOTA COUNTY</div> <div>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 000224NC</div> <div>IN RE: ESTATE OF KARLA A. BENTON, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of KARLA A. BENTON, deceased, whose date of death was July 11, 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.</div> <div>All creditors of the decedent and other persons having claims or demands</div>	<div>SARASOTA COUNTY</div> <div>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 30, 2026.</div> <div>Personal Representative: WINTRUST PRIVATE TRUST COMPANY, N.A. By: /s/ AMIT SAINI, TRUST OFFICER 231 S. LaSalle Street, 13th Floor Chicago, Florida 0604</div> <div>Attorney for Personal Representative: /s/ MARLA D. BOHLANDER Florida Bar Number: 0071514 TRENAM KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A. Post Office Box 1102 Tampa, Florida 33601 Telephone: (813) 223-7474 E-Mail: mdbohlander@trenam.com Secondary E-Mail: bbrandt@trenam.com</div> <div>1/30-2/6/26LG 2T</div> <div>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 006216 NC</div> <div>IN RE: ESTATE OF CHRISTOPHER ANDREW AULD a/k/a CHRISTOPHER A. AULD, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the Estate of Christopher Andrew Auld a/k/a Christopher A. Auld, deceased, whose date of death was September 25, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. 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 30, 2026.</div> <div>Personal Representative: Michael Anthony Auld 4150 Jennings Boulevard Port Charlotte, Florida 33981</div> <div>Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: rhianna@atcauselaw.com</div> <div>1/30-2/6/26LG 2T</div> <div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CASE No. 2025 CA 004647 NC BANK OF AMERICA, N.A., PLAINTIFF, VS. WALTER B. GREEN A/K/A WALTER GREEN, ET AL. DEFENDANT(S).</div> <div>NOTICE OF FORECLOSURE SALE</div> <div>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 21, 2026 in the above action, the Sarasota County Clerk of Court will sell to the highest bidder for cash at Sarasota, Florida, on February 11, 2026, at 09:00 AM, at www.sarasota.realforeclose.com for the following described property:</div>	<div>SARASOTA COUNTY</div> <div>UNIT 414, BUILDING 4, VERANDA I AT HERITAGE OAKS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3004, PAGE 44, AS AMENDED AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 32, PAGES 31, 31A THROUGH 31D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</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>Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/Tiffany Hamilton, Esq. Tiffany Hamilton, Esq. FBN: 1058051</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 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.</div> <div>11080-1029062</div> <div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA. CASE NO. 2023 CA 000245 NC PHH MORTGAGE CORPORATION, PLAINTIFF, VS. NONA BOWERS, ET AL. DEFENDANT(S).</div> <div>NOTICE OF FORECLOSURE SALE</div> <div>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:</div> <div>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 RESTATED 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.</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>Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/Tiffany Hamilton, Esq. Tiffany Hamilton, Esq. FBN: 1058051</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 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.</div> <div>11080-1028707</div> <div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION CASE NO. 582025CA004534XXXANC</div> <div>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. JEFFREY L. GRUBBS, TAMMY A. GRUBBS, et al, Defendants</div> <div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div> <div>NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated January 9, 2026 and entered in Case No. 582025CA004534XXXANC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, where-in NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and JEFFREY L. GRUBBS, TAMMY A. GRUBBS, CHELSMFORD CLOSE CONDOMINIUM ASSOCIATION, INC, Dennis Zacek, Unique Services, the Defendants. Karen Rushing, Clerk of the Circuit Court in and for Sarasota County, Florida will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, the Clerk's website for on-line auctions at 9:00 A.M. on March 10, 2026, the following described property as set forth in said Order of Final Judgment, to wit:</div> <div>THE FOLLOWING DESCRIBED REAL PROPERTY, SITUATE, LYING AND BEING IN SARASOTA COUNTY, FLORIDA, IN THE FOLLOWING PROPERTY LEGALLY DESCRIBED AS:</div> <div>UNIT 35, CHELSMFORD CLOSE, A CONDOMINIUM, ACCORDING TO</div>	<div>SARASOTA COUNTY</div> <div>THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2222, PAGE 1612, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 28, PAGE 44, AS AMENDED, PUBLIC RECORDS OF SARASOTA 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 Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-8000, at least (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days, if you are hearing or voice impaired, call 711."</div> <div>DATED at Sarasota County, Florida, this 22nd day of January, 2026.</div> <div>RUBIN LUBLIN, LLC Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 656-8801 Fax: (813) 656-8802 femailservice@riselaw.com By: /s/ Brittany L. Harvey Brittany L. Harvey, Esq. Florida Bar No. 124795</div> <div>JS0120/25-F001663</div> <div>1/30-2/6/26LG 2T</div> <div>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 006204 SC</div> <div>IN RE: ESTATE OF MARCIN KOZIOLA, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Marcin Koziola, deceased, whose date of death was November 21, 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.</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 20, 2026.</div> <div>Personal Representative: /s/ Robert Dziedzick 4280 Gulf of Mexico Dr. Longboat Key, Florida 34228</div> <div>Attorney for Personal Representative: /s/ Joseph A. DiVito Florida Bar Number: 228915 TRENAM LAW 200 Central Avenue Suite 1600 St. Petersburg, FL 33701 Telephone: (727) 896-7171 E-Mail: jdivito@trenam.com Secondary E-Mail: egarcia@trenam.com</div> <div>1/30-2/6/26LG 2T</div>

Aviso sobre el Período de Comentarios Públicos y la Audiencia Pública para Revisar la Enmienda Sustancial del Condado Hillsborough al Plan de Acción Anual para los Años del Programa (PY) 2018 a (PY) 2023

Proyecto de Enmienda Sustancial

La Junta de Comisionados del Condado Hillsborough llevará a cabo un período de comentarios públicos a partir del 1 de febrero de 2026, que concluirá con una audiencia pública el 4 de marzo de 2026, para recibir comentarios del público y aprobar el proyecto de Enmienda Sustancial a los Planes de Acción Anuales para los Años del Programa 2018-2023. El Plan de Acción Anual es un documento requerido por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) y se utiliza para guiar los esfuerzos de vivienda y desarrollo comunitario en el condado Hillsborough.

El Departamento de Servicios Humanos del Condado Hillsborough (AHS) está modificando los Planes de Acción Anuales para los Años del Programa 2018-2023. La Enmienda Sustancial es requerida por el HUD para definir proyectos y reprogramar fondos para garantizar gastos oportunos y reasignar fondos entre años según sea necesario. Los proyectos incluidos en el proyecto de Enmienda Sustancial han sido seleccionados para recibir financiación como resultado de un proceso competitivo de Solicitud de Propuestas.

La Audiencia Pública para cerrar el período de comentarios públicos y aprobar el proyecto de Enmienda Sustancial a los Planes de Acción Anuales de los Años del Programa 2018-2023 se llevará a cabo el miércoles, 4 de marzo de 2026 a las 10:00 a.m. en la reunión ordinaria de la Junta de Comisionados del Condado y a través de tecnología de medios de comunicación en el condado Hillsborough, Florida.

El proyecto de Enmienda Sustancial a los Planes de Acción Anuales de los Años del Programa 2018-2023 estará disponible para revisión pública desde el 1 de febrero de 2026 hasta el 4 de marzo de 2026. La audiencia se llevará a cabo en la siguiente ubicación:

Hillsborough County Center
Sala de la Junta, 2º piso
601 E. Kennedy Boulevard
Tampa, FL

La Sala de la Junta del Condado Hillsborough en el County Center está abierta para la participación del público tanto de forma virtual como presencial en la reunión híbrida. La audiencia pública es una reunión híbrida e incluye una ubicación para la participación presencial en el County Center y una reunión a través de tecnología de medios de comunicación. Se han tomado las medidas necesarias para que los miembros del público que deseen participar tengan acceso a la audiencia pública. Cualquier persona que desee hablar durante la audiencia pública podrá hacerlo completando el formulario en línea disponible en: https://hcflgov.formstack.com/forms/public_comment_form antes de las 9:00 a.m. del día de la reunión. Se le solicitará que proporcione su nombre y número de teléfono en el formulario en línea. Esta información se solicita para facilitar el proceso de audioconferencia. El presidente llamará a los oradores por su nombre en el orden en que hayan completado el formulario de comentarios para la audiencia pública en línea. La prioridad se otorgará por orden de llegada. Se proporcionará un número de teléfono para la audioconferencia a los participantes que hayan completado el formulario una vez que el Condado lo reciba. Todos los participantes tendrán el micrófono silenciado al conectarse y se les

activará el micrófono en el orden de presentación después de que el presidente los reconozca por su nombre. Cada orador tendrá hasta tres (3) minutos. No se aceptarán inscripciones para la audiencia pública del 4 de marzo de 2026 después de las 9:00 a.m. del día de la audiencia. Los comentarios públicos presentados a través de tecnología de comunicación recibirán la misma consideración que si se presentaran en persona. También puede enviar comentarios o documentos antes de la reunión enviándolos por correo electrónico a bocrec@hillsclerk.com.

El público puede escuchar y ver la audiencia pública en vivo de las siguientes maneras:

- El canal oficial de YouTube del condado: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- Los canales HTV del condado en televisión por cable: Spectrum 637 y Frontier 22
- El sitio web HCFL.gov, accediendo a: [HCFL.gov/HTVlive](https://www.hcfl.gov/HTVlive)
- Escuchando la reunión en teléfonos inteligentes a través del enlace de YouTube mencionado anteriormente.
- Vea la reunión en el vestíbulo del County Center

El borrador de la Enmienda Sustancial del Año Fiscal 2018-2023 estará disponible para su revisión y comentarios públicos en las siguientes ubicaciones a partir del 1 de febrero de 2026 hasta el 4 de marzo de 2026:

- Página web de la oficina de Servicios de Vivienda Asequible:
<https://hcfl.gov/departments/affordable-housing-services>

Bibliotecas locales:

- Arthenia L. Joyner University Area Community Library - 13619 N 22nd St., Tampa, Florida
- Temple Terrace Public Library - 202 Bullard Parkway, Temple Terrace, Florida
- Town 'N Country Regional Public Library - 7606 Paula Dr., Suite 120, Tampa, Florida
- 78th Street Community Library - 7625 Palm River Rd., Tampa, Florida
- Jimmie B. Keel Regional Library - 2902 W. Bearss Ave., Tampa, Florida
- Bruton Memorial Library - 302 McLendon St., Plant City, Florida

Los comentarios públicos sobre esta enmienda pueden enviarse a **Servicios de Vivienda Asequible del Condado Hillsborough**: A la atención de: Willette Hollinger, P.O. Box 1110, Tampa, Florida 33601; correo electrónico a hollingerw@HCFL.gov; Para información en español, llame al (813) 272-5900.

DE ACUERDO CON LA LEY DE ESTADOUNIDENSES CON DISCAPACIDADES (ADA), LAS PERSONAS QUE NECESITEN ADAPTACIONES ESPECIALES PARA PARTICIPAR EN ESTOS PROCEDIMIENTOS, Y TAMBIÉN AQUELLAS QUE NECESITEN UN INTÉRPRETE, DEBEN COMUNICARSE CON EL CENTRO DE ATENCIÓN AL CLIENTE AL NÚMERO DE TELÉFONO (813) 272-5900 O, SI TIENEN DISCAPACIDAD AUDITIVA O DEL HABLA, LLAMAR AL 7-1-1 LO ANTES POSIBLE ANTES DE LA REUNIÓN. LA REUNIÓN CONTARÁ CON SUBTÍTULOS PARA PERSONAS CON DISCAPACIDAD AUDITIVA.



Hillsborough County City-County Planning Commission

NOTICE OF PUBLIC HEARINGS

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

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

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

Public Hearings

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

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

Learn More and Comment in Advance

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

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

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

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



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:

TAMPA BAY POOL REPAIRS
Owner: MMII Holdings LLC
3634 S West Shore Blvd
Tampa, FL 33634
1/30/26LG 1T

**IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025 CP 609
Division Probate

IN RE: ESTATE OF
DANIEL R. JANUSZ,
Deceased.

NOTICE TO CREDITORS
The administration of the estate of DANIEL R. JANUSZ, deceased, whose date of death was December 23, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Attn: Probate and Guardianship, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. 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 set forth in Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Sections 732.2211.

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

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

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

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

The date of first publication of this notice is January 30, 2026.

Personal Representative:
VICTOR H. JANUSZ, SR.
3339 Elm Avenue
Brookfield, IL 60513

Attorney for Personal Representative:
Jami C. Worley, Esq.
Florida Bar Number: 1003559
WORLEY ELDER LAW, PLLC
4916 26th St. W., Suite 152
Bradenton, FL 34207
Telephone: (941) 448-1302
E-Mail: jami@worleyelderlaw.com
1/30-2/6/26LG 2T

Receipt of Application Noticing

Notice is hereby given that the Southwest Florida Water Management District (SWFWMD) has received an Application for an individual ERP Permit No. 925745 from Medallion Home at Ft Hamer LLC, 1651 Whitfield Ave, Sarasota FL 34243. Application received: Sept. 8, 2025. Proposed activity: Modification or alteration of existing works, activities, and/or a storm-water management system. Project name: Cross Creek Phase F. Project size: 134.6 acres. Location: Sections 5, Township 34 South, Range 19 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at the Tampa Regional Office for the Southwest Florida Water Management District, 7601 US Highway 301, Tampa, Florida 33637-6759. 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 Performance Management Department, 2379 Broad Street, Brooksville, Florida 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

1/30/26LG 1T

NOTICE OF PUBLIC SALE

The following personal property of Daniel Mercado at 10746 First Ln N., #23 St. Petersburg, Florida 33716 will, on February 18, 2026 at 9:00 a.m., be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 714.109: at the Gateway MHP office, 10100 Gandy Blvd. No., St. Petersburg, Florida 33716.

YEAR/MODEL, 1961/MIRA
VIN# 2620
Title# 0010083697
Additional personal property unknown
PREPARED BY
MARK C. PAYNE, Esq.
Agent for Gateway MHP
P.O. Box 1061
Tampa, Florida 33601-1061
Telephone: 813-223-6882
1/30-2/6/26 2T

NOTICE OF SALE

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

2015 HYUN 4D 5NPE34AF0FH051887 FEB. 18, 2026 AT: BAM BAM AUTO REPAIR ENTERPRISE LLC. 1103 PORTAGE ST KISSIMMEE, FL 34741 P#:401-750-8075 TOTAL: \$5,438.75

TERMS OF THE SALE ARE CASH, NO CHECKS. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL, NO REFUNDS, NO GUARANTEES. VEHICLES ARE SUBJECT TO RELEASE PRIOR TO SALE.

1/16/26LG 1T

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

NOTICE Declaration of Phase II Water Shortage

The District's Governing Board has a modification to Water Shortage Order No. SWF 25-015. A Modified Phase II water shortage will be in effect Districtwide beginning Feb. 8, 2026, through July 1, 2026.

WHAT DOES THIS MEAN?

Water resource conditions are below normal and may get worse before they start to improve. In addition to alerting the public, conditions warrant requiring certain actions be taken.

SUMMARY OF RESTRICTIONS & OTHER REQUIREMENTS:

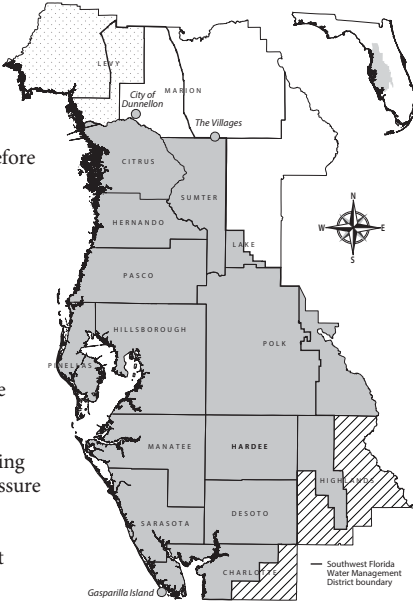
Effective Feb. 8, 2026

- Everyone is under one-day-per-week watering restrictions until July 1, 2026
- Watering hours are reduced to 12:01 a.m. to 8 a.m. or 6 p.m. to 11:59 p.m.; properties less than one acre in size may only use one of these windows
- No HOA or other entity shall enforce deed restrictions or other community standards requiring an increase in water use, including replacement of plant material to meet aesthetic standards or pressure washing
- A full list of restrictions is provided on WaterMatters.org
- Water utilities, in consultation with applicable local enforcement agencies, must:
 - Follow all Phase II efforts for restriction enforcement and respond to citizen complaints
 - Report information to the District as required in Phase II and follow additional monthly reporting as specified in the water shortage order
 - Institute/accelerate conservation as required in Phase II and review and refine operational practices (including water pressure and line flushing)

ANY QUESTIONS?

- Visit the District's website at WaterMatters.org/Restrictions for more information.
- Send an inquiry to Water.Restrictions@WaterMatters.org at any time.
- Call (813) 856-5679 during business hours.

This advertisement is only a summary of the First Modification to Order No. SWF 25-015.



- District's boundary line
- District's Modified Phase II Water Shortage Order (once per week)
- Continue following restrictions from St. Johns River WMD
- ▨ Continue following restrictions from Suwannee River WMD
- ▩ Continue following restrictions from South Florida WMD

Southwest Florida
Water Management District

The Pasco County Building Construction Services Department, hereby gives notice of the Pasco County intent to revise the flood hazard information, generally located in an area on the East side of Shady Hills Road and North of Classical Preparatory School. Specifically, the flood hazard information shall be revised for several ponding areas and along the Pithlachascotee River.

As a result of the revision, the 1% annual chance water surface elevations shall increase, decrease and be established. And the 1% annual chance floodplain shall widen and narrow and be established.

Maps and detailed analysis of the revision are available at Pasco County Building Construction Services, 8661 Citizens Drive, Suite 100, New Port Richey, FL 34654. Contact Anthony Mastracchio, CBO, and Floodplain Administrator at 727-847-8126, or for more information in-person from Monday, November 17, 2025, to Wednesday, April 1st, 2026, between 8:00 AM and 4:00 PM.

1/30/26LG 1T

HILLSBOROUGH TRANSIT AUTHORITY (HART)

The Hillsborough Transit Authority (HART) will be accepting proposals for the following:

Upcoming opportunities:

- Cummins Diagnostic and Repair Support
- Renewable Natural Gas Supplier

The solicitation documents are available to download from Bonfire at <https://gohart.bonfirehub.com>

All inquiries pertaining to the solicitations may be directed to: (813) 384-6433 or e-mail at

aroney-reevesa@gohart.org

1/30/26LG 1T

The Southwest Florida Water Management District (District) does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the District's functions, including access to and participation in the District's programs, services and activities. Anyone requiring reasonable accommodation, or who would like information as to the existence and location of accessible services, activities, and facilities, as provided for in the Americans with Disabilities Act, should contact the Human Resources Office Chief, at 2379 Broad St., Brooksville, FL 34604-6899; telephone (352) 796-7211 or 1-800-423-1476 (FL only); or email ADACoordinator@WaterMatters.org. If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1-800-955-8771 (TDD) or 1-800-955-8770 (Voice). If requested, appropriate auxiliary aids and services will be provided at any public meeting, forum, or event of the District. In the event of a complaint, please follow the grievance procedure located at WaterMatters.org/ADA.

IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 006206 NC

IN RE: ESTATE OF
GREGORY ALLAN WILLINGHAM,
Deceased.

NOTICE TO CREDITORS

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.

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:
Bradley Robert Willingham
5174 Lippincott Boulevard
Burton, Michigan 48519

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

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

IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 005743 NC

IN RE: ESTATE OF
CATHERINE ANN CONNELLY
Deceased.

NOTICE TO CREDITORS

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.

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 1/23/2026.

Personal Representative:
Sarah Connelly
105 Vervain Ct., Apt. 50
Richmond, Kentucky 40475

Attorney for Personal Representative:
Andrew Ponnock
Florida Bar Number: 195420
10100 West Sample Road, 3rd Floor
Coral Springs, Florida 33065
Telephone: (954) 340-4051
Fax: (1-800) 809-1774
E-Mail: andy@ponnocklaw.com

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

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for portable field stairs for use at Raymond James Stadium.

BID #25-07

Portable Field Stairs, Raymond James Stadium

MANDATORY PREBID MEETING

Wednesday, February 11, 2026 at 10am
(Entrance B/C off Himes Avenue - Raymond James Stadium)

BID DUE DATE

Wednesday, February 18, 2026 *not later than* 10am

Bid packages will be available for distribution on Friday, January 30, 2026. Documents will be available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorlink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 26th Day of January 2026.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
1/30/26LG 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