

LEGAL ADVERTISEMENT**CITRUS COUNTY**

IN THE CIRCUIT COURT OF THE
FIFTH JUDICIAL CIRCUIT IN AND FOR
CITRUS COUNTY, FLORIDA
CASE NO.: 2025-CA-000846

SPOTTED VENTURES LLC,
Plaintiff,
vs.

DONALD J. ROBERTSON; ESTATE OF
DONALD J. ROBERTSON; UNKNOWN
HEIRS OF DONALD J. ROBERTSON;
and UNKNOWN SPOUSE OF DONALD
J. ROBERTSON;
Defendants

NOTICE OF ACTION

TO: DONALD J. ROBERTSON
231 NW HWY 19, APT. 225
CRYSTAL RIVER, FLORIDA 34428
ESTATE OF DONALD J. ROBERTSON
231 NW HWY 19, APT. 225
CRYSTAL RIVER, FLORIDA 34428

UNKNOWN HEIRS OF
DONALD J. ROBERTSON
231 NW HWY 19, APT. 225
CRYSTAL RIVER, FLORIDA 34428

UNKNOWN SPOUSE OF
DONALD J. ROBERTSON
231 NW HWY 19, APT. 225
CRYSTAL RIVER, FLORIDA 34428

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

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

Lot 26, Block E, No. 3 Addition, according
to the map or plat thereof recorded in
Plat Book 2, pages 91 and 123, public
records of Citrus County, Florida
and EXCEPT that portion of said lots
taken for road right-of-way by instrument
recorded in Official Record Book 344, page 292, public records of Citrus
County, Florida.

has been filed against you and that you
are required to serve a copy of your written
defenses, if any, to it on the Law Office
of C.W. Wickersham, Jr., P.A., Plaintiff's
attorney, at 2720 Park Street, Suite 205,
Jacksonville, Florida, 32205, Phone
Number: (904) 389-6202, not less than 28
days of the first date of publication of this
Notice, and file the original with the Clerk
of this Court, at 110 NW 1st Ave., Ocala,
Florida 34475 before service on Plaintiff or
immediately thereafter. If you fail to do so,
a Default may be entered against you for
the relief demanded in the Complaint.

If you are a person with a disability who
needs any accommodation in order to participate
in this proceeding, you are entitled, at no cost to you, to the provision of certain
assistance. Please contact the ADA Coordinator
at the Office of the Trial Court Administrator,
Citrus County Courthouse, 110 N Apopka Avenue,
Inverness, FL 34450, (352) 341-6700, 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 days; if you are
hearing or voice impaired, call 711.

DATED this 9th day of December 2025

Angela Vick
Clerk of the Circuit Court
By: /s/ Dawn M Peacock
As Deputy Clerk
Christopher Wickersham, Jr.
2720 Park St., #205, Jacksonville, FL 32205

12/19-1/9/26LG 4T

**IN THE COUNTY COURT OF THE
FIFTH JUDICIAL CIRCUIT IN AND FOR
CITRUS COUNTY, STATE OF FLORIDA**

Case No.: 2025-CC-000089

PINE RIDGE PROPERTY OWNERS
ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,
v.
BLANCA D. SANCHEZ,
Defendant(s).

NOTICE OF ACTION

TO: Blanca D. Sanchez
8549 SW 133rd Place, Miami, FL 33183
10771 N Kendall Drive, Apt. A208
Miami, FL 33176

PO Box 835280, Miami, FL 33283
4750 SW 156th Place, Miami, FL 33185

All parties having or claiming to have
any right, title or interest in the property
herein described.

YOU ARE NOTIFIED that an action to
enforce and foreclose a Claim of Lien for
Homeowner Association Assessments and
to foreclose any claims which are inferior
to the right, title and interest of the Plaintiff
herein in the following described property:

Lot 8, Block 52, of PINE RIDGE UNIT
THREE, a Subdivision, according to
the Plat thereof, as recorded in Plat
Book 8, at Pages 51 through 67, of the
Public Records of CITRUS County,
Florida.

Property Address: 2953 W. Rosehill
Place, Beverly Hills, FL 34465.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on David J. Lopez, Esquire
of David J. Lopez, P.A., Plaintiff's
attorney, whose address is 201 East
Kennedy Boulevard, Suite 775, Tampa,
Florida 33602-7800 within 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.

WITNESS my hand and seal of this
Court on this 13th day of November,
2025.

Clerk of the Circuit Court & Comptroller
By: /s/ Amy Holmes
Deputy Clerk

12/19-12/26/25LG 2T

HERNANDO COUNTY**IN THE CIRCUIT COURT OF THE
FIFTH JUDICIAL CIRCUIT IN AND FOR****LEGAL ADVERTISEMENT****HERNANDO COUNTY**

HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2025-CP-000619

IN RE: THE ESTATE OF
LINDA JENKINS CHRISHOP
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Linda
Jenkins Chrishop, also known as Linda
Chrishop, deceased, whose date of death
was March 10, 2025, is pending in the Circuit Court
for Hernando County, Florida, Probate Division,
the address of which is 20 N. Main
St., Brooksville, FL 34601. The names and
addresses of the personal representative
and the personal representative's attorney
are set forth below.

LEGAL ADVERTISEMENT**HERNANDO COUNTY****NOTICE TO CREDITORS**

The administration of the estate of
KATHLEEN MARY CAHILL, deceased,
whose date of death was November 20,
2025, is pending in the Circuit Court for
Hernando County, Florida, Probate Division,
the address of which is 20 N. Main
St., Brooksville, FL 34601. The names and
addresses of the personal representative
and the personal representative's attorney
are set forth below.

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

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

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

ALL CLAIMS 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 December 19, 2025.
Personal Representative:
EDWARD C. MAGEE
14430 Silversmith Cir
Spring Hill, Florida 34609

Attorney for Personal Representative:
DAVID J. DAY, ESQ.

Attorney
Florida Bar Number: 128325

DAY LAW OFFICE
P.O. Box 5535

Spring Hill, Florida 34611

Telephone: (352) 684-6545

Fax: (352) 684-4529

daylaweservice@daylawteam.com

daylawprobate@daylawteam.com

12/19-12/26/25LG 2T

**IN THE CIRCUIT COURT FOR
HERNANDO COUNTY, FLORIDA**

PROBATE DIVISION

File No. 25001143CPAXMX

IN RE: ESTATE OF

MARY ANN QUINN

Deceased.

NOTICE TO CREDITORS

The administration of the estate of Nancy
Ann Horne, deceased, whose date of
death was December 23, 2024, is pending
in the Circuit Court for Hernando County,
Florida, Probate Division, the address of
which is 20 N. 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 on whom a copy of
this notice is required to be served must
file their claims with this court WITHIN 3 MONTHS
AFTER THE DATE OF THE FIRST PUBLICATION
OF THIS NOTICE OR 30 DAYS
AFTER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.

The date of first publication of this notice
is December 19, 2025.
Personal Representative:
/s/ Willard Horne

11385 Hexam Road

Brooksville, FL 34613

Attorney for Personal Representative:
/s/ Marley Dodd

Marley Dodd, Esq.

Fla Bar No.: 1058457

Brice Zoeklein, Esq.

Fla Bar No.: 085615

Zoeklein Law P.A.

150 E. Bloomingdale Avenue

Brandon, FL 33511

marley@zoekleinlawpa.com

brice@zoekleinlawpa.com

eservice4@zoekleinlawpa.com

Telephone: (813) 501-5071

Fax: (813) 925-4310

12/19-12/26/25LG 2T

**IN THE CIRCUIT COURT FOR
HERNANDO COUNTY FLORIDA**

PROBATE DIVISION

File No. 25001299CPAXMX

Division Probate

IN RE: ESTATE OF

EMORY JOEL ALLEN

Deceased.

NOTICE TO CREDITORS

The administration of the estate of
Emory Joel Allen, deceased, whose date of
death was March 31, 2025, is pending
in the Circuit Court for Hernando
County, Florida, Probate Division, the address
of which is 20 N. Main Street, Suite 246,
Brooksville, FL 34601. The names and addresses
of the personal representative and the personal
representative's attorney are set forth below.

LEGAL ADVERTISEMENT**HERNANDO COUNTY**

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 OR 30 DAYS
AFTER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS 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 December 19, 2025.

Personal Representative:
JERRY L. ALLEN

159 Bulo Carver Road

Old Fort, North Carolina 28762

Attorney for Personal Representative:
Regina Rabita, Esquire

Florida Bar No. 86469

E-mail Addresses:
regina.rabita@nelsonmullins.com

Nelson Mullins

390 North Orange Avenue, Suite 1400

Orlando, Florida 32801

Telephone: (407) 669-4209

12/19-12/26/25LG 2T

**IN THE CIRCUIT COURT FOR THE
FIFTH JUDICIAL CIRCUIT IN AND FOR
HERNANDO COUNTY, FLORIDA</b**

LEGAL ADVERTISEMENT**HERNANDO COUNTY**

Rudy Augustin	4082	\$543.99
Daniel Cotten	1302	\$570.17
Chelsea Pierce	3130	\$456.90
Barbra Bell	2006	\$403.97
Jerome McNeil	4001	\$358.70
Elizabeth Bartholomew	4313	\$270.77

12/26/1/2/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-004270

IN RE: ESTATE OF
RYAN NICHOLAS MCCAUHERTY
A/K/A RYAN N. MCCAUHERTY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Ryan Nicholas McCaugherty a/k/a Ryan N. McCaugherty, deceased, whose date of death was November 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 December 26, 2025.

Personal Representative:
/s/ Stephanie Christine Wood
19139 Chemile Drive
Lutz, Florida 33558

Attorney for Personal Representative:
/s/ Gerard F. Wehle, Jr., Attorney
Florida Bar Number: 769495
DRUMMOND WEHLE YONGE LLP
6987 East Fowler Avenue
Tampa, Florida 33617
Telephone: (813) 983-8000
Fax: (813) 983-8001
E-Mail: jj@dwyfirm.com
Secondary E-Mail: amy@dwyfirm.com

12/26/1/2/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-016469
Division: FP

IN RE THE MARRIAGE OF:
ANA PAULA CARVALHO SANTANA,
Petitioner,
and
REINALDO LEITE SANTANA,
Respondent

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

TO: REINALDO LEITE SANTANA

Address Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ANA PAULA CARVALHO SANTANA, Petitioner, whose address is 10307 Casa Palermo Drive, Apt. 2, Riverview, FL 33578 on or before 1/22/2026, and file the original with the clerk of this Court at HILLSBOROUGH County Courthouse, 800 East Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated 12/17/2025

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

12/26/1/2/26LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-015593
Division: CP

YUNEISY HERRERA MOLEIRO,
Petitioner,
and
JOSE FLORES LOPEZ TELLO,
Respondent.

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

TO: JOSE FLORES LOPEZ TELLO

Last address unknown

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

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

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

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

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

Dated December 22, 2025
Clerk of the Circuit Court & Comptroller
800 E. Twiggs St., Tampa, FL 33602
By: /s/ Kathryn Rodriguez
Deputy Clerk

12/26/1/2/26LG 4T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

EXPRESS WHOLESALE PLUS

Owner: Ahmad Zourba
5449 N. 59th Street
Tampa, FL 33610

12/26/25LG 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:

DRO FLORIDA

Owner: Prosperity Medical, LLC
6020 W Chelsea St
Tampa, FL 33634

12/26/25LG 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:

SANTINI PERSONAL INJURY & CAR ACCIDENT LAW

Owner: Frank Santini / Santini Law, PLLC
7269 Bucks Ford Drive
Riverview, FL 33578

12/26/25LG 1T

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

Case No.: 24-CA-003499

REGIONS BANK SUCCESSOR BY MERGER WITH AMSOUTH BANK, Plaintiff,

-vs-

TERJE GRONLIE and THE UNKNOWN SPOUSE OF TERJE GRONLIE, if living, and all unknown parties claiming by, through, under or against the above-named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, liens, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants; CITY OF TAMPA; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 Defendants.

NOTICE OF SALE

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, the Clerk of the Circuit Court, will sell the property situate in Hillsborough County, Florida, described as:

LOT 10, BLOCK 7, ANITA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 21 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

at public sale, to the highest and best bidder, for cash, by electronic sale beginning at 10:00 a.m. on February 9, 2026, at www.hillsborough.realforeclose.com.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

45.031(1)(a), FLORIDA STATUTES.
NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN AT-

CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 1/7/2026 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-25-0002441

NAME OF VIOLATOR: JOSEPH R CANTERBURY
LOCATION OF VIOLATION: 6509 N 22ND ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)c 19-231(15)b
LEGAL DESCRIPTION: E 150 FT OF W 180 FT OF S 70 FT OF N 95 FT OF N 1/4 OF NW 1/4 OF SW 1/4 OF NW 1/4
FOLIO: 150964.0000

CASE NO: COD-25-0003467

NAME OF VIOLATOR: WEEKLEY HOMES LLC
LOCATION OF VIOLATION: 915 W VIRGINIA AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)a 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: RIVERSIDE NORTH LOT 13 BLOCK 6
FOLIO: 166775.0000

CASE NO: COD-25-0003535

NAME OF VIOLATOR: JNP PROPERTIES LLC TRUSTEE
LOCATION OF VIOLATION: 2216 LINSEY ST, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-233(a)
LEGAL DESCRIPTION: EAST TAMPA BLOCKS 1 TO 42 LOT 20 BLOCK 27
FOLIO: 190789.0000

CASE NO: COD-25-0003637

NAME OF VIOLATOR: ESTATE OF SHIRLEY LORRAINE
LOCATION OF VIOLATION: 1521 W BROAD ST, TAMPA, FL
CODE SECTIONS: 19-50
FOLIO: 101628.0020

CASE NO: COD-25-0003642

NAME OF VIOLATOR: DUNCAN LAND & DEVELOPMENT
LOCATION OF VIOLATION: 1207 E CRENSHAW ST, TAMPA, FL
CODE SECTIONS: 19-231(11) 19-231(15)c
LEGAL DESCRIPTION: RIVERBEND SUBDIVISION LOT 4 LESS WLY 27.5 FT AND WLY 35 FT OF LOT 5 BLOCK G
FOLIO: 169825.0000

CASE NO: COD-25-0003658

NAME OF VIOLATOR: ESTATE OF TIMOTHY W GALVIN
LOCATION OF VIOLATION: 4103 W NORTH A ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: ROSEDALE NORTH LOT 8 BLOCK 10
FOLIO: 115132.0000

CASE NO: COD-25-0003669

NAME OF VIOLATOR: PRODIGY LAND MANAGEMENT LLC
LOCATION OF VIOLATION: 3607 E MOHAWK AVE, TAMPA, FL
CODE SECTIONS: 19-237
LEGAL DESCRIPTION: BELLMONT HEIGHTS NO 2 PB 12 PG 41 LOTS 218 TO 220 INCL
FOLIO: 152181.0000

CASE NO: COD-25-0003707

NAME OF VIOLATOR: SANDRA VALDEZ/LIFE ESTATE
LOCATION OF VIOLATION: 8001 N ROME AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-231(15)c
LEGAL DESCRIPTION: WATROUS GARDENS REVISED MAP OF LOT 18 BLOCK 4
FOLIO: 101128.0000

CASE NO: COD-25-0003788

NAME OF VIOLATOR: AEA MASS LLC
LOCATION OF VIOLATION: 8213 N 17TH ST, TAMPA, FL
CODE SECTIONS: 19-231(13) 19-231(15)c 19-231(17)
LEGAL DESCRIPTION: HENDRY AND KNIGHTS ADDITION TO SULPHUR SPRINGS
LOT 108 & W 1/2 CLOSED ALLEY ABUTTING THEREON
FOLIO: 149651.0000

CASE NO: COD-25-0003704

NAME OF VIOLATOR: ESTATE OF ESTHER A MURPHY
LOCATION OF VIOLATION: 310 N STERLING AVE, TAMPA, FL
CODE SECTIONS: 19-50 19-56 19-231(15)c
LEGAL DESCRIPTION: PALMERE LOT 11 BLOCK 3
FOLIO: 115771.0000

CASE NO: COD-25-0003814

NAME OF VIOLATOR: ESTATE OF MAY SEEBARAN
LOCATION OF VIOLATION: 2141 E CLARK ST, TAMPA, FL
CODE SECTIONS: 19-50 OVERGROWTH
LEGAL DESCRIPTION: BROADMOOR PARK REVISED PLAT LOT 4 BLOCK 14
FOLIO: 114551.0000

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

described as:

Lot 13, Block 30, EAST YBOR TURNER'S SUBDIVISION, according to plat thereof as recorded in Plat Book 1, Page 20, of the Public Records of Hillsborough County, Florida.

at public sale, to the highest and best bidder, for cash, online on January 20, 2026, at 10:00 a.m. at <http://www.hillsboroughrealforeclose.com>.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS 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 SECTION 45.031(1)(a), FLORIDA STATUTES.

NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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.

DATED THIS 19th day of December, 2025.

ROD B. NEUMAN, Esquire

For the Court

By: /s/ ROD B. NEUMAN, Esquire

Gibbons | Neuman

3321 Henderson Blvd, Tampa, FL 33609

12/26/1/2/26LG 2T

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

CASE NO. 25-CA-009064

ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE, Plaintiff,

vs.

MICHELLE LENORE GOLDSBOROUGH AKA MICHELLE L GOLDSBOROUGH AKA MICHELLE GOLDSBOROUGH; UNKNOWN SPOUSE OF MICHELLE LENORE GOLDSBOROUGH AKA MICHELLE L GOLDSBOROUGH AKA MICHELLE GOLDSBOROUGH; VALENCIA DEL SOL HOMEOWNERS ASSOCIATION, INC.; 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, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE OF ACTION

TO: MICHELLE LENORE GOLDSBOROUGH AKA MICHELLE L GOLDSBOROUGH AKA MICHELLE GOLDSBOROUGH
Last Known Address: 15567 Corona Del Mar Dr, Wimauma, FL 33598
Current Address: N/A
Previous Address: N/A

UNKNOWN SPOUSE OF MICHELLE LENORE GOLDSBOROUGH AKA MICHELLE L GOLDSBOROUGH AKA MICHELLE GOLDSBOROUGH
Last Known Address: 15567 Corona Del Mar Dr, Wimauma, FL 33598
Current Address: N/A
Previous Address: N/A

UNKNOWN TENANT #1
Last Known Address: 15567 Corona Del Mar Dr, Wimauma, FL 33598
Current Address: N/A
Previous Address: N/A

UNKNOWN TENANT #2
Last Known Address: 15567 Corona Del Mar Dr, Wimauma, FL 33598
Current Address: N/A
Previous Address: N/A

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, GRANTEEES, OR OTHER CLAIMANTS

whose residence is unknown if he/she/they are living; and if he/she/they are dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, liens, 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 HILLSBOROUGH County, Florida, legally described as:

LOT 56, OF VALENCIA DEL SOL PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 34 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

This property is located at the street address of 15567 Corona Del Mar Dr, Wimauma, FL 33598.

YOU ARE REQUIRED to serve a copy of your written defenses on or before 1/26/2026, 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

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

for the relief demanded in the Complaint or Petition.

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

IN ACCORDANCE WITH THE AMERICAN'S 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 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.

WITNESS my hand and the seal of the court on December 19, 2025.

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

By: /s/ Jennifer Taylor
Deputy Clerk

Attorney for Plaintiff:
Annalise Hayes DeLuca, Esq.
Elizabeth A. Wulff, 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

12/26/1/2/26LG 2T

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

Case No. 25-CC-014354

LAKEWOOD RIDGE TOWNHOMES ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.
SHAONNA WILLIAMS, a single woman and DELORES GLOVER, a single woman as tenants in common and UNKNOWN TENANT, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-014354, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEWOOD RIDGE TOWNHOMES ASSOCIATION, INC. is Plaintiff, and SHAONNA WILLIAMS, a single woman and DELORES GLOVER, a single woman as tenants in common and UNKNOWN TENANT, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on January 30, 2026, in an online sale at www.hillsboroughrealforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

Lot 5, Block 6, LAKEWOOD RIDGE TOWNHOMES, according to the Plat thereof, recorded in Plat Book 100, Page 148, of the Public Records of Hillsborough County, Florida.

Property Address: 515 Sweet Hollow Place, Brandon, FL 33510-4078

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, 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 December 22, 2025

/s/ Scott B. Tanel
Scott B. Tanel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com

TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

12/26/1/2/26LG 2T

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

Case No.: 25-CC-022879

Division: P

KINGSWAY ESTATES NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

v.
CANDIDO ERODITOALC ORTIZ, JR. and CRYSTAL ORTIZ, Defendant(s).

NOTICE OF ACTION

TO: Candido Eroditaoalc Ortiz, Jr. and Crystal Ortiz
164 Elina Sky Drive, Seffner, FL 33584

All parties having or claiming to have any right, title or interest in the property herein described.

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for Homeowner Association Assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property:

Lot 30, Kingsway Estates South, according to the map or plat thereof, as recorded in Plat Book 131, Page(s) 281 through 286, 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 David J. Lopez, Esquire of David J. Lopez, P.A., Plaintiff's attorney, whose address is 201 East Ken-

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

nedy Boulevard, Suite 775, Tampa, Florida 33602-7800 on or before 01/26/2026 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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of this Court on this 19th day of December, 2025.

Clerk of Circuit Court & Comptroller
800 E Twiggs St., Tampa, FL 33602

By: /s/ Patricia Corbin
Deputy Clerk

12/26/1/2/26LG 2T

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

Freedom Mortgage Corporation Plaintiff(s),

CASE NO.: 23-CA-013284

v.
GENERAL CIVIL DIVISION:

MICHAEL JAMES BOYETTE A/K/A MICHAEL J. BOYETTE, UNKNOWN SPOUSE OF MICHAEL JAMES BOYETTE A/K/A MICHAEL J. BOYETTE, TOWER GROVE ESTATES HOMEOWNERS ASSOCIATION, INC., JCM ROOFING & RESTORATION LLC A/K/A JCM ROOFING & RESTORATION, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 10th day of December, 2025, and entered in Case No. 23-CA-013284, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MICHAEL JAMES BOYETTE A/K/A MICHAEL J. BOYETTE, UNKNOWN SPOUSE OF MICHAEL JAMES BOYETTE A/K/A MICHAEL J. BOYETTE, UNKNOWN TENANT IN POSSESSION

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

OF THE SUBJECT PROPERTY NKA HEIDI PRESNELL, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE, AND TOWER GROVE ESTATES HOMEOWNERS ASSOCIATION, INC. are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsboroughrealforeclose.com at 10:00 A.M. on the 11th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 16, Tower Grove Estates, a subdivision according to the plat thereof recorded at Plat Book 116, Pages 89, 90 and 91, 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.

<http://www.fljud13.org/BusinesOperations/CourtFacilities/ADAAccommodations.aspx>

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

Dated this 16th day of December, 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

11080-1027051

12/26/1/2/26LG 2T

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

A/K/A MARGO L. PEACE A/K/A MARGO L. SPEEJACKS A/K/A MARGO L. JONES A/K/A MARGO LEE SPEE JACKS A/K/A MARGO LEE PEACE A/K/A MARGO LEE JONES A/K/A MARGO LEE PEACE JONES A/K/A MARGO L. PEACE JONES A/ET AL DEFENDANT(S).

/ NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated December 6, 2025 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on January 7, 2026, at 10:00 AM, at www.hillsborough.realestate.com for the following described property:

"LOT 15, BLOCK 33, WEST SUWANEE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 24, 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

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

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/ Timothy J. Landers
Timothy J. Landers
FBN 127154

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. Twigg 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.

**CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS
PUBLICATION NOTICE**

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 1/21/2026 at 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397. Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

CASE NO: COD-25-0003045

NAME OF VIOLATOR: CC BEACH PARK LP
LOCATION OF VIOLATION: 5450 BAY CENTER DR, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: A PARCEL OF LAND BEING PART OF SCE 19 29 18 DESC AS FOLLOWS: COMMENCING AT THE NE CORNER OF SEC 19 29 18 THIN S 01 DEG 07 MIN 26 SEC W ALG THE EAST LINE OF SD SE 1/4 AND RUN A DISTANCE OF 266.80 FT TO AN EXTENSION OF THE SOUTH ROW LINE OF BAY CENTER DR THIN N 89 DEG 38 MIN 43 SEC W ALG THE SD EXTENSION AND THE SOUTH ROW LINE OF BAY CENTER DR A DISTANCE OF 722.59 FT TO THE POB THIN LEAVING SD ROW RUN S 00 DEG 21 MIN 11 SEC W A DISTANCE OF 364.25 FT TO THE NORTH ROW LINE OF MARINER ST BEING A PT ON NON TANGENT CURVE TO THE LEFT THIN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THIN RUN THE FOLLOWING COURSES: SOUTHWESTERLY 146.65 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 290 FT CHORD BEARING S 49 DEG 19 MIN 52 SEC W 144.90 FT TO A PT ON NON TANGENT CURVE TO THE RIGHT WESTERLY 35.20 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 25 FT CHORD BEARING S 74 DEG 49 MIN 42 SEC W 32.37 FT TO A PT ON A NON TANGENT CURVE TO THE LEFT WESTERLY 117.68 FT ALG ARC OF CURVE HAVING A RADIUS OF 149.76 FT CHORD BEARING N 87 DEG 39 MIN 46 SEC W 114.68 FT THIN S 69 DEG 49 MIN 27 SEC W A DISTANCE OF 245.36 FT TO PT ON NON TANGENT CURVE TO THE RIGHT NORTHWESTERLY 39.28 FT ALG THE ARC OF SD CURVE HAVING A RADIUS OF 25 FT CHORD BEARING N 65 DEG 10 MIN 33 SEC W 35.36 FT THIN N 20 DEG 10 MIN 33 SEC W A DISTANCE OF 173.34 FT THIN LEAVING SD ROW N 69 DEG 32 MIN 13 SEC E A DISTANCE OF 156.14 PT ON NON TANGENT CURVE TO THE LEFT THIN EASTERLY 70.02 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 45.25 FT CHORD BEARING N 69 DEG 45 MIN 42 SEC E 63.25 THIN N 69 DEG 30 MIN 44 SEC E A DISTANCE OF 45.21 FT THIN N 72 DEG 40 MIN 27 SEC E A DISTANCE OF 21.31 FT TO PT ON A CURVE TO RIGHT THIN EASTERLY 10.25 FT ALG THE ARC OF CURVE HAVING A RADIUS OF 32.50 FT CHORD BEARING N 81 DEG 42 MIN 39 SEC E 10.21 FT THIN S 89 DEG 15 MIN 08 SEC E A DISTANCE OF 7.78 FT THIN N 03 DEG 29 MIN 36 SEC W A DISTANCE OF 20.13 FT THIN N 89 DEG 36 MIN 38 SEC E A DISTANCE OF 30.20 FT TO THE WALL OF MASONRY PARKING STRUCTURE THIN ALG SD WALL THE FOLLOWING COURSES: S 00 DEG 13 MIN 28 SEC W A DISTANCE OF 3.02 FT THIN S 89 DEG 26 MIN 14 SEC E A DISTANCE OF 60.88 FT THIN S 00 DEG 13 MIN 28 SEC W A DISTANCE OF 76.79 FT THIN S 89 DEG 18 MIN 13 SEC E 23.12 FT THIN N 00 DEG 13 MIN 28 SEC E A DISTANCE OF 10.91 FT THIN S 89 DEG 42 MIN 46 SEC E A DISTANCE OF 50.96 FT THIN N 00 DEG 17 MIN 14 SEC E A DISTANCE OF 1 FT THIN N 89 DEG 42 MIN 46 SEC W A DISTANCE OF 11.96 FT THIN N 00 DEG 23 MIN 39 SEC E A DISTANCE OF 288.05 FT THIN S 89 DEG 42 MIN 18 SEC E A DISTANCE OF 11.53 FT THIN N 06 DEG 30 MIN 44 SEC E A DISTANCE OF 1.01 FT THIN N 89 DEG 32 MIN 07 SEC W A DISTANCE OF 11.64 FT THIN N 00 DEG 23 MIN 39 SEC E A DISTANCE OF 30 FT TO A FORESAID SOUTH ROW LINE OF BAY CENTER DR THIN S 89 DEG 38 MIN 43 SEC E ALG SD DOUTH ROW LINE A DISTANCE OF 140.05 TO THE POB FOLIO: 112553.0025

CASE NO: COD-25-0003730

NAME OF VIOLATOR: RAUL AVILEIRA AND ARLETT LEON
LOCATION OF VIOLATION: 8909 N OTIS AVE, TAMPA, FL
CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: CASA LOMA SUBDIVISION LOTS 32 33 34 AND 35 BLOCK 15
FOLIO: 100490.0000

CASE NO: COD-25-0003786

NAME OF VIOLATOR: SISI GONZALEZ
LOCATION OF VIOLATION: 4708 W BALLAST POINT BLVD, TAMPA, FL
CODE SECTIONS: 5-105.1
FOLIO: 132107.0000

CASE NO: COD-25-0003796

LOCATION OF VIOLATION: 1110 W KNOLLWOOD ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: RIVIERA SUBDIVISION W 60 FT OF E 180 FT OF LOT 26
FOLIO: 103927.0000

CASE NO: COD-25-0003830

NAME OF VIOLATOR: MAHINDRA JHODA
LOCATION OF VIOLATION: 819 E 109TH AVE, TAMPA, FL
CODE SECTIONS: 5-105.1 5-105.4.1.6
LEGAL DESCRIPTION: JONES ADDITION TO TEMPLE TERRACES W 90 FT OF E 240 FT AND S 13 FT OF E 150 FT OF N 1/2 OF LOT 7
FOLIO: 95711.0000

CASE NO: COD-25-0003831

NAME OF VIOLATOR: MICHELLE JEWSBURY
LOCATION OF VIOLATION: 811 W HIAWATHA ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: RIVERSIDE FIRST ADDITION TO WEST LOT 14 BLOCK 6
FOLIO: 104939.0000

CASE NO: COD-25-0003836

NAME OF VIOLATOR: ELIANNIS RIGNACK FIGUEREDO
LOCATION OF VIOLATION: 10927 N BOULEVARD, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: HAMNER'S W E FOREST ACRES W 1/2 OF LOT 14 BLOCK 4
FOLIO: 94876.0000

CASE NO: COD-25-0003940

NAME OF VIOLATOR: 4412 W PEARL AVE LLC
LOCATION OF VIOLATION: 4412 W PEARL AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: GANBRIDGE CITY PLAT NO 2 LOT 7 AND N 1/2 CLOSED ALLEY ABUTTING ON S
FOLIO: 132416.0000

CASE NO: COD-25-0003953

NAME OF VIOLATOR: AUDREY PLAZA LLC
LOCATION OF VIOLATION: 6719 N NEBRASKA AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: CREST PLACE LOTS 2 THRU 6 INCL...TRACT DESC BEG 300 FT S AND 40 FT E OF NW COR OF SEC 31 28 19 RUN E 100 FT S 75 FT W 100 FT N 75 FT TO POB LESS R/W FOR NEBRASKA AVE
FOLIO: 170380.0000

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC

CITY CLERK

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

11080-1026444

IN THE CIRCUIT COURT OF THE

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

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

CITY OF TAMPA**MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS
PUBLICATION NOTICE**

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 1/14/2026 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-25-0001263

NAME OF VIOLATOR: PALM RESIDENCES LLC

LOCATION OF VIOLATION: 10610 N 30TH ST, TAMPA, FL

CODE SECTIONS: 19-231(10) 19-231(17)

LEGAL DESCRIPTION: TRACT BEG 30 FT S OF NE COR OF NE 1/4 OF SW 1/4 AND RUN S ALONG E BDRY 496.16 FT W 702.04 FT N 496.16 FT AND E 702.33 FT TO POB AND TRACT BEG 526.16 FT S OF NE COR OF NE 1/4 OF SW 1/4 AND RUN S 463.54 FT W 701.78 FT N 464.56 FT ANE E 702.04 FT TO POB
FOLIO: 140555.0100

CASE NO: COD-25-0003514

NAME OF VIOLATOR: CASSIUS CRAWFORD

LOCATION OF VIOLATION: 9303 N 46TH ST, TAMPA, FL

CODE SECTIONS: 19-231(15)b

LEGAL DESCRIPTION: TERRACE PARK SUBDIVISION LOTS 10 TO 13 AND LOTS 19 THROUGH 21 INCL BLOCK 4
FOLIO: 141723.0100

CASE NO: COD-25-0003515

NAME OF VIOLATOR: SIMON WESTON

LOCATION OF VIOLATION: 2906 N 16TH ST, TAMPA, FL

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

LEGAL DESCRIPTION: YBOR HEIGHTS S 15 FT OF LOT 10 AND E 1/2 OF CLOSED ALLEY ABUTTING ON W BLOCK 5
FOLIO: 187392.0000

CASE NO: COD-25-0003555

NAME OF VIOLATOR: THOMAS D MOLZAHN JR

LOCATION OF VIOLATION: 3001 W NAPOLEON AVE, TAMPA, FL

CODE SECTIONS: 19-231(15)c 19-233(a)

LEGAL DESCRIPTION: BUTLER MC INTOSH SUBDIVISION LOT 1 & S 25 FT OF VACATED R/W ABUTTING ON N
FOLIO: 136889.0000

CASE NO: COD-25-0003674

NAME OF VIOLATOR: REYNALDO A GONZALEZ II

LOCATION OF VIOLATION: 4113 E RICHMERE ST, TAMPA, FL

CODE SECTIONS: 19-231(15)c

LEGAL DESCRIPTION: TERRACE PARK SUBDIVISION UNIT NO 3 LOTS 16 AND 17 BLOCK 112
FOLIO: 142205.0000

CASE NO: COD-25-0003690

NAME OF VIOLATOR: ESTATE OF PEGGY JOYCE

LOCATION OF VIOLATION: 11323 N ROME AVE, TAMPA, FL

CODE SECTIONS: 19-231(10) 19-231(15)a 19-231(15)b 19-231(15)c 19-234

LEGAL DESCRIPTION: GOLFLAND OF TAMPA'S NORTH SIDE COUNTRY CLUB AREA NORTH SIDE COUNTRY CLUB AREA NO 2 LOTS 30 AND 31 BLOCK 53
FOLIO: 96680.0000

CASE NO: COD-25-0003753

NAME OF VIOLATOR: RIZQ HOLDINGS LLC

LOCATION OF VIOLATION: 4066 HENDERSON BLVD, TAMPA, FL

CODE SECTIONS: 19-237(3)

LEGAL DESCRIPTION: THOMAS PLACE LOT 13
FOLIO: 120029.0000

CASE NO: COD-25-0003782

NAME OF VIOLATOR: MICHAEL LEROY ANDERSON

LOCATION OF VIOLATION: 1501 HEATHER AVE, TAMPA, FL

CODE SECTIONS: 19-49 19-56

LEGAL DESCRIPTION: TILSEN MANOR SUBDIVISION LOT 23 AND N 5 FT OF LOT 24 BLOCK 1<br

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

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

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

Dated this 10th day of December, 2025.

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
11080-1026621

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR

HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 292023CA013582A001HC
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3 PLAINTIFF, VS.

CHARLOTTE A. PALMER A/K/A CHARLOTTE A S PALMER A/K/A CHARLOTTE PALMER, CHASE E. PALMER A/K/A CHASE PALMER, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, DEFENDANTS.

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION. CASE NO.: 292023CA013582A001HC NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 6th day of December, 2025, and entered in Case No. 292023CA013582A001HC, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3 is the Plaintiff and CHARLOTTE A. PALMER A/K/A CHARLOTTE A S PALMER

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

A/K/A CHARLOTTE PALMER, CHASE E. PALMER A/K/A CHASE PALMER AND UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE 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.reaforeclose.com at 10:00 A.M. on the 7th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 10, GANDY MANOR ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 64 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Dated this 9th day of December, 2025.

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
11080-1026502

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

CASE NO.: 2025-CA-010832

FORMULA SALES, LLC, Plaintiff,

v.

SHIRLEY DAIL, DOUGLAS RHODES, REYNALDO FIGUEROA, and MARY FIGUEROA, Defendants.

NOTICE OF ACTION

TO: SHIRLEY DAIL

1116 4th Street NW, Ruskin, FL 33570

MARY FIGUEROA

1104 College Ave., Ruskin, FL 33570

DOUGLAS RHODES

1116 4th Street NW, Ruskin, FL 33570

REYNALDO FIGUEROA

1104 College Ave., Ruskin, FL 33570

YOU ARE NOTIFIED THAT AN ACTION TO QUIET TITLE ON THE FOLLOWING PROPERTY IN HILLSBOROUGH COUNTY, FLORIDA:

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

Lot 20, Block 7, LILLIE ESTATES UNIT A, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 44, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 800 E. Twiggs Street, Tampa, Florida 33602 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 15th day of December, 2025
Victor Crist, Clerk of the Circuit Court
Hillsborough County, Florida
800 E Twiggs St, Tampa, FL 33602
By: s/ Jennifer Taylor
As Deputy Clerk

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

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, OF THE STATE OF FLORIDA
CIVIL DIVISION
Case No.: 25-CA-010833

GEORGE DE GROOT,
Plaintiff,
vs.

LINSEY MOUNT, JUSTIN TAYLOR,
BROOKE COLLINS, MICHAEL DE
GROOT, KEVIN DE GROOT,
Defendants.

NOTICE OF ACTION

TO: BROOKE COLLINS
YOU ARE NOTIFIED THAT A COMPLAINT FOR PARTITION OF THE FOLLOWING REAL PROPERTY IN HILLSBOROUGH COUNTY, FLORIDA:

LOT 4, BLOCK 3, WINDMERE UNIT #1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 48 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ("REAL PROPERTY")
PIN: U-18-27-19-1BC-000003-00004.0
Folio: 033863-8106

Street Address: 18425 Swan Lake Drive, Lutz, Florida 33549

has been filed against you and you are required to file your written defenses with the Clerk of the Court and serve a copy on PERRY G. GRUMAN, Esquire, Plaintiff's attorney, whose address is 3400 W. Kennedy Boulevard, Tampa, Florida 33609, on or before 2/2/2026 otherwise a default will be entered against you for the relief demanded in the complaint.

The date of first publication of this Notice is 12/26/2025.

DATED ON DECEMBER 16, 2025.

Victor Crist, Clerk of the Court

By: Jennifer Taylor

As Deputy Clerk

PERRY G. GRUMAN, P.A.

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CA-005959

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE FOR CIM TRUST 2021-R5
Plaintiff,

vs.

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, OR AGAINST BEVERLY ANN GARY-PATTERSON A/K/A BEVERLY PATTERSON A/K/A BEVERLY ANN GARY A/K/A BEVERLY A. GARY A/K/A BEVERLY GARY, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS; ET AL.
Defendants

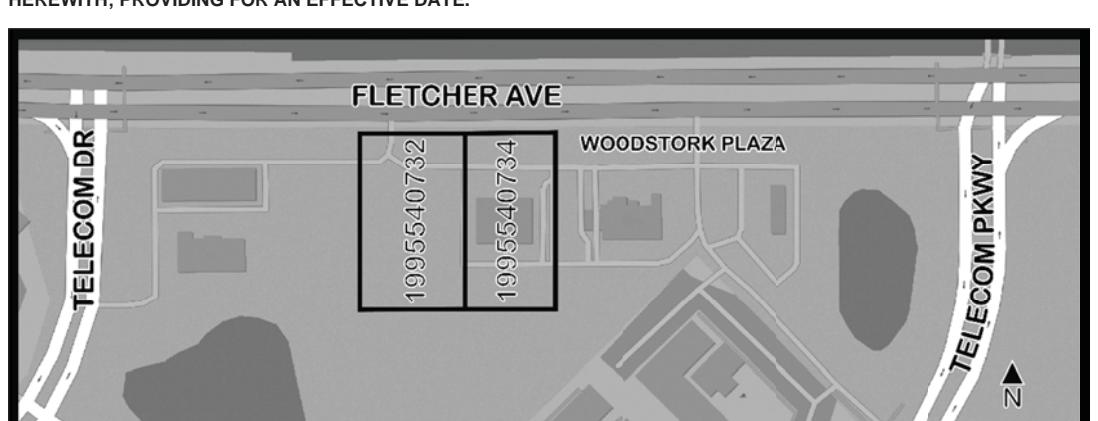
NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY

TO: ANY AND ALL UNKNOWN

NOTICE OF PUBLIC HEARINGS MODIFYING A PLANNED DEVELOPMENT CITY OF TEMPLE TERRACE

The City Council of the City of Temple Terrace, Florida, has scheduled PUBLIC HEARINGS for January 6, 2026 and February 3, 2026 at 6:00 p.m., or as soon thereafter as possible in the Council Chambers at City Hall, 11250 N. 56th Street to consider an adoption of the following Ordinance for Modifying a Planned Development (RZP-17-13) for 100,680 square feet ± of real property, generally located at the Southeast corner of Tampa Telecom Drive and Fletcher Avenue (Folios 199554.0732 and 199554.0734) and generally as shown below.

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



All interested persons may appear at the meetings and be heard with respect to the proposed Ordinances. A copy of the application is available for public inspection in the office of the City Clerk and in the Community Development Department during regular business hours. Additional information may be obtained by emailing Joe Moreira, AICP, City Planner at jmoreira@templet terrace.gov. Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with Florida Statute Section 286.26, persons with disabilities needing special accommodation to participate in these meetings should contact the Mayor, through the City Clerk's office, no later than 5:00 p.m. two business days prior to the meetings.

Dated this 18th day of December 2025.

Lynda Sader, City Clerk

12/26/25 & 1/16/26 LG 2T

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST BEVERLY ANN GARY-PATTERSON A/K/A BEVERLY PATTERSON N/K/A BEVERLY ANN GARY A/K/A BEVERLY GARY, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS, ADDRESS IS UNKNOWN

LASCELLE PATTERSON WHOSE LAST KNOWN ADDRESS IS 3814 CAYUGA STREET, TAMPA, FLORIDA 33610

LONZIE E. GARY WHOSE LAST KNOWN ADDRESS IS 643 SUMMERSTONE DRIVE, VALRICO, FL

ADRIAN F. GRANT WHOSE LAST KNOWN ADDRESS IS 3814 CAYUGA STREET, TAMPA, FLORIDA 33610

LEO F. GRANT WHOSE LAST KNOWN ADDRESS IS 3706 CORAL DRIVE, TAMPA, FL 33619

SIERRA GRANT WHOSE LAST KNOWN ADDRESS 1S 814 CAYUGA STREET, TAMPA, FLORIDA 33610

YOU ARE HEREBY NOTIFIED OF AN ACTION TO FORECLOSE A MORTGAGE ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

LOTS 25 AND 26, BLOCK 2919, UNIT 42, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 33, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

more commonly known as 3814 CAYUGA STREET, TAMPA, FLORIDA 33610.

This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, RUBIN LUBLIN, LLC, whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before 1/22/2026, 30 days after date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Hillsborough County, 800 E. Twiggs Street, Floor 5, Tampa, Florida 33602; County Phone: (813) 276-8100 via Florida Relay Service".

WITNESS my hand and seal of this Court on the 17th day of December, 2025.

Victor D. Crist, Clerk of Court
Hillsborough County, Florida
800 E Twiggs St, Tampa, FL 33602

By: s/ Jennifer Taylor
Deputy Clerk
Rubin Lublin, LLC

25-F001726 12/26-1/2/26LG 2T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-4237
DIVISION A
Florida Bar #308447

IN RE: ESTATE OF
MARGARET

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 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 December 26, 2025.

Personal Representative:

/s/ Michael T. Ayers

Michael T. Ayers

703 Grand Circle

Temple Terrace, FL 33617

Attorney for Personal Representative:

/s/ Ralph Fisher

RALPH B. FISHER, ESQ.

FISHER'S LAW OFFICE, P.A.

575 Cypress Lane

Lutz, FL 33548

(813) 949-2749

Fla. Bar No. 371580

12/26-1/2/26LG 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:

BRANDON PARTNERS

Owner: Dean Moser

11305 Causeway Blvd

Brandon, FL 33511

12/26/25LG 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:

SPARK RCM

Owner: Anthony D. Escobio

16597 Hatton Rd

Tampa, FL 33624

12/26/25LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-3336-CP

IN RE: ESTATE OF

CLYDE TAYLOR

Deceased.

NOTICE TO CREDITORS

The administration of the estate of Clyde Taylor, deceased, whose date of death was April 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 Pierce 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.

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 December 26, 2025.

Personal Representative:

Clyde Ira Taylor

1365 13th Street

West Palm Beach, Florida 33401

Attorney for Personal Representative:

/s/ Lilleth F. Bailey

Lilleth 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

E-Mail: lbailey@teplf.com

Secondary E-Mail: eservice@teplf.com

12/26-1/2/26LG 2T

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

Case No. 25-CC-035131

LAKESHORE RANCH HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

Plaintiff,

PATRICIA A. DUFFIELD and UNKNOWN TENANT, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-035131, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein LAKESHORE RANCH HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and PATRICIA A. DUFFIELD, is Defendant, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on **March 16, 2026**, in an online sale at www.hillsborough.realforeclose.com, beginning at **10:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

Lot 66, Block A, LAKESHORE RANCH PHASE 1, according to the map or plat thereof, as recorded in Plat Book 83, Page 79, of the Public Records of Hillsborough County, Florida.

Property Address: 1050 Lake Shore Ranch Drive, Seffner, FL 33584-5549

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, 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 December 17, 2025

/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

12/26-1/2/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-003850

Division W

IN RE: ESTATE OF

JO-ANN GORGACZ

Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jo-Ann Gorgacz, deceased, whose date of death was July 22, 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 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 December 26, 2025.

Personal Representative:

/s/ Edward Gorgacz

2019 Richter Lane

Plant City, Florida 33805

Attorney for Personal Representative:

/s/ J. Scott Reed

Attorney

Florida Bar Number: 124699

Pilka Adams & Reed, P.A.

330 Pauls Drive, Suite 100

Brandon, Florida 33511

Telephone: (813) 653-3800

Fax: (813) 651-0710

E-Mail: sreed@pilka.com

Secondary E-Mail: probate@pilka.com

12/26-1/2/26LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY

To: RONNIE THEODORE

Case No.: CD202502928/D 3305023

An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

12/26-1/2/26LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-004210

IN RE: ESTATE OF WILLIAM JAMES TAIT, JR.

Deceased.

NOTICE TO CREDITORS

The administration of the estate of WILLIAM JAMES TAIT, JR., deceased, whose date of death was January 14, 2025; File Number 25-CP-004210, is pending in the Circuit Court for Hillsborough County, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All 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 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.

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

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

12/19/12/26/25LG 2T

**IN THE SUPERIOR COURT OF
WASHINGTON
COUNTY OF PIERCE**

No: 25-5-00555-7

IN THE MATTER OF THE ADOPTION
OF FRANCES LYNN POPE
(DOB: January 23, 2023)
A Child Under the Age of Eighteen Years.

**SUMMONS AND NOTICE OF HEARING
ON PETITION FOR TERMINATION OF
PARENT-CHILD RELATIONSHIP
(30 DAYS)**

TO: COLLIN TRUMAN WELCH

The Petitioners have filed with the Clerk of the above Court a Petition requesting that any parent-child relationship between you and the above-named child be terminated.

FRANCES LYNN POPE was born on January 23, 2023, at Providence Regional Medical Center in Everett, Snohomish County, Washington.

FRANCES LYNN POPE was born to JAZMINE FAY POPE, Natural Mother, and you, COLLIN TRUMAN WELCH, Alleged Natural Father. Additional requests, if any, are stated in the Petition.

In order to defend against this Petition, you must respond to the Petition by stating your defense in writing, and by serving a copy upon the person signing this Summons within 30 days after the service of this Summons and Notice of Hearing, excluding the day of service, or a default judgment may be entered against you without notice. A default judgment is one where Petitioner is entitled to what he or she asks for because you have not responded. If you serve a Notice of Appearance on the undersigned person, you are entitled to notice before a default judgment may be entered.

If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your written response, if any, may be served on time.

This Summons is issued pursuant to Rule 4 of the Superior Court Civil Rules of the State of Washington.

The Court has set the time and place of the court hearing on this matter. The court hearing on this matter shall be on February 13, 2026, at 10:00 am at Remann Hall, 5501 6th Ave., Tacoma, WA 98406.

Your failure to appear at this hearing may result in the termination of any parent-child relationship you have with the child named above.

You are further notified that any non-consenting parent or alleged father has the right to be represented by an attorney, and an attorney will be appointed for an indigent person who requests an attorney.

You are further notified that failure to respond to this termination action within 30 days of service will result in the termination of any parent-child relationship you have with respect to the above-named child.

You are further notified that failure to file a claim of paternity under Chapter 26.26A RCW, or to respond to the Petition, within 30 days of the date of the service of this Summons and Notice is grounds to terminate any parent-child relationship you may have with respect to the child named above.

You are further notified that, if the child named above is an Indian child and if you acknowledge paternity of the child, or if your paternity of the child is established prior to the termination of the parent-child relationship,

your parental rights may not be terminated unless you (i) give valid consent to termination, or (ii) your parent-child relationship is terminated involuntarily pursuant to chapter 26.33 or 13.34 RCW.

DATED 16 December 2025.

Christina T. Sherman, PLLC
/s/ CHRISTINA T. SHERMAN
WSBA No. 35964
1201 Regents Blvd., Suite B
Fircrest, WA 98466

FILE RESPONSE WITH:
Clerk of Court
Pierce County Superior Court
920 Tacoma Avenue S, Room 110
Tacoma, Washington 98402
SERVE A COPY OF YOUR RE-
SPONSE ON:

Christina T. Sherman, PLLC
CHRISTINA T. SHERMAN
1201 Regents Blvd., Suite B
Fircrest, WA 98466
Tel: (253) 268-5068
Christina@shermanlegalsolutions.com
Attorney for Petitioners

12/19/12/26/25LG 3T

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

Case No.: 2025-DR-001634

In the matter of the adoption of:
A.M.T.
Adoptee
v.

LENNY LEE TORRES
Respondent.

NOTICE OF ACTION FOR ADOPTION

TO: LENNY LEE TORRES

Last address unknown

YOU ARE NOTIFIED that an action for Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Dolores Taylor & Thomika Taylor, whose address is c/o Lindsay Ruiz Bash, P.O. Box 1981, Land O' Lakes, FL 34639 on or before 1/22/2026, and file the original with the clerk of this Court at Hillsborough County Clerk of Court, 800 E Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated December 17, 2025
Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
By: /s/ Mary Glover
Deputy Clerk

12/19-1/9/26LG 4T

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

Case No.: 24-DR-014718

Division: I

FRANKLIN BROWN,
Petitioner,

and

KIM K. BROWN,
Respondent.**NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
(NO CHILD OR FINANCIAL SUPPORT)**TO: KIM K. BROWN
Last known address: 1006 Briarwood
Avenue, Tampa, Florida 33613

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 FRANKLIN BROWN, whose address is 1006 Briarwood Avenue, Tampa, Florida 33613, on or before 1/20/2026, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, Florida 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated 12/15/2025
Victor Crist, Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
By: /s/ Jennifer Taylor
Deputy Clerk

12/19-1/9/26LG 4T

**PUBLIC NOTICE
PARTS BEING AUCTIONED
BY VITA VEA**

1. QA1 Struts Front and Rear Mount Kit
2. LS Motor Mount Kit and Cross Member Kit
3. Beyma 6.5 Speakers (x2)
4. Beyma SQL-60/B Set
5. Solo X Subwoofers (x2)
6. QA1 Trailing Arms Upper Set
7. QA1 Trailing Arms Lower Set
8. QA1 Upper Control Arm Set
9. QA1 Lower Control Arm Set
10. QA1 Rear Sway Bar Kit
11. QA1 Front Sway Bar Set
12. QA1 Front Springs
13. QA1 Rear Springs
14. QA1 Rear Frame Bracket
15. Chevrolet 10-Speed Transmission with Torque Converter
16. Chevrolet LT4 Supercharged Complete Engine
17. 24" Armai Wheels with Tires (set of 4)

Sale Date and location
12/29/2025 @ 10am,
4415 N. Lois Ave.,
Tampa, FL 33614

12/19-12/26/25LG 2T

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

JUVENILE DIVISION

CASE NO. 25-2D-224

DIVISION: S

IN THE INTEREST OF:

E.D.F. DOB: 3/15/2025

MINOR CHILD

**NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS**

TO: NOVA FORMOLO 12/02/1987

12208 N Florida Ave. Room 4

Tampa, FL 33612

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

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

commit the following child for adoption: E.D. born on 3/15/2025. You are hereby commanded to appear on **January 21, 2026, at 9:20 AM** before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street Tampa, FL 33602, Courtroom 312 for an **ADVISORY HEARING**.

ZOOM INSTRUCTIONS:

• Join Zoom Meeting information to be used by all parties.

• <https://fjjud13.org.zoom.us/j/84572956762>

• No Password is required.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fjjud13.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 12th day of December, 2025.

Victor D. Crist, Clerk of Circuit Court Hillsborough County, Florida
By: /s/ Santiago Zambrano
Deputy Clerk

12/19-1/9/26LG 4T

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

PROBATE DIVISION

File No. 25-CP-004136

IN RE: ESTATE OF ESTATE OF
GRACIA J. NICHOLSON AKA JOYCE
NICHOLSON AKA GRACIA JOYCE
NICHOLSON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of **PIERRE CONRAD HYDE**, whose date of death was November 6, 2025, File Number 2025-CP-004193, is pending in the Clerk of the Circuit Court, Hillsborough County, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names 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 served must file their claim with this court **WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM**.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEASED'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 19, 2025.

Personal Representative:

/s/Cynthia Hyde
CYNTHIA HYDE

c/o YATES LAW FIRM, P.A.
320 W. Kennedy Boulevard, Suite 600
Tampa, Florida 33606

Personal Representative's Attorney:
s/Carla B. Yates
Carla B. Yates, Esquire

YATES LAW FIRM, P.A.
320 W. Kennedy Boulevard, Suite 600
Tampa, Florida 33606

(813) 254-6516

Florida Bar No.: 709166

cylates@yateslawfirm.com

12/19-12/26/25LG 2T

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

PROBATE DIVISION

File No. 2025-CP-003888

Division Probate

IN RE: ESTATE OF
CORY SHAWN PITTS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of **Cory Shawn Pitts**, deceased, whose date of death was September 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

BARRED.
The date of the first publication of this Notice is December 19, 2025.
Personal Representative:
LAURIE ANN BADZEK
1746 Marengo Road
Warriors Mark, PA 16877
Attorney for Personal Representative:
Dawn M. Chapman, Esq.
LEGACY LAW OF FLORIDA, P.A.
Email: info@legacylawoffl.com
Secondary Email:
dawn@legacylawoffl.com
205 N. Parsons Avenue
Brandon, FL 33510
813/643-1885
12/19/12/26/25LG 2T

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

CASE NO.: 25-CC-037716
VILLAGES OF BLOOMINGDALE I HOMEOWNERS ASSOCIATION, INC., Plaintiff,
vs.
MIGUEL ANTONIO TORRES and SHELBY JEAN GABRIELLE BURKI, Defendant(s).

NOTICE OF ACTION

TO: MIGUEL ANTONIO TORRES
9816 Carlsdale Drive
Riverview, FL 33578

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

Lot 8, Block 38, Villages of Bloomingdale – Phases 2 & 3, Plat Book 105, Page 170, of the Public Records of Hillsborough County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 1/20/2026 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 33602, 813.272.7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; If you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court on this 15th day of December, 2025.

Victor D. Crist, Clerk of Court
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602
By: /s/ Jennifer Taylor
Deputy Clerk
Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
B|R File: 015564.00284

12/19/12/26/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-001774

IN RE: ESTATE OF IGNAZIO NELSON LIGORI
Deceased.

NOTICE TO CREDITORS

The administration of the estate of IGNAZIO NELSON LIGORI, deceased, whose date of death was January 12, 2025, File Number 2025-CP-001774, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 December 19, 2025.

Personal Representative:
NICK J. LIGORI
P.O. Box 1248
Odessa, FL 33556

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:

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

GADeservice@GendersAlvarez.com
12/19/12/26/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 24-CC-071159
WALDEN LAKE COMMUNITY ASSOCIATION, INC., Plaintiff,
vs.
JOHN MILLER and JUDY CAMINERO, Defendant(s).

NOTICE OF ACTION

TO: JOHN MILLER and JUDY CAMINERO
1909 Masters Way, Plant City, FL 33566

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

Lot 12, Block 1, WALDEN LAKE UNIT 18, according to the map or plat thereof, as recorded in Plat Book 61, Page 32, of the Public Records of Hillsborough County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 1/20/2026 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 33602, 813.272.7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; If you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court on this 15th day of December, 2025.

Victor D. Crist, Clerk of Court
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602
By: /s/ Jennifer Taylor
Deputy Clerk
Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
B|R File: 008943.00781

12/19/12/26/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-004119

Division A

IN RE: ESTATE OF ROBERT L. SYLVESTER, SR.
also known as ROBERT LEE SYLVESTER
also known as ROBERT L. SYLVESTER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT L. SYLVESTER, SR., ROBERT LEE SYLVESTER, deceased, whose date of death was February 20, 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.

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 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 Florida Statutes Section 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211.

The date of first publication of this notice is December 19, 2025.

Personal Representative:

/s/ Rita Rodriguez
5643 17th Avenue N.
St. Petersburg, FL 33710

Attorney for Personal Representative:

/s/ Elizabeth P. Allen, Attorney
Florida Bar No. 794480
Primary Email: eallen@gibblaw.com
Secondary Email: plamb@gibblaw.com
Gibbons Neuman
3321 Henderson Boulevard
Tampa, FL 33609
Telephone: (813) 877-9222

12/19/12/26/25LG 2T

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

File No: 25-CP-004205

IN RE: ESTATE OF MARTIN CEPIN,
Deceased.

NOTICE OF TRUST

MARTIN CEPIN, deceased, a resident of Hillsborough County, Florida, who died on September 23, 2025, was the settlor of a trust entitled: Revocable Trust Agreement of Martin Cepin dated March 11, 2010, which trust was amended and restated by that certain Revocable Trust Agreement of Martin Cepin as Amended and Restated dated July 12, 2016, the same being amended by the Amendment to Revocable Trust of Martin Cepin dated October 24, 2023. Said trust 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 is set forth below.

The Clerk shall file and index this Notice of Trust in the same manner as a Cauet, unless there exists a probate proceeding for the Settlor'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 December 10, 2025.

STEVEN MICHAEL VOSS
14302 Black Cypress Lane
Tampa, FL 33625
(813) 323-3866
floridaenclosures@verizon.net
Trustee

12/19/12/26/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-001745

Division W

IN RE: ESTATE OF ANNA CECIL
aka Anna W. Cecil
aka Anna Washington Cecil
aka Anna Belcher Washington,
Deceased.

NOTICE OF ACTION

(Formal Notice by Publication)

TO: TONEY KNIGHTEN, JR.

YOU ARE NOTIFIED that a Second Amended Petition for Summary Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:

Stephen L. Evans
104 North Thomas Street
Plant City, FL 33563
(813) 752-1795
Florida Bar No. 371505

on or before January 31, 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.

In accordance with the Americans With Disabilities Act, persons needing special accommodation to participate in this matter, should contact the Clerk of Court's ADA Coordinator at (813) 276-8100 ext 4347 no later than 7 days prior to the proceeding; If you are hearing or voice impaired, call 711.

Signed on this 10th day of December, 2025.

Victor Crist, Clerk of the Courts
800 E Twiggs St, Tampa, FL 33602
By: /s/ Ryan Marsh
As Deputy Clerk
Stephen L. Evans

12/19/1-9/26 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-004150

Division A

IN RE: ESTATE OF
ROBERT J. O'BRIEN,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Robert J. O'Brien, deceased, whose date of death was November 30, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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 December 19, 2025.

Personal Representative:
/s/ Rita Rodriguez
5643 17th Avenue N.
St. Petersburg, FL 33710

Attorney for Personal Representative:

/s/ Elizabeth P. Allen, Attorney
Florida Bar No. 794480
Primary Email: eallen@gibblaw.com
Secondary Email: plamb@gibblaw.com
Gibbons Neuman
3321 Henderson Boulevard
Tampa, FL 33609
Telephone: (813) 877-9222

12/19/12/26/25LG 2T

The date of the first Publication of this notice is December 19, 2025.

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

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.

/s/Charles Evans Glauzier
Charles Evans Glauzier, Esquire
Florida Bar No.: 37035
cglauzier@glauziernknight.com
GLAUZIER KNIGHT JONES, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, FL 33602
Telephone No.: (813) 440-4600
Attorneys for Plaintiff

12/19/12/26/25LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA JUVENILE DIVISION CASE NO. 24-DP-747 DIVISION: D

IN THE INTEREST OF:
A.K. DOB: 5/4/2011
MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: AL KELLY, 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: A.K. born on 5/4/2011. You are hereby commanded to appear on January 26, 2026, at 9:00 AM before the Honorable Lisa D. Campbell, at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, Court Room 310, for an ADVISORY HEARING.

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

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

WITNESS my hand as Clerk of said Court and the Seal thereof, this 12th day of December, 2025.

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

12/19/1-9/26LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO. 24-DP-478; 24-DP-807 DIVISION: B

IN THE INTEREST OF:
G.C. DOB: 2/21/2014,
G.R. DOB: 1/25/2016,
A.T. DOB: 9/25/2019,
V.T. DOB: 9/21/2020,
L.C. DOB: 9/4/2022,
C.C. DOB: 10/29/2024,
MINOR CHILDREN

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: JESENIA CRUZ, 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 children for adoption: G.C. born on 2/21/2014, G.R. born on 1/25/2016, A.T. born on 9/25/2019, V.T. born on 9/21/2020, L.C. born on 9/4/2022, and C.C. born on 10/29/2024. You are hereby commanded to appear on January 16, 2026, at 9:00 AM before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, Florida 33602, for an ADVISORY HEARING.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact administrative office of the courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fljud13.org 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 12th day of December, 2025.

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

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

As Deputy Clerk
12/19-1/9/26LG 4T

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

Case No.: 25-016429

Division: C-P

ANNETTE JOY MARTIN,
Petitioner,
and

FREDERICK JEROME COAKLEY,
Respondent.**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**

TO: FREDERICK JEROME COAKLEY

Last known address:
Berry Islands, Bahamas East Street

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 ANNETTE JOY MARTIN, whose address is 2624 Durham St, Tampa, FL 33605, on or before 1/20/2026, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, Florida 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated December 12, 2025
Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
By: /s/ Mary Glover
Deputy Clerk

12/19-1/9/26LG 4T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-4133 Florida Bar #898791

IN RE: ESTATE OF
BONNIE R. MORRISON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of BONNIE R. MORRISON, deceased, Case Number 25-CP-4133, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is December 19, 2025.

Personal Representative:

BONITA L. SLICK
1119 El Rancho Drive
Sun City Center, FL 33573

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

205 N. Parsons Avenue
Brandon, FL 33510
813/643-1885

12/19-12/26/25LG 4T

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

File No. 25-CP-003736

IN RE: ESTATE OF
RICARDO FARIAS ESTRADA,
a/k/a RICARDO ESTRADA FARIAS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of EDWARD LEE LUM, deceased, whose date of death was September 4, 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 served must file their claim with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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 §§732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under §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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in §§732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under §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 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 December 19, 2025.

Personal Representative:

EDWARD LEE LUM
Sun City Center, FL 33573

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

205 N. Parsons Avenue
Brandon, FL 33510
813/643-1885

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY****NOTICE TO CREDITORS**

The administration of the estate of Ricardo Farias Estrada, a/k/a Ricardo Farias, deceased, whose date of death was October 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 301 North Michigan Avenue, Room 2011, Plant City, FL 33563. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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**

County and you are required to serve a copy of your written defenses and response to the Complaint for Declaratory Judgment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 1/8/2026, 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 for Declaratory Judgment.

This notice shall be published once each week for four (4) consecutive weeks in La Gaceta.

Witness my hand and seal of this Court on this 3rd day of December, 2025.

Victor D. Crist
As Clerk of the Court
By: s/ Jennifer Taylor
As Deputy Clerk

12/12/1/26LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-013826

STEPHANIE VANESSA NARVAEZ, Petitioner
and
JESUS ELIGIO RAMIREZ, Respondent.

NOTICE OF ACTION FOR NAME CHANGE OF MINOR

TO: JESUS ELIGIO RAMIREZ

Last known address:
6015 Larmon St, Tampa, FL 33634

YOU ARE NOTIFIED that an action for Name Change of Minor has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on STEPHANIE VANESSA NARVAEZ, Address on File, on or before 12/31/25 and file the original with the clerk of this Court at 800 E. Twiggs St., Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated November 25, 2025
Clerk of the Circuit Court
Hillsborough County Courthouse
By: s/ Jessica Saladin
Deputy Clerk

12/5/12/26/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE: 25-DP-873
DIVISION: V

IN THE INTEREST OF:
ANA SOFIA GUZMAN CASTRO
(DOB: 12/22/2007),
A minor child.

NOTICE OF PUBLICATION

TO: MICAELA EUSEBIA GUZMAN CASTRO
Address: Unknown/Republica de Guatemala

The minor child is identified as follows:
Date of Birth: December 22, 2007
Place of Birth: San Juan de Dios Hospital
Guatemala City, Republica de Guatemala

Physical Description of Respondent:

Age: 51
Race: Hispanic
Hair Color: Brown/Black
Eye Color: Brown
Approx. Height: unknown
Approx. Weight: unknown

YOU, THE RESPONDENT, ARE NOTIFIED that a Petition for Termination of Parental Rights for the Proposed Adoption of Minor Child and a Petition for the Adjudication of Dependency, under oath, has been filed in this court alleging A.S.G.C. (Date of Birth 12/22/2007) to be dependent under the laws of the State of Florida.

You are to appear for a Termination of Parental Rights Hearing for the Proposed Adoption of Minor Child and an Arraignment Hearing on the Petition for the Adjudication of Dependency before the Honorable Katherine Essrig via Zoom: <https://zoom.us/j/8158596094> ID: 815-859-6094 on December 17, 2025 at 2:30 P.M. or as soon thereafter as counsel may be heard. The parent(s)/custodian are required to produce the Child at that time and place unless the Child is in detention or shelter care at that time.

You are required to serve a copy of your written defenses, if any, to it on Susan Meisel Levin, Esq. of Susan Meisel Levin, P.A. whose address is 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179 on or before 12/16/2025 and file the original with the Clerk of this Court at, 800 Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

You must appear before the Court on the above date and file a written response with the Clerk of this Court at 800 Twiggs Street, Tampa, Florida 33602 on or before December 17, 2025. You must serve a copy of this response upon Susan Meisel Levin, P.A., whose address is 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179 or upon C. Christine Smith.

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

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.

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.

Zoom will be recording all participants It will be the responsibility of each parent and caregiver to appear at the hearing through Zoom or phone. The Court will no longer be calling parents or caregivers at the beginning of the hearing. It will be the responsibility of the case manager and/or attorney to notify the child, parent(s) and/or caregiver(s) of the information about how to attend the hearing through Zoom or by telephone.

FAILURE TO PERSONALLY APPEAR AT THE ARRAIGNMENT HEARING CONSTITUTES CONSENT TO THE ADJUDICATION OF THIS CHILD (OR CHILDREN) AS A DEPENDENT CHILD (OR CHILDREN) AND MAY ULTIMATELY RESULT IN LOSS OF CUSTODY OF THIS CHILD (OR CHILDREN).

FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE CHILDREN.

If you are a person with a disability who needs any accommodation 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, within two working days of your receipt of this summons. If you are hearing impaired, call 1-800-955-8771. If you are voice impaired, call 1-800-955-8770.

Date: _____
Clerk of the Circuit Court
By: _____

12/5/12/26/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-012625
Division: AP

BRUNO FLEURIDORT,

Petitioner,

and

CLEDINE TOUSSAINT,

Respondent.

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

TO: CLEDINE TOUSSAINT

Last known 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 BRUNO FLEURIDORT, whose address is 16615 Mosaic, Oar Drive, Wimauma, FL 33598, on or before 01/07/2026, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file 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 12/02/2025
Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
By: s/ Erma Yerdon
Deputy Clerk

12/5/12/26/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-015411
Division: C

IN RE THE MARRIAGE OF:
MELIZA SEPÚLVEDA GARCÍA,

Petitioner,

and

LUIS ALBERTO GONZÁLEZ CASTILLO,
Respondent.

NOTICE OF ACTION FOR PUBLICATION

TO: LUIS ALBERTO GONZÁLEZ CASTILLO

YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Jessica L. Gimenez, Esq., of Advocates For Justice Law Firm, Petitioner's attorney, whose address is 505 E Jackson St., Ste 300, Tampa, FL 33602-4935, on or before 1/6/2026, and file the original with the clerk of this court at 800 E. Twiggs St., Tampa, Florida 33602, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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 11/25/2025
Victor Crist
Clerk of the Circuit Court

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

manded in the petition.

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 this 1st day of December, 2025.

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

12/5/12/26/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 24-DR-010990
Division: B

IN RE: ADOPTION OF

A.G.G.,
Adoptee

12/5/12/26/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 24-DR-010990
Division: B

IN THE INTEREST OF:

A.H. DOB: 10/13/2015

B.H. DOB: 05/24/2018

B.H. DOB: 02/28/2021

B.H. DOB: 06/08/2023

MINOR CHILDREN

12/5/12/26/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 24-DR-010990
Division: B

IN THE INTEREST OF:

A.H. DOB: 10/13/2015

B.H. DOB: 05/24/2018

B.H. DOB: 02/28/2021

B.H. DOB: 06/08/2023

MINOR CHILDREN

12/5/12/26/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 24-DR-010990
Division: B

IN THE INTEREST OF:

A.H. DOB: 10/13/2015

B.H. DOB: 05/24/2018

B.H. DOB: 02/28/2021

B.H. DOB: 06/08/2023

MINOR CHILDREN

12/5/12/26/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 24-DR-010990
Division: B

IN THE INTEREST OF:

A.H. DOB: 10/13/2015

B.H. DOB: 05/24/2018

B.H. DOB: 02/28/2021

B.H. DOB: 06/08/2023

MINOR CHILDREN

12/5/12/26/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 24-DR-010990
Division: B

IN THE INTEREST OF:

A.H. DOB: 10/13/2015

B.H. DOB: 05/24/2018

B.H. DOB: 02/28/2021

B.H. DOB: 06/08/2023

MINOR CHILDREN

12/5/12/26/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 24-DR-010990
Division: B

IN THE INTEREST OF:

LEGAL ADVERTISEMENT**MANATEE COUNTY**

JAMES W. MCKINNEY II, ET AL., DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 11th day of December, 2025, and entered in Case No. 2025CA000556AX, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JAMES W. MCKINNEY II; UNKNOWN SPOUSE OF JAMES W. MCKINNEY II; LEXINGTON TOWNHOMES NEIGHBORHOOD ASSOCIATION, INC.; and LEXINGTON HOMEOWNERS' ASSOCIATION, INC are defendants. Angelina Colonna is 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 5th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 335, Lexington Phase IV, a subdivision, according to the plat thereof, recorded at Plat Book 45, Pages 12 through 13, in 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 11th day of December, 2025.

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
11080-1026755

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP002661

IN RE: ESTATE OF LISA E. HONEA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of LISA E. Honea, deceased, whose date of death was January 13, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST 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 December 26, 2025.

Personal Representative:

/s/ Thomas K. Honea
Thomas K. Honea
3904 52nd Dr W
Bradenton, Florida 34210

Attorney for Personal Representative:

/s/ Brooks N. Gentry, Esq.

Brooks N. Gentry, Esq.

Attorney

Florida Bar Number: 102631

PO Box 848

St. Petersburg, FL 33731

Telephone: (727) 231-1080

E-Mail: estates@gentryelderlaw.com

12/26-1/2/26LG 2T

PUBLIC NOTICE**LANDLORD LIEN SALE**

F.S. 715.106

XIMENA D. PRIETOINSUA
5311 36TH STREET E
BRADENTON, FL 34203

2014 DUDA ZDM14BPW9DB012242

Sale Date 01-09-26@10AM

12/26-1/2/26LG 2T

LEGAL ADVERTISEMENT**MANATEE COUNTY****NOTICE OF ACTION**

Manatee County

BEFORE THE BOARD OF PHARMACY

IN RE: The license to practice as a Pharmacist Intern

Christian DeAnda, PSI
1157 Cain Mill Rd.
Bradenton, Florida 34212

CASE NO.: 2024-42915**LICENSE NO.: PSI 46765**

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Jonathan Golden, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee, Florida 32399-3265, (850) 558-9856.

If no contact has been made by you concerning the above by January 30, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Pharmacy in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

12/19-1/9/26LG 4T

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

CASE NO. 2025CP002703CPAXMA

IN RE: ESTATE OF ALBERT J. BECK,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ALBERT J. BECK, deceased, Case Number 2025CP002703CPAXMA, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is December 19, 2025.

Personal Representative:

TYLER FREDERICK BECK
14059 Riveredge Drive, Unit #8309
Tampa, FL 33637

Attorney for Personal Representative:

WILLIAM R. MUMBAUER, ESQUIRE
WILLIAM R. MUMBAUER, P.A.
Florida Bar #308447

Email: wrmumbaum@aol.com
205 N. Parsons Avenue
Brandon, FL 33510
813/685-3133

12/19-12/26/25LG 2T

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

CASE NO.: 2025 CP 000776 PR

DIVISION: 20

IN RE: ESTATE OF NANCY P. GARONE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of NANCY P. Garone, deceased, whose date of death was February 15, 2025, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, Florida 34741. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

LEGAL ADVERTISEMENT**OSCEOLA COUNTY**

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 December 26, 2025.

Personal Representative:

Camille Capretta
7566 Excitement Drive
Reunion, FL 34747

Attorney for Personal Representative:

THE DEVRIES LAW FIRM, P.A.

/s/ Shawn A. DeVries, Esq.

Shawn A. DeVries, Esquire

Florida Bar Number: 99379

shawn@devrieslegal.com

Joshua Tyson, Esquire

Florida Bar Number: 104222

josh@devrieslegal.com

644 Cesery Boulevard, Suite 250

Jacksonville, FL 32211

Telephone: (904) 770-8060

Fax: (904) 517-8060

12/26-1/2/26LG 2T

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

CASE NO.: 49-2022-CA-000776

U.S. BANK NATIONAL ASSOCIATION,
Plaintiff,
vs.

JUAN MORALES, et al,
Defendant(s).

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 2, 2025, and entered in Case No. 49-2022-CA-000776 of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida in which U.S. Bank National Association, is the Plaintiff and Juan Morales, Florida Housing Finance Corporation, Association Of Poinciana Villages, Inc., Poinciana Village Five Association, Inc., Unknown Party#1 NKA Odette Rodriguez, are defendants, the Osceola County Clerk of the Circuit Court will sell to the highest and best bidder for cash at 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741, Osceola County, Florida at 11:00AM on January 21, 2026 the following described property as set forth in said Order of Final Judgment, to wit:

LOT 17, BLOCK 2114, POINCIANA NEIGHBORHOOD I, VILLAGE 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 144 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

A/K/A 819 CABARET COURT KISSIMMEE FL 34745

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, FL 34741, Telephone: (407) 742-2417, within two (2) working days of your receipt of this notice; If you are hearing or voice impaired, call 1-800-955-8771. To file response please contact Osceola County Clerk of Court, 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741, Tel: (407) 742-3479; Fax: (407) 742-3652.

Dated this 17th day of December, 2025.

By: /s/ Justin Ritchie

Justin Ritchie, Esq.

Florida Bar #106621

ALBERTELLI LAW

LEGAL ADVERTISEMENT**PASCO COUNTY**

first publication of this Notice of Action on: **SCOTT B. TANKEL**, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition. Due on or before January 26th, 2026.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 847-8110. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

DATED on this 19th day of December, 2025.

/s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner

12/26/1/2/26LG 2T

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2022CA002147CAAXWS
FREEDOM MORTGAGE CORPORATION
Plaintiff(s),
v.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES ROCK A/K/A CHARLES DOUGLAS ROCK, CHARLES ANDREW ROCK A/K/A ANDY ROCK, UNKNOWN SPOUSE OF CHARLES ROCK A/K/A CHARLES DOUGLAS ROCK, DRIFTWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC. AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).

NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 16th day of December, 2025, and entered in Case No. 2022CA002147CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES ANDREW ROCK A/K/A ANDY ROCK ; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES ROCK A/K/A CHARLES DOUGLAS ROCK; UNKNOWN SPOUSE OF CHARLES ROCK A/K/A CHARLES DOUGLAS ROCK; TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC.; DRIFTWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.; 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.reaforeclose.com at 11:00 A.M. on the 17th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 216, DRIFTWOOD VILLAGE FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 75 AND 76, 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 19th day of December, 2025.
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
11080-1027315

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA.
CASE No. 2023CA003510CAAXWS
WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD2, Plaintiff,
vs.
JOHN B. ANGLADA A/K/A
JOHN ANGLADA, et. al., Defendant(s).

NOTICE OF SALE
NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered on December 2, 2025 in the above-styled cause, Nikki Alvarez-Sowles, Esq., Pasco county clerk of court shall sell to the highest and best bidder for cash on **January 20, 2026 at 11:00 A.M.**, at www.pasco.reaforeclose.com, the following described property:

LEGAL ADVERTISEMENT**PASCO COUNTY**

to the highest bidder for cash at Pasco, Florida, on February 11, 2026, at 11:00 AM, at www.pasco.reaforeclose.com for the following described property:
LOT 19, SUMMER LAKES TRACT 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 141-152, OF THE PUBLIC RECORDS OF PASCO 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.

Business Observer
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@mppllc.com
By: Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

11080-1027343

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

CASE NO.: 2022CA001927CAAXWS

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff,

vs.

MICHAEL KELLY, et. al., Defendant(s).

NOTICE OF SALE

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered on December 5, 2025 in the above-styled cause, Nikki Alvarez-Sowles, Esq., Pasco County clerk of court shall sell to the highest and best bidder for cash on **January 14, 2026 at 11:00 A.M.**, at www.pasco.reaforeclose.com, the following described property:

LOT 423, GULF HIGHLANDS, UNIT THREE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 58 AND 59, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 11611 Newell Drive, Port Richey, FL 34668.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) 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 December 17, 2025

/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@gpwblaw.com
E-mail: kchurch@gpwblaw.com
Attorney for Plaintiff

12/26/1/2/26LG 2T

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

CASE NO.: 2025CA000078CAAXES

WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD2, Plaintiff,

vs.

JOHN B. ANGLADA A/K/A
JOHN ANGLADA, et. al., Defendant(s).

NOTICE OF SALE

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered on December 2, 2025 in the above-styled cause, Nikki Alvarez-Sowles, Esq., Pasco county clerk of court shall sell to the highest and best bidder for cash on **January 20, 2026 at 11:00 A.M.**, at www.pasco.reaforeclose.com, the following described property:

LOT 37, BLOCK 7, MEADOW POINTE PARCEL 8 UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 91 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 1306 Crimson Clo-

LEGAL ADVERTISEMENT**PASCO COUNTY**

ver Lane, Wesley Chapel, FL 33543.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) 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 December 18, 2025

/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@gpwblaw.com
E-mail: kchurch@gpwblaw.com
Attorney for Plaintiff

12/26/1/2/26LG 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:

KPACNSLTNG
Owner: Kevin Sacco
7351 Wild Oak Ln
Land O Lakes, FL 34637

12/26/25LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File Number: 2025-CP-001845

IN RE: ESTATE OF
BARBARA F. RIINA,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of BARBARA F. RIINA, deceased, whose date of death was September 10, 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, 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 December 19, 2025.

Personal Representative:

/s/ Karen Gaudette Hawkins
9701 Land O'Lakes Blvd.
Land O'Lakes, Florida 34638

Attorney for Personal Representative:
/s/ Linda S. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, Florida 33558

Telephone: (813) 963-7705

Fax: (888) 673-0072

E-Mail: linda@tampabayelderlaw.com

12/19/12/26/25LG 2T

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

CIVIL DIVISION

Case No. 2025CC005404

GULF LANDINGS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.

KELLY BROWN, a single woman and UNKNOWN TENANT, Defendants.

12/19/1/9/26LG 4T

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

CIVIL DIVISION

Case No. 2025CC005404

GULF LANDINGS ASSOCIATION, INC., Plaintiff, and KELLY BROWN, a single woman, is Defendant, the Clerk of the Pasco County Court will sell to the highest bidder for cash on **January 15, 2026**, in an online sale at www.pasco.reaforeclose.com, beginning at **11:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

LOT 20, RESERVE AT SEA FOREST, according to the plat thereof, as recorded in Plat Book 59, Pages 17-20, Public Records of Pasco County, Florida.

Property Address: 4536 Heron Landing, New Port Richey, FL 34652

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

LEGAL ADVERTISEMENT**PASCO COUNTY****PATERNITY, PARENTING PLAN, CHILD SUPPORT, AND FOR RELATED RELIEF**TO: ALEXIA ELLIOTT
ADDRESS UNKNOWN

YOU ARE NOTIFIED that an action TO ESTABLISH PATERNITY, PARENTING PLAN, CHILD SUPPORT, AND FOR RELATED RELIEF has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MELANIE QUATTRONE, ESQ., Attorney for the Petitioner, whose address is 16114 N Florida Ave., Lutz, FL 33549, on or before January 12, 2026 and file the original with the clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523, 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 12/8/2025
Clerk of the Circuit Court
By: /s/ Rita Meyer
Deputy Clerk
Quattrone Family Law

12/12-1/2/26 4T

NOTICE OF ACTION*Pasco County***BEFORE THE BOARD OF NURSING**

IN RE: The license to practice Nursing Assistance

Destiny Collins, C.N.A.
1651 Brooksbend Drive
Wesley Chapel, FL 33543

CASE NO.: 2022-33741

LICENSE NO.: CNA370557

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Philip Crawford, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9829.

If no contact has been made by you concerning the above, by January 16, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

12/5-12/26/25LG 4T

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

CASE NO.: 25-003696-CI

LAKEVIEW LOAN SERVICING, LLC Plaintiff,
vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF OTIS MOORE A/K/A OTIS JAMES MOORE JR A/K/A ODIS JAMES MOORE JR, ET AL., Defendant(s).

NOTICE OF ACTIONTO: GENESIS MOORE
Last Known Address: 2452 Jefferson Terrace, East Point, GA 30344

Current Residence: UNKNOWN

GENESIS MOORE

Last Known Address: 12 Southpark Blvd, Savannah GA 31407

Current Residence: UNKNOWN

GENESIS MOORE

Last Known Address: 250 Epps Bridge PKWY Apt 924 Athens GA 30606

Current Residence: UNKNOWN

GENESIS MOORE

Last Known Address: 314 Barnett Shoals Rd Units 314 Athens GA 30605

Current Residence: UNKNOWN

GENESIS MOORE

Last Known Address: 615 Baxter ST # 529B Athens GA 30609

Current Residence: UNKNOWN

GENESIS MOORE A/K/A GENESIS

A. MOORE, AS PERSONAL

REPRESENTATIVE OF THE ESTATE

OF OTIS MOORE A/K/A OTIS JAMES.

MOORE JR A/K/A ODIS JAMES

MOORE JR

Last Known Address: 2452 Jefferson Terrace, East Point, GA 30344

Current Residence: UNKNOWN

GENESIS MOORE A/K/A GENESIS

A. MOORE, AS PERSONAL

REPRESENTATIVE OF THE ESTATE

OF OTIS MOORE A/K/A OTIS JAMES.

MOORE JR A/K/A ODIS JAMES

MOORE JR

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

Last Known Address: 12 Southpark Blvd, Savannah GA 31407
Current Residence: UNKNOWN
GENESIS MOORE A/K/A GENESIS A. MOORE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF OTIS MOORE A/K/A OTIS JAMES. MOORE JR A/K/A ODIS JAMES MOORE JR
Last Known Address: 250 Epps Bridge PKWY Apt 924 Athens GA 30606
Current Residence: UNKNOWN
GENESIS MOORE A/K/A GENESIS A. MOORE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF OTIS MOORE A/K/A OTIS JAMES. MOORE JR A/K/A ODIS JAMES MOORE JR
Last Known Address: 314 Barnett Shoals Rd Units 314 Athens GA 30605
Current Residence: UNKNOWN
GENESIS MOORE A/K/A GENESIS A. MOORE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF OTIS MOORE A/K/A OTIS JAMES. MOORE JR A/K/A ODIS JAMES MOORE JR
Last Known Address: 615 Baxter ST # 529B Athens GA 30609
Current Residence: UNKNOWN
ODIS JAMES MOORE III
Last Known Address: 815 Mulberry Ave, Wynne, AR 72396
Current Residence: UNKNOWN
ODIS JAMES MOORE III
Last Known Address: 433 N Stonebrook Cir Wynne AR 72396
Current Residence: UNKNOWN
ODIS JAMES MOORE III
Last Known Address: 819 F ST Wynne AR 72396
Current Residence: UNKNOWN
Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Otis Moore A/K/A Otis James Moore Jr A/K/A Odis James Moore Jr
Last Known Address: 3019 51st Ave S, Saint Petersburg, FL 33712
Current Residence: UNKNOWN
Unknown spouse of Otis Moore A/K/A Otis James Moore Jr A/K/A Odis James Moore Jr
Last Known Address: 3019 51st Ave S, Saint Petersburg, FL 33712
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 17, BLOCK A, MAXIMO HEIGHTS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 60, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 22nd day of December, 2025.
Ken Burke
Clerk of the Circuit Court
315 Court St, Clearwater, FL 33756-5165
By: s/ Stevie Ayars
As Deputy Clerk
Miller, George & Suggs, PLLC

12/26-1/2/26LG 2T

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

CASE NO.: 25-003696-CI

LAKEVIEW LOAN SERVICING, LLC Plaintiff,
vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF OTIS MOORE A/K/A OTIS JAMES MOORE JR A/K/A ODIS JAMES MOORE JR, ET AL., Defendant(s).

NOTICE OF ACTIONTO: GENESIS MOORE
Last Known Address: 2452 Jefferson Terrace, East Point, GA 30344

Current Residence: UNKNOWN

GENESIS MOORE
Last Known Address: 12 Southpark Blvd, Savannah GA 31407

Current Residence: UNKNOWN

GENESIS MOORE
Last Known Address: 250 Epps Bridge PKWY Apt 924 Athens GA 30606

Current Residence: UNKNOWN

GENESIS MOORE
Last Known Address: 314 Barnett Shoals Rd Units 314 Athens GA 30605

Current Residence: UNKNOWN

GENESIS MOORE
Last Known Address: 615 Baxter ST # 529B Athens GA 30609

Current Residence: UNKNOWN

GENESIS MOORE A/K/A GENESIS

A. MOORE, AS PERSONAL

REPRESENTATIVE OF THE ESTATE

OF OTIS MOORE A/K/A OTIS JAMES.

MOORE JR A/K/A ODIS JAMES

MOORE JR

Last Known Address: 2452 Jefferson Terrace, East Point, GA 30344

Current Residence: UNKNOWN

GENESIS MOORE A/K/A GENESIS

A. MOORE, AS PERSONAL

REPRESENTATIVE OF THE ESTATE

OF OTIS MOORE A/K/A OTIS JAMES.

MOORE JR A/K/A ODIS JAMES

MOORE JR

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

OF OTIS MOORE A/K/A OTIS JAMES. MOORE JR A/K/A ODIS JAMES MOORE JR
Last Known Address: 2452 Jefferson Terrace, East Point, GA 30344
Current Residence: UNKNOWN
GENESIS MOORE A/K/A GENESIS A. MOORE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF OTIS MOORE A/K/A OTIS JAMES. MOORE JR A/K/A ODIS JAMES MOORE JR
Last Known Address: 12 Southpark Blvd, Savannah GA 31407
Current Residence: UNKNOWN
GENESIS MOORE A/K/A GENESIS A. MOORE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF OTIS MOORE A/K/A OTIS JAMES. MOORE JR A/K/A ODIS JAMES MOORE JR
Last Known Address: 314 Barnett Shoals Rd Units 314 Athens GA 30605
Current Residence: UNKNOWN
GENESIS MOORE A/K/A GENESIS A. MOORE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF OTIS MOORE A/K/A OTIS JAMES. MOORE JR A/K/A ODIS JAMES MOORE JR
Last Known Address: 615 Baxter ST # 529B Athens GA 30609
Current Residence: UNKNOWN
GENESIS MOORE A/K/A GENESIS A. MOORE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF OTIS MOORE A/K/A OTIS JAMES. MOORE JR A/K/A ODIS JAMES MOORE JR
Last Known Address: 314 Barnett Shoals Rd Units 314 Athens GA 30605
Current Residence: UNKNOWN
GENESIS MOORE A/K/A GENESIS A. MOORE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF OTIS MOORE A/K/A OTIS JAMES. MOORE JR A/K/A ODIS JAMES MOORE JR
Last Known Address: 250 Epps Bridge PKWY Apt 924 Athens GA 30606
Current Residence: UNKNOWN
GENESIS MOORE A/K/A GENESIS A. MOORE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF OTIS MOORE A/K/A OTIS JAMES. MOORE JR A/K/A ODIS JAMES MOORE JR
Last Known Address: 815 Mulberry Ave, Wynne, AR 72396
Current Residence: UNKNOWN
GENESIS MOORE A/K/A GENESIS A. MOORE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF OTIS MOORE A/K/A OTIS JAMES. MOORE JR A/K/A ODIS JAMES MOORE JR
Last Known Address: 433 N Stonebrook Cir Wynne AR 72396
Current Residence: UNKNOWN
GENESIS MOORE A/K/A GENESIS A. MOORE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF OTIS MOORE A/K/A OTIS JAMES. MOORE JR A/K/A ODIS JAMES MOORE JR
Last Known Address: 819 F ST Wynne AR 72396
Current Residence: UNKNOWN
GENESIS MOORE A/K/A GENESIS A. MOORE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF OTIS MOORE A/K/A OTIS JAMES. MOORE JR A/K/A ODIS JAMES MOORE JR
Last Known Address: 3019 51st Ave S, Saint Petersburg, FL 33712
Current Residence: UNKNOWN
Unknown spouse of Otis Moore A/K/A Otis James Moore Jr A/K/A Odis James Moore Jr
Last Known Address: 3019 51st Ave S, Saint Petersburg, FL 33712
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 17, BLOCK A, MAXIMO HEIGHTS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 60, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 17, BLOCK A, MAXIMO HEIGHTS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 60, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 17, BLOCK A, MAXIMO HEIGHTS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 60, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 17, BLOCK A, MAXIMO HEIGHTS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 60, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 17, BLOCK A, MAXIMO HEIGHTS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 60, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

(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 18th day of December, 2025.

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

11080-1027202

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PINELLAS COUNTY, FLORIDA

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff,

vs.

AARON BLAISE KADISON; et al.,

Defendants. Case No: 2025-CA-003407

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 12/02/2025, and entered in Case No. 2025-CA-003407 of the Circuit Court of the

SIXTH Judicial Circuit in and for Pinellas County, Florida wherein NEWREZ LLC

D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and AARON

BLAISE KADISON; MARLAINA RAE BOVEE; UNKNOWN SPOUSE OF

AARON BLAISE KADISON; UNKNOWN SPOUSE OF MARLAINA RAE BOVEE;

UNKNOWN TENANT #1; UNKNOWN TENANT #2, are Defendant(s), Ken Burke, CPA, Pinellas County Clerk of Courts, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 a.m. on January 7, 2026 the following described property set forth in said Final Judgment, to wit:

LOT 70, WHISPERING PINES ESTATES FIRST ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, PAGE 34, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Commonly known as: 2003 Whispering Pines St, Largo, FL 33774

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.

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

DATED December 11, 2025

/s/ Alexandra Kalman

Alexandra Kalman, Esq.

Florida Bar No. 109137

Lender Legal PLLC

1800 Pembroke Drive, Suite 250

Orlando, FL 32810

Tel: (407) 730-4644

Attorney for Plaintiff

Service Emails:

akalman@lenderlegal.com

EService@LenderLegal.com

11080-1026757

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:

SOLAR SPECTRUM PRESS

Owner: Valora B. Abbott

1548 S Missouri Ave, Unit #5049

Clearwater, FL 33757

12/26/25LG 1T

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

CASE NO.: 25-001372-CO

PHILIPPE BAY ASSOCIATION, INC., Plaintiff,

vs.

MARIA CARLEVALE, TRUSTEE OF THE MULLANEY-CARLEVALE TRUST,

Defendant(s).

NOTICE OF SALE

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on December 16, 2025, in the above styled cause, in the Circuit Court of Pinellas County, Florida, I, Ken Burke, Clerk of the Circuit Court, will sell the property situated in Pinellas County, Florida described as:

Lot 69, PHILIPPE BAY, a subdivision according to the plat thereof recorded at Plat Book 87, Pages 86 through 89, in the Public Records of Pinellas County, Florida.

Property address: 215 Lighthouse Court #40215, Safety Harbor, FL 34695

At public sale to the highest and best bidder for cash, at www.pinellas.realforeclose.com, on January 29 2026, at 10:00 a.m.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

Dated December 17, 2025.

/s/ Kalei McElroy Blair, Esquire
Kalei McElroy Blair, Esquire
Florida Bar Number: 44613
WETHERINGTON HAMILTON, P.A.
812 W. Dr. MLK, Jr. Blvd., Suite 101
Tampa, FL 33603
(813) 225-1918 (813) 225-2531 (fax)
kmbpleadings@whhlaw.com
Attorney for Plaintiff

12/26-1/2/26LG 2T

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

Case No. 25-005754-CO

WOODLAND VILLAS CONDOMINIUM I, INC., a Florida not-for-profit corporation, Plaintiff, vs.

THE ESTATE AND HEIRS OF DOLPHINE A. BROWN and UNKNOWN TENANT, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-005754-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein WOODLAND VILLAS CONDOMINIUM I, INC. is Plaintiff, and THE ESTATE AND HEIRS OF DOLPHINE A. BROWN and UNKNOWN TENANT, are Defendants, the Clerk of the Pinellas County Court will sell to the highest bidder for cash on **February 5, 2026**, in an online sale at www.pinellas.realforeclose.com, beginning at **10:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

Unit 703, Building 7 of WOODLAND VILLAS CONDOMINIUM I, Phase 2, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4838, Page(s) 1511, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Property Address: 2465 Northside Drive Unit 703, Clearwater, FL 33761

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.

Any persons with a disability requiring accommodations should call 727-464-4062; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding.

Dated December 19, 2025

/s/ Scott B. Tankel
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
Scott B. Tankel, Esq., FBN 118453
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
Attorney for Plaintiff

12/26-1/2/26LG 2T

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

Case No: 25-010164-ES

IN RE: THE ESTATE OF JOHN ROBERT GLAZIER JR.

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

TO: MELISSA NICOLE GLAZIER
Last Known Address: 900 Biscayne Blvd Apt 1804, Miami, FL 33132;
(Work Address) Marriot International, 1 Lincoln Rd, Miami Beach, FL 33139

YOU ARE NOTIFIED that an action for SUMMARY ADMINISTRATION IN THE ESTATE OF JOHN ROBERT GLAZIER JR. has been filed. You are required to serve a copy of your written defenses, if any, to it on ROBERT NATHANIEL GLAZIER, whose address is 8712 68th St. N., Pinellas Park, FL 33782, on or before January 23rd, 2026, and file the original with the Clerk of this Court at 315 Court St., Room 170, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide whether 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 12/18/2025

Clerk of the Circuit Court
315 Court Street, Clearwater, FL 33756
By: /s/ Aema T.
Deputy Clerk

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

Case No. 25-005074-CO

Notice of Public Auction

Notice of public auction for monies due on Storage Units. Auction will be held on December 30th 2025 at or after 8:00 AM. Units are said to contain common household items. Property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

2180 BELCHER RD S. LARGO FL 33771

A011 \$558.90 Jessica Isbister

13240 WALSHINGHAM RD. LARGO, FL 33774

D279 \$281.30 Matthew Peterson

C248 \$417.20 Anthony Tubolino

C242 \$474 Mercy Hill

4015 PARK BLVD. PINELLAS PARK, FL 33781

D280 \$1032.20 Tamesha King

C017 \$721 Denise Singh

D231 \$462.65 Megan Dembreun

6249 SEMINOLE BLVD SEMINOLE FL 33772

425 \$352.55 Eric Smith

431 \$458.03 Fenlared Edwards

843 \$664.10 Carolyn Watson

933 \$664.15 Eulimar Pedrique

5200 PARK ST. ST PETERSBURG FL 33709

283 \$946.10 Forrest West

Notice of Public Auction

Notice of public auction for monies due on Storage Units. Auction will be held on December 30th 2025 at or after 8:00 AM. Units are said to contain common household items. Property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

2180 BELCHER RD S. LARGO FL 33771

A011 \$558.90 Jessica Isbister

13240 WALSHINGHAM RD. LARGO, FL 33774

D279 \$281.30 Matthew Peterson

C248 \$417.20 Anthony Tubolino

C242 \$474 Mercy Hill

4015 PARK BLVD. PINELLAS PARK, FL 33781

D280 \$1

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.

4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.

6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.

If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.

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

**IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011052-ES**

IN RE: ESTATE OF
KEVIN JAMES JAY a/k/a KEVIN JAY,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Kevin James Jay a/k/a Kevin Jay, deceased, whose date of death was July 11, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 S. Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 19, 2025.

Personal Representative:
Ashly Guernaccini, Esq.
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 34683

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

12/19-12/26/25LG 2T

**IN THE COUNTY COURT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-008658-CO, SECTION 40**

KEYSTONE ESTATES HOMEOWNERS ASSOCIATION, INC., Plaintiff,

vs.

MELISSA A. CUTHBERTSON and GERALD C. CUTHBERTSON, JR., wife and husband, Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on December 10, 2025, by the County Court of Pinellas County, Florida, the property described as:

Lot 17, KEYSTONE RIDGE ESTATES, according to plat thereof as

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

recorded in Plat Book 140, Pages 5-11 inclusive, of the Public Records of Pinellas County, Florida.

PROPERTY ADDRESS: 1424 Keystone Ridge Circle, Tarpon Springs, FL 34688.

will be sold by the Pinellas County Clerk at public sale on **January 21, 2026 at 10:00 A.M.**, electronically online at <http://www.pinellas.realforeclose.com>.

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

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

/s/Charles Evans Glauzier
Charles Evans Glauzier, Esquire
Florida Bar No.: 37035
cglauzier@glauziernknight.com
GLAUZIER KNIGHT JONES, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, FL 33602
Telephone No.: (813) 440-4600
Attorneys for Plaintiff

12/19-12/26/25LG 2T

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

CASE NO.: 25-005401-CI

TIERRA SHORES TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff,

v.
CATHLEEN MCGILL f/k/a CATHLEEN C. CLEMSON f/k/a CATHLEEN MCCAFFERTY; BRIAN SCOTT MCGILL; TODD CRAIG MCGILL; KERRY LEA MCGILL n/k/a KERRY PONDO; ASSET ACCEPTANCE, LLC; and ALL UNKNOWN PARTIES IN POSSESSION, Defendant(s).

PLAINTIFF'S NOTICE OF ACTION

TO: CATHLEEN MCGILL f/k/a

CATHLEEN C. CLEMSON f/k/a

CATHLEEN MCCAFFERTY:

YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of quieting title in favor of Plaintiff. The subject property is currently located in Pinellas County, and which is more fully described as:

Lot 15, Tierra Shores Townhomes, according to the map or plat thereof as recorded in Plat Book 121, Pages 16 and 17, of the Public Records of Pinellas County, Florida.

Also known as: 521 Pinellas Bayway South Unit #206, Tierra Verde, FL 33715.

This action has been filed against you as Defendant, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff's attorney, whose address is Sheila M. Lake, Esq., Lake Law Firm, P.A., 475 Central Avenue, Suite 402, St. Petersburg, FL 33701, on or before 28 days after first publication, 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.

DATED this 15th day of December, 2025.

Ken Burke
Clerk of the Circuit Court and Comptroller
315 Court St, Clearwater, FL 33756-5165

By: /s/ Thomas Smith
Deputy Clerk
Lake Law Firm, P.A.

12/19-1/9/26LG 4T

**IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011581-ES**

IN RE: ESTATE OF
GARY NAVARRO,
Deceased

NOTICE TO CREDITORS

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of GARY NAVARRO, deceased, File Number 25-011581-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue N., St. Petersburg, Florida 33701; that the decedent's date of death was June 25, 2025; that the total value of the estate is personal property valued at approximately \$35,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
NICK NAVARRO 804 Rollins Drive
Davenport, FL 33837

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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 Florida Statute 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 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

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEASED'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is December 19, 2025.

Person Giving Notice:

NICK NAVARRO
804 Rollins Drive
Davenport, FL 33837

Attorney for Person Giving Notice:

CHASE R. WELT, ESQ.
Florida Bar No. 98171
The Law Offices of Chase R. Welt, PA
11052 Sundrift Drive
Tampa, FL 33647-3846
Telephone: (813) 495-8088
Email: chase@chaseweltlaw.com

12/19-12/26/25LG 2T

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

CASE NO.: 25-005885-CI

NATIONSTAR MORTGAGE LLC Plaintiff,

vs.

JOHN M. PEREA A/K/A JOHN PEREA, ET AL., Defendant(s).

NOTICE OF ACTION

TO: Unknown Spouse of Harold A. Curry
Last Known Address: 1300 62nd Ter S, St Petersburg, FL 33705

Current Residence: UNKNOWN

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

Lot 1, Block 5, WEST WEDGEWOOD PARK THIRD ADDITION, according to the plat thereof, recorded in Plat Book 58, Page 78, of the Public Records of Pinellas County, Florida.

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

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

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

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756-5165

By: /s/ Stevie Ayers
As Deputy Clerk

Miller, George & Suggs, PLLC

12/19-12/26/25LG 2T

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

CASE NO. 25-004596-CI

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff,

vs.

THOMAS FORBES, ET AL.

Defendant(s).

NOTICE OF ACTION

TO: THOMAS FORBES

RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 5725 12th Avenue North Unit 302-D, Saint Petersburg, FL 33710

YVONNE FORBES

RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 5725 12th Avenue North Unit 302-D, Saint Petersburg, FL 33710

UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY

RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 5725 12th Avenue North Unit 302-D, Saint Petersburg, FL 33710

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

"That certain Condominium Parcel composed of Apartment No. 302D, together with an undivided interest or share in the common elements appurtenant thereto, in accordance with, and subject to the covenants, conditions, restrictions, easements, terms and other provisions, of the Declaration of Condominium of TYRONE GARDEN APARTMENTS UNIT II, A CONDOMINIUM, as recorded in Condominium Plat Book 4, Pages 79 through 83, and in O.R. Book 3197, Pages 436 through 480, amended in O.R. Book 3219, Page 446 to 466, Public Records of Pinellas County, Florida."

</div

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9829.
If no contact has been made by you concerning the above by January 16, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

12/5/12/26/25LG 4T

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

FAMILY LAW DIVISION
CASE NO.: 25-005532-FD
DIVISION: 22

IN RE: THE MARRIAGE OF
JAMES EDGINGTON,
Petitioner,
v.
KRISTIN KAYE EDGINGTON,
Respondent.

SUMMONS: PERSONAL SERVICE ON AN INDIVIDUAL

TO/PARA/A: KRISTIN KAYE EDGINTON
IMPORTANT

A lawsuit has been filed against you. You have 20 calendar days after this summons is served on you to file a written response to the attached complaint/petition with the clerk of this circuit court, located at: A phone call will not protect you. Your written response, including the case number given above and the names of the parties, must be filed if you want the Court to hear your side of the case.

The mailing address is:

Pinellas County Clerk of the Circuit Court
315 Court Street, Clearwater, FL 33756

Please use this address when filing documents by mail with the Pinellas County Clerk of the Court. If you do not file your written response on time, you may lose the case, and your wages, money, and property may be taken thereafter without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book). If you choose to file a written response yourself, at the same time you file your written response to the Court, you must also serve a copy of your written response on the party serving this summons at: Richard McCluskey Esquire 209 Lithia Pincrest Road, Brandon, FL 33511. You may review these documents, upon request. Florida Family Law Rules of Procedure Form 12.910(a), Summons: Personal Service on an Individual(09/12) You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file 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.

THE STATE OF FLORIDA**TO EACH SHERIFF OF THE STATE:**

You are commanded to serve this summons and a copy of the complaint in this lawsuit on the above-named person.

Dated: 11/10/2025 12:20:00 PM

Ken Burke, Clerk Circuit Court
315 Court Street, Clearwater
Pinellas County, FL 33756-5165

By: Thomas Smith
Deputy Clerk

12/5/12/26/25LG 4T

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

CASE NO.: 25-005401-CI

TIERRA SHORES TOWNHOMES
HOMEOWNERS ASSOCIATION, INC.,
a Florida Not-For-Profit Corporation,
Plaintiff,
v.

CATHLEEN MCGILL f/k/a CATHLEEN C. CLEMSON f/k/a CATHLEEN MCCAFFERTY; BRIAN SCOTT MCGILL; TODD CRAIG MCGILL; KERRY LEA MCGILL n/k/a KERRY PONDO; ASSET ACCEPTANCE, LLC; and ALL UNKNOWN PARTIES IN POSSESSION, Defendant(s).

PLAINTIFF'S NOTICE OF ACTION

TO: KERRY LEA MCGILL n/k/a KERRY PONDO and TODD CRAIG MCGILL:

YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of quieting title in favor of Plaintiff. The subject property is currently located in Pinellas County, and which is more fully described as:

Lot 15, Tierra Shores Townhomes, according to the map or plat thereof as recorded in Plat Book 121, Pages 16 and 17, of the Public Records of Pinellas County, Florida.

Also known as: 521 Pinellas Bayway South Unit #206, Tierra Verde, FL 33715.

This action has been filed against you as Defendants, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff's attorney, whose address is Sheila M. Lake, Esq., Lake Law Firm, P.A., 475 Central Avenue, Suite 402, St. Petersburg, FL 33701, on or before 30 days from first publication, 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.

DATED this 26th day of November, 2025.

Ken Burke, Clerk Circuit Court
315 Court Street, Clearwater, FL 33756
By: /s/ Stevie Ayers
Deputy Clerk

12/5/12/26/25LG 4T

LEGAL ADVERTISEMENT**POLK COUNTY****POLK COUNTY****Notice of Public Auction**

Notice of Public Auction for monies due on Storage Units. An auction will be held on the 14th of January 2026 at or after 8:00 AM. Units are said to contain common household items. The property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

24789 US Hwy 27 N, Lake Wales, FL 33859

A0119 Mark Jones \$1,145.55

H0825 Maria Velazquez \$445.80

I0934 Cornelius Johnson \$389.90

B0234 Stephanie Camacho Rivera \$544.85

E0518 Joseph Bonner \$419.90

K1056 Norma Young \$463.70

K1100 Christi Olechnowicz \$589.85

J1015 Julie Kauffman \$445.80

1621 N Florida Ave, Lakeland, FL 33805

3202 Richard Moore \$359.90

3704 Cecilia Green \$636.35

0122 Gertavian Blake \$646.70

2525 US Hwy 98 N, Lakeland, FL 33810

1034 Deene Brown \$367.80

2008 Ervin Day \$411.18

2332 Kyri Jones \$245.80

3055 Detra Hudson \$293.69

1195 Charlene Brown \$720.19

0200 Wanda Shay \$400.54

1045 Samantha Battles \$548.00

3245-49 John Simpson \$707.80

3151 Jessica Roman \$394.85

2377 Aisha Johnson \$230.54

0263 Carlos Acosta Rivera \$417.80

1083 Carliell Hargrove \$652.60

1102 Jacqueline Hammond \$349.90

0122 Kenneth Diaz \$694.15

1134 Kaitlin Mullins \$349.90

1187 Phillipa Wilson \$350.54

2103 Sanjae Christie \$806.60

3067 Janlira Smith \$496.70

2099 Tyrone Wright \$231.18

1121 Brian Targett \$578.25

1103 Christopher Liden \$490.70

0291-93 John Simpson \$687.80

3240 Kimberly Polk \$209.70

3123 Maonica King \$307.80

2172 Angel Jackson \$505.74

1043 David Atkinson \$350.54

0146 Whidlean Hypolite \$586.70

2181 Taneka Rodman \$305.80

1111 E. Brandon Blvd, Brandon, FL 33511

0225 Christopher Wilson \$517.80

4260 Oliva Jhonsen \$219.90

1192 John Harrell \$751.70

1228 Craig Unsworth \$724.85

3230 Anna Sneed \$661.70

0147 Marzell Harris \$636.15

2041 Sadie McIlvain \$186.70

4102 Amanda Penrod \$159.90

2005 Lourdes Resume \$373.80

1061 John Harrell \$559.85

3103 Jamaal Banks \$226.70

3258-60 Lester Jenkins \$764.19

2099 Francisco Rubio Figueroa \$237.80

3036 Kimarie Bedward \$661.70

3124 Ashlee Killeen \$226.12

0237 Edward Peguero \$499.90

3155 Faith Wiggins \$219.90

3296 Melinda George \$667.70

0151 Skylla Lair \$640.70

0204 Holly Freeman \$636.70

2211 Antaver Lovett \$179.15

3294 Michael Hilliard \$467.80

1165 Ralph Nunez \$249.90

3108-09 Danny McIntyre \$613.80

1013 Edwin Charles Stout \$179.90

3012 Logan Raulderson \$508.70

3233 Jesus Da Silva \$479.40

5806 N. 56th St, Tampa, FL 33610

148 4327 Tamika Wright \$528.44

204 Kashira Edwards \$319.90

228 Randy Harris \$337.80

4116 Randy Adams \$635.49

141 Claire Sullivan \$346.70

326 Tahesha Wilson \$257.80

133 Tracy Powell \$437.94

222 Emma Holmes \$339.90

4429 Marcus Thurmond \$509.90

131 Keno Davis \$523.73

12/26/1/2/26LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-003821

IN RE: ESTATE OF

RICHARD F. CLOUGHERTY

Deceased.

NOTICE TO CREDITORS

The administration of the estate of Richard F. Clougherty, deceased, whose date of death was February 15, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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. 732.221.1, 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

LEGAL ADVERTISEMENT**POLK COUNTY****BE FOREVER BARRED.**

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

The date of first publication of this notice

LEGAL ADVERTISEMENT**POLK COUNTY**

Cruc Last Known Address: 3529 Starbird Dr Ocoee FL 34761 Current Residence: UNKNOWN TO: Unknown Spouse of Elvin Gonzalez Cruz Last Known Address: 321 Imperial Blvd Apt 0148 Lakeland FL 33803 Current Residence: UNKNOWN TO: Unknown Spouse of Elvin Gonzalez Cruz Last Known Address: 1511 Churchill LN Lakeland FL 33801 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

Lot 2, BEL-OMBRE, according to the plat thereof, recorded in Plat Book 67, Page 29, of the Public Records of Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before January 23, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 17 day of December, 2025.

STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT

As Clerk of Court

By: /s/Asuncion Nievcos

As Deputy Clerk

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

11080-1027386

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

CASE NO.: 2025CA-002959-A000-BA

FREEDOM MORTGAGE CORPORATION

PLAINTIFF,

VS.

TAMMY HOWELL, ET AL.,

DEFENDANT(S).

NOTICE OF ACTION

TO: Unknown tenant in possession of the subject property

Last Known Address: 1295 Dean St, Mulberry, FL 33860

Current Residence: UNKNOWN

TO: Tammy Howell

Last Known Address: 1295 Dean St, Mulberry, FL 33860

Current Residence: UNKNOWN

TO: Tammy Howell

Last Known Address: 2410 E County Road 540A Lot 12 Lakeland FL 33813

Current Residence: UNKNOWN

TO: Unknown spouse of Tammy Howell

Last Known Address: 1295 Dean St, Mulberry, FL 33860

Current Residence: UNKNOWN

TO: Unknown spouse of Tammy Howell

Last Known Address: 2410 E County Road 540A Lot 12 Lakeland FL 33813

Current Residence: UNKNOWN

TO: Unknown spouse of David Shouppe, Jr

Last Known Address: 209 East Badcock Boulevard, Mulberry, FL 33860

Current Residence: UNKNOWN

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

Begin 25 feet North and 498 feet East of Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 11, Township 30 South, Range 23 East, Polk County, Florida, run East 140 feet, Northerly 909 feet more or less to canal, Westerly 200 feet to point 386 feet from West line of Southeast 1/4 of Northwest 1/4, run Southerly 909 feet more or less to beginning, less commence at point 25 feet North and 498 feet East of Southwest 1/4, run North 07 Degrees 24 Minutes 11 Seconds West, 233.20 feet to Point of Beginning, run East 158.17 feet, North 03 Degrees 22 Minutes 25 Seconds West to canal, run Westerly along canal 200 feet to point 386 feet from West line of Southeast 1/4 of Northwest 1/4, run North 07 Degrees 24 Minutes 11 Seconds East, 675.8 feet more or less to Point of Beginning and less begin 25 feet North and 498 feet East of Southwest corner of Southeast 1/4 of Northwest 1/4 of Section, thence run North 89 Degrees 59 Minutes 12 Seconds East parallel with South line of Southeast 1/4 of Northwest 1/4, 50.42 feet, thence run North 07 Degrees 24 Minutes 11 Seconds West, 233.20 feet, thence run South 89 Degrees 59

Minutes 12 Seconds West, 50.42 feet, thence run South 07 Degrees 24 Minutes 11 Seconds East, 233.20 feet to Point of Beginning.

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 January 23, 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

LEGAL ADVERTISEMENT**POLK COUNTY**

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

WITNESS my hand and the seal of this Court this 17 day of December, 2025.

STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT

As Clerk of Court

By:/s/ Asuncion Nievcos

As Deputy Clerk

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

11080-1027391

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

CASE NO.: 2025CA004098A000BA

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

PLAINTIFF,

VS.

JENNIFER BLONDIN, ET AL.,

DEFENDANT(S).

NOTICE OF ACTION

TO: Jennifer Blondin

Last Known Address: 1013 Cypress Pointe Blvd, Davenport, FL 33896

Current Residence: UNKNOWN

TO: Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

Last Known Address: 5373 Oakbourne Ave, Davenport, FL 33837

Current Residence: UNKNOWN

TO: Unknown Spouse of Jennifer Blondin

LEGAL ADVERTISEMENT**POLK COUNTY**

TO: LAKE CLINCH RESORT, LLC
500 Vonderburg Drive, Suite 11
Brandon, FL 33511
and
286 State Road 60 W
Plant City, FL 33567
JOHN KILGORE
286 State Road 60 W
Plant City, FL 33567
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:

BEGINNING AT A POINT ON THE
NORTH BOUNDARY LINE OF U.S.
GOVERNMENT LOT 1, 418.3 FEET
DUE EAST OF THE NORTHWEST
CORNER OF SAID U.S. GOVERN-
MENT LOT 1, THENCE RUN DUE
EAST 200 FEET, THENCE DUE
SOUTH 665 FEET; THENCE DUE
WEST 200 FEET; THENCE DUE
NORTH 665 FEET TO THE POINT
OF BEGINNING SAME BEING A
PART OF U.S. GOVERNMENT LOT
1, SECTION 29, TOWNSHIP 31
SOUTH, RANGE 28 EAST POLK
COUNTY, FLORIDA.

MOBILE HOME 1964 AZTE TITLE#
1785784 VIN# 5110575

MOBILE HOME 1970 STAT TITLE#
3777412 VIN# 3932

MOBILE HOME 1965 MERC TITLE#
2150992 VIN# 41102123F

MOBILE HOME 1965 RITE TITLE#
7855652 VIN# 40760275

MOBILE HOME 1971 MANA TITLE#
4374596 VIN# 06196446971

MOBILE HOME 1963 NASH TITLE#
6570998 VIN# S34277

MOBILE HOME 1972 FREE TITLE#
4779107 VIN# FF10066F

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 date
of the first publication, 1/20/2026 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 en-
titled, at no cost to you, to the provision
of certain assistance. Please contact the
Office of the Court Administrator, 255 N.
Broadway Avenue, Bartow, Florida 33830,
(863) 534-4686, at least 7 days before
your scheduled court appearance, or im-
mediately upon receiving this notification if
the time before the scheduled appearance
is less than 7 days; if you are hearing or
voice impaired, call 711.

WITNESS my hand and seal of said
Court on the 10th day of December, 2025.
Stacy M. Butterfield, CPA
Clerk of the Circuit Court
By: /s/ Sebastian Irlanda
Deputy Clerk

12/19/12/26/25LG 2T

**IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION**
File No 2025-CP-3830
Section 14

IN RE: ESTATE OF
CAROL ANN SHERMAN,
A/K/A CAROLYN TAYLOR SHERMAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CAR-
OL ANN SHERMAN, deceased, whose
date of death was August 22, 2025 is
pending in the Circuit Court for POLK
County, Florida, Probate Division, the ad-
dress of which is 255 N. Broadway Ave.,
Bartow, FL 33830-3912. 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 PUBLI-
CATION OF THIS NOTICE OR 30 DAYS
AFTER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty
to discover whether any property held at
the time of the decedent's death by the
decedent or the decedent's 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 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 December 19, 2025.

Personal Representative:

Ashley M. Donnelly
8209 N. Sierra Drive
Muncie, IN 47303

Attorney for Personal Representative:

Paul James Monsato, Esq.
Florida Bar Number: 1025961
26852 Tanic Drive, Suite 102
Wesley Chapel, FL 33544
Telephone: (813) 997-5290

LEGAL ADVERTISEMENT**POLK COUNTY**

E-Mail: paul@pjmattoorneys.com
12/19/12/26/25LG 2T

PUBLIC NOTICE

LANDLORD LIEN SALE
REBECCA M. COFFMAN
4831 1ST STREET NW
LAKELAND, FL 33810

2013 TOYO 5YFBU4EEEXDP183797
Sale Date 01-09-26@10AM
12/19/12/26/25LG 2T

**IN THE COUNTY COURT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION**
CASE NO.: 24-CC-001353

CHRISTINA HAMMOCK OWNERS'
ASSOCIATION, INC.,
Plaintiff,
vs.

JAMES CLAY FIELDING,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pur-
suant to the Final Judgment of Foreclosure
entered in this cause on December 5,
2025, by the County Court of Polk County,
Florida, for the following property de-
scribed as:

Lot 41, CHRISTINA HAMMOCK, as
per plat thereof, recorded in Plat Book
109, Pages 14 and 15, 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.reaforeclose.com, on
January 9, 2026 at 10:00 A.M., to
the highest and best bidder, for cash, in ac-
cordance 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

12/19/12/26/25LG 2T

**IN THE COUNTY COURT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION**
CASE NO.: 24-CC-006367

WILDWOOD HOMEOWNERS
ASSOCIATION, INC.,
Plaintiff,
vs.

RICHARD ARANA,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pur-
suant to the Final Judgment of Foreclosure
entered in this cause on December 8,
2025, by the County Court of Polk County,
Florida, for the following property de-
scribed as:

Lot 221, Wildwood II, according to the
Plat thereof, as recorded in Plat Book
80 Page 11 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.reaforeclose.com, on
January 12, 2026 at 10:00 A.M., to
the highest and best bidder, for cash, in ac-
cordance 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

12/19/12/26/25LG 2T

**IN THE COUNTY COURT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION**
CASE NO.: 24-CC-000780

SUNSET COVE OF CENTRAL FLORIDA
HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.

DENNIS L. RUISE,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pur-
suant to the Final Judgment of Foreclosure
entered in this cause on December 5,
2025, by the County Court of Polk County,
Florida, for the following property de-
scribed as:

Lot 80, Sunset Cove Phase Two, as
recorded in Plat Book 120, Pages 5
and 6, 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.reaforeclose.com, on
January 9, 2026 at 10:00 A.M., to
the highest and best bidder, for cash, in ac-
cordance with Section 45.031 of the Florida
Statutes.

The date of first publication of this notice
is December 19, 2025.

Personal Representative:

/s/ Philip Willett
PHILIP WILLETT

Attorney for Personal Representative:

/s/ O. Reginald Osenton
O. Reginald Osenton, Esq.
Florida Bar Number: 693251
Osenton Law, P.A.

LEGAL ADVERTISEMENT**POLK COUNTY**

cordance 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

12/19/12/26/25LG 2T

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

CASE NO.: 2025-CA-003933

ROBERT N. BURNS and REINHILDE A.
BURNS REVOCABLE LIVING TRUST,
Plaintiffs,
V.

ESTATE OF MARK SOARES; UNKNOWN
HEIRS OF MARK SOARES; CHRISTIAN
MEYER; and JULIA C. MEYER,
Defendants.

NOTICE OF ACTION

TO: ESTATE OF MARK SOARES

1050 DEBORAH DRIVE
MISSISSAUGA, ONTARIO L5E 3H3

UNKNOWN HEIRS OF MARK SOARES

1050 DEBORAH DRIVE
MISSISSAUGA, ONTARIO L5E 3H3

CHRISTIAN MEYER

5680 SW 4TH COURT
PLANTATION, FLORIDA 33317

JULIA C. MEYER

5680 SW 4TH COURT
PLANTATION, FLORIDA 33317

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

THE FOLLOWING DESCRIBED LANDS,
SITuate, LYING, AND BEING IN POLK
COUNTY, FLORIDA, TO WIT:

LOTS 14 AND 15, BLOCK 75, INDIAN
LAKE ESTATES, UNIT 1, ACCORDING
TO THE PLAT THEREOF RECORDED
IN PLAT BOOK 39, PAGE 1 OF THE
PUBLIC RECORDS OF POLK COUNTY,
FLORIDA.

-and-

LOT 23, BLOCK 154, INDIAN LAKE
ESTATES, UNIT 4, ACCORDING TO
THE PLAT THEREOF, RECORDED
IN PLAT BOOK 39, PAGE 30, OF THE
PUBLIC RECORDS OF POLK COUNTY,
FLORIDA.

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

DATED this 18th day of November, 2025

Stacy M. Butterfield
Clerk of the Circuit Court

By: /s/ R Pacheco
As Deputy Clerk

LEGAL ADVERTISEMENT**SARASOTA COUNTY**

review these documents upon request.

You must keep the Clerk of the Circuits 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 emailed to the addresses on record at the clerk's office.

Dated 11/24/25

Stacy M. Butterfield
Clerk of The Circuit Court

By: Shari Reed (Deputy Clerk)

12/5-12/26/25LG 4T

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

PROBATE DIVISION

File No. 2025-CP-003264

IN RE: ESTATE OF
JUAN CARLOS SANTIAGO
Deceased.

**NOTICE OF ACTION
(formal notice by publication)**

TO: Unknown Heir 1, Address unknown

Unknown Heir 2, Address unknown

YOU ARE NOTIFIED that Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Aaron W. Saoud, AWS LAW FIRM, 2202 N. Westshore Blvd., Suite 200, Tampa, FL 33607, within 30 days, 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.

LEGAL ADVERTISEMENT**SARASOTA COUNTY**

Signed on this 24th day of November, 2025

Stacy M. Butterfield
As Clerk of the Court
12/5-12/26/25LG 4T

SARASOTA 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:

AIR DENTAL SPA

Owner: Ashley Rini
4740 Country Meadows Blvd
Sarasota, FL 34235

12/26/25LG 1T

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

Clerk Case Number: 2025 CA 001136 NC
FREEDOM MORTGAGE CORPORATION
Plaintiff(s), v.

TROY ROBERT JORDAN; DRUFORM
INVESTMENTS 1 LLC; JACARANDA
WEST HOMEOWNERS' ASSOCIATION
#1, INC.; DURA GUARD ROOFING A/K/A
DURA GUARD ROOFING, LLC; AND
UNKNOWN TENANT IN POSSESSION

LEGAL ADVERTISEMENT**SARASOTA COUNTY**

OF THE SUBJECT PROPERTY
Defendant(s).

NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 20th day of November, 2025, and entered in Case No. 2025 CA 001136 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and TROY ROBERT JORDAN; ACARANDA WEST HOMEOWNERS' ASSOCIATION #1, INC.; DURA GUARD ROOFING A/K/A DRUFORM INVESTMENTS 1 LLC; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.sarasota.realforeclose.com 9:00 A.M. on the 20th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 33259 OF VENICE GARDENS
UNIT 33, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT
BOOK 22, PAGE(S) 36, OF THE PUBLIC
RECORDS OF SARASOTA COUNTY,
FLORIDA.

IF YOU ARE A PERSON CLAIMING A
RIGHT TO FUNDS REMAINING AFTER
THE SALE, YOU MUST FILE A CLAIM
WITH THE CLERK NO LATER THAN THE
DATE THAT THE CLERK REPORTS THE
FUNDS AS UNCLAIMED. IF YOU FAIL
TO FILE A CLAIM, YOU WILL NOT BE
ENTITLED TO ANY REMAINING FUNDS.
AFTER THE FUNDS ARE REPORTED
AS UNCLAIMED, ONLY THE OWNER OF
RECORD AS OF THE DATE OF THE LIS
PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who
needs any accommodation in order to
participate in this proceeding, you are

LEGAL ADVERTISEMENT**SARASOTA COUNTY**

entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.

Dated this 10th day of December, 2025.
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
11080-1026664

**IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA**

PROBATE DIVISION

CASE #: 2025 CP 005324 NC

IN RE: ESTATE OF
GOLDIE D. ANKLEY,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GOLDIE D. ANKLEY, deceased, whose date of death was April 5, 2025; is pending in the Circuit Court for SARASOTA County, Florida, Probate Division; File Number 2025 CP 005324 NC; the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representa-

LEGAL ADVERTISEMENT**SARASOTA COUNTY**

tive's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court **WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court **WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.**

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is December 26, 2025.

Personal Representative:
MICHEL L. SITKO
3345 Patricia Ellen Drive
Bartlett, TN 38133

Attorney for Personal Representative:
Gregory A. Kaiser, Esquire
FBN 47376 ~ greg@wtpefl.com
Attorney for Michel L. Sitko, PR
Wills, Trusts, Probate and Elder Law Firm
6751 Professional Parkway, Suite 104
Sarasota, FL 34240
Telephone (941) 914-9145
Fax (941) 914-9514

11/26-1/2/26LG 2T

NOTICE OF INTENT TO SELL

Pursuant to Section 373.089, Florida Statues, the Southwest Florida Water Management District intends to sell an interest in certain lands owned by the District.

SWF Parcel 20-503-251S (LH-1)

Real estate in Polk County consisting of approximately 77 acres in Section 25, Township 29, South, Range 24 East and Section 30, Township 29, South, Range 25 East. The Property Appraiser of Polk County, Florida, identifies this property as Parcel ID 24-29-25-000000-011020 and a portion of Parcel ID 25-29-30-000000-031010.

Specifications may be obtained from the District by calling (352) 796-7211 or 1-800-423-1476 (Florida only).

12/12/26/25LG 3T

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 refinishing the main concourse traffic coating at Raymond James Stadium.

BID #25-03

REFINISH MAIN CONCOURSE TRAFFIC COATING
RAYMOND JAMES STADIUM

MANDATORY PRE-BID CONFERENCE

TUESDAY, JANUARY 6, 2026 AT 10AM

(ENTRANCE B/C OFF HIMES AVENUE - RAYMOND JAMES STADIUM)

BID DUE DATE

TUESDAY, JANUARY 13, 2026 *NOT LATER THAN* 10AM

Bid packages will be available for distribution on Friday, December 19, 2025. Documents are also 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 16th Day of December 2025.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY

12/26/25LG 1T

NOTICE OF INTENT

This is a notice of intent to designate three additional positions in the Hillsborough County Property Appraiser's office for inclusion in the Senior Management Class of the Florida Retirement System as per section 121.055 of the Florida Statutes, which becomes effective January 1, 2026.

The designated positions are **Assistant Chief Deputy, Assistant General Legal Counsel, and Associate Director of Facilities, Emergency Management, & Operational Support.**

Bob Henriquez, Property Appraiser

12/19-12/26/25LG 2T