

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>CITRUS COUNTY NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the under- signed intend(s) to register with the Florida Department of State, Division of Corpora- tions, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: RAINIERGPR CONCRETE SCANNING ORLANDO Owner: Antonio Velez / Liana Velez 4277 E Bennett St Inverness, FL 34453 1/9/26LG 1T ----- IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CITRUS COUNTY CIVIL DIVISION Case No.: 2024 CA 000710 A REGIONS BANK, Plaintiff, -vs- PHYLLIS ANN CHASE, UNKNOWN SPOUSE OF PHYLLIS ANN CHASE, PATRICIA LYNN BLOUGH, UNKNOWN SPOUSE OF PATRICIA LYNN BLOUGH, MICHAEL PAUL KAPLENK, and UNKNOWN SPOUSE OF MICHAEL PAUL KAPLENK; if living, and all unknown parties claiming by, through, under or against the above named Defendant who is not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants; THE UN- KNOWN HEIRS, SPOUSES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST CAROL LUNS- FORD a/k/a CAROL JEAN LUNS福德, DECEASED; 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 Citrus County, Florida, Traci Perry, the Clerk of the Circuit Court, will sell the property situate in Citrus County, Florida, described as: KNOWN AS: 7025 W VILLAGE DR ALL THAT CERTAIN LAND IN CITRUS COUNTY, FLORIDA, TO-WIT: LOT(S) 52, OF NEW HOMOSASSA VIL- LAGE AS RECORDED IN PLAT BOOK 4, PAGE 92, ET SEQ., OF THE PUB- LIC RECORDS OF CITRUS COUNTY, FLORIDA. SUBJECT TO RESTRICTIONS, RES- ERVATIONS, EASEMENTS, COVE- NANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY. at public sale, to the highest and best bid- der, for cash, by electronic sale beginning at 10:00 a.m. on February 5, 2026 at www.citrus.realforeclose.com. ANY PERSON CLAIMING AN INTER- EST 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 INFOR- MATION OBTAINED WILL BE USED FOR THAT PURPOSE. If you are a person with a disability who needs any accommodation in order to partici- pate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordi- nator at the Office of the Trial Court Ad- ministrator, 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 notifica- tion if the time before the scheduled ap- pearance is less than seven days; if you are hearing or voice impaired, call 711. DATED this 23rd day of December, 2025. ROD B. NEUMAN, Esquire For the Court By: s/ Rod B. Neuman Gibbons Neuman 3321 Henderson Blvd, Tampa, FL 33609 1/2-1/9/26LG 2T ----- IN THE CIRCUIT COURT OF THE FIFTH CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION File No. 25CP-000792 IN RE: ESTATE OF MIMI LATARTE Deceased. NOTICE TO CREDITORS If you have been served with a copy of this notice and you have any claim or de- mand against the decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RE- CEIVE A COPY OF THIS NOTICE. All other creditors of the decedent and other persons who have claims or de- mands against the decedent's estate, in- cluding unmatured, contingent, or unliqui- dated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUB- LICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH. The case number and decedent's name are: MIMI LATARTE, File Number 2025 CP 000792. The address of the court where this pro- bate is pending is: Circuit Court for Citrus</div>	<div>CITRUS COUNTY County, Florida, 110 N. Apopka Ave., In- verness, FL 34450. 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 sur- viving spouse is property to which the Florida Uniform Disposition of Community Prop- erty Rights at Death Act as described in ss. 732.216-732.228, applies, or may ap- ply, unless a written demand is made by a creditor as specified under s. 732.2211. Date of death of the decedent is 12/31/2024. The date of first publication of this notice is January 2, 2026. The second week of publication is Janu- ary 9, 2026. Personal Representative(s): Charlene Fay Bennett Attorney for the Representative(s): By: /s/ Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr, Suite 2 Lakeland, Florida 33813 1/2-1/9/26LG 2T ----- 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 Cit- rus County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CIT- RUS COUNTY, FLORIDA, TO WIT: Lot 26, Block E, No. 3 Addition, accord- ing to the map or plat thereof recorded in Plat Book 2, pages 91 and 123, pub- lic records of Citrus County, Florida and EXCEPT that portion of said lots taken for road right-of-way by instru- ment 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 writ- ten defenses, if any, to it on The Law Of- fice of C.W. Wickersham, Jr., P.A., Plain- tiff'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 partici- pate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordi- nator at the Office of the Trial Court Ad- ministrator, Citrus County Courthouse, 110 N Apopka Avenue, Inverness, FL 34450, (352) 341-6700, at least seven (7) days be- fore your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled ap- pearance 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 ----- HERNANDO COUNTY IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA CASE NO.: 2025-DR-000297 IN RE: THE MARRIAGE OF: ROBERT ARTHUR GALBRAITH Petitioner/Husband, and DIANA SOLINA GALBRAITH Respondent/Wife. SECOND AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH NO MINOR CHILDREN TO: DIANA SOLINA GALBRAITH Last known address: 9145 Southern Charm Circle, Hernando, Florida 34613 YOU ARE NOTIFIED that an action for a Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on C. Christine Smith, Esq., attor- ney for ROBERT GALBRAITH, whose ad- dress is 6318 US Highway 301 S., River- view, Florida 33578, on or before February 13, 2026, and file the original with the clerk of this Court at 20 N. Main Street, Brooksville, FL 34601, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered</div>	<div>HERNANDO COUNTY 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 Cir- cuit Court's office notified of your cur- rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam- ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Fam- ily Law Rules of Procedure, requires certain automatic disclosure of docu- ments and information. Failure to com- ply can result in sanctions, including dismissal or striking of pleadings. Dated 1/2/26 Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: s/ Illegible Deputy Clerk 1/9-1/30/26LG 4T ----- IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25001452CPAXMX IN RE: ESTATE OF SARAH L. GRIGGS, Deceased. NOTICE TO CREDITORS The administration of the estate of Sarah L. Griggs deceased, whose date of death was August 28, 2024, is pending in the Circuit Court for Hernando County, Flori- da, 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 represen- tative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 PUB- LICATION OF THIS NOTICE. The personal representative or cura- tor 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 PER- ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 9, 2026. Executed on 12-29-2025 Personal Representative: John F. Griggs, Petitioner Attorney for Personal Representative: /s/ Barbara M. Brown Barbara M. Brown, Esq. FBN: 641863 BROWN & KIMPTON, P.A. 29750 US Hwy 19 N, Suite 205 Clearwater FL 33761 Office (813) 528-4044 Facsimile (813) 855-8485 E: eservice@brownkimptonlaw.com Attorney for Petitioner 1/9-1/16/26LG 2T ----- IN THE FIFTH JUDICIAL CIRCUIT COURT IN AND FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION Probate File Number: 2025CP001389CPAXMX IN RE: ESTATE OF DONALD R. FAES Deceased. NOTICE TO CREDITORS The administration of the estate of Don- ald R. Faes, deceased, whose date of death was September 10, 2025, Probate Case Number 2025CP001389CPAXMX is pending in the Circuit Court for Her- nando County, Florida, Probate Division, the address of which is 20 North Main St., Brooksville, Florida 34601. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court. SUCH IS REQUIRED WITHIN 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 CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 2, 2026. Personal Representative: /s/ Kelly Thompson Estate of Donald R. Faes 2957 Kingswood Circle Brooksville, Florida 34604</div>	<div>HERNANDO COUNTY Attorney for Personal Representative: /s/ Dravin Dixon Florida Bar #952620 PO Box 696 Brooksville, Florida 34605 Telephone: 352-442-6770 Email: dravindixon@outlook.com 1/2-1/9/26LG 2T ----- HILLSBOROUGH COUNTY SUPERIOR COURT OF NEW JERSEY LAW DIVISION, CAPE MAY COUNTY DOCKET NO. CPM-L-412-25 NOTICE TO ABSENT DEFENDANT THE STATE OF NEW JERSEY TO: ERIN LYKINS You are hereby summoned and re- quired to serve upon Timothy J. Bloh, Esquire, Fox Rothschild LLP, 1301 Atlan- tic Avenue, Suite 400, Midtown Building, Atlantic City, New Jersey 08401, plaintiff's attorneys, an answer to the complaint in a civil action in which PATRICIA M. ROTA REVOCABLE TRUST vs. ERIN LYKINS, pending in the Superior Court of New Jer- sey, Cape May County, within 35 days after January 9, 2026, (publication date), in the La Gaceta Newspaper, covering Hillsborough County, Florida) exclusive of said date. If you fail to do so, judgment by default may be rendered against you for the relief demanded in the complaint. You shall file your answer and proof of service in duplicate with the Clerk of the Superior Court, Law Division, Cape May County, Cape May County Court House, 9 N Main Street, Cape May Court House, New Jersey 08210, in accordance with the rules governing the courts. A filing fee payable to the Treasurer, State of New Jersey and a completed Case Information Statement (available from the deputy clerk of the Superior Court) must accompany your answer or motion when it is filed. You must also send a copy of your answer or motion to Plaintiff's attorney whose name and ad- dress appear above. A telephone call will not protect your rights; you must file and serve a written answer or motion (with fee of \$175.00 and completed Case Infor- mation Statement) if you want the court to hear your defense. If you cannot afford an attorney, you may call the Legal Services office in the county where you live or the Legal Ser- vices of New Jersey Statewide Hotline at 1-888-LSNJ-LAW (1-888-576-5529). If you do not have an attorney and are not eligible for free legal assistance, you may obtain a referral to an attorney by calling one of the Lawyer Referral Services. A directory with contact information for lo- cal Legal Services Offices and Lawyer Referral Services is available http://www.judiciary.state.nj.us/prose/10153_depu- tyclerklawref.pdf. This is an action relating to a real estate purchase agreement. In its Complaint, Plaintiff alleges defendant Erin Lykins breached the Agreement. /s / Michelle M. Smith MICHELLE M. SMITH, CLERK DATED: January 7, 2026 SUPERIOR COURT OF NEW JERSEY 1/9/26LG 1T ----- IN THE COUNTY COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 24-CC-066940 Division: Y TODD GAGE, Plaintiff, vs. BRENT D. BENITEZ, Defendant. NOTICE OF ACTION TO DEFENDANT, BRENT D. BENITEZ: YOU ARE NOTIFIED that an action for past due rent has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Rory B. Weiner, the plaintiff's attorney, whose address is 635 W Lumsden Rd, Brandon, FL 33511, on or before March 1, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; other- wise a default will be entered against you for the relief demanded in the complaint or petition. DATED on 12/31/2025 Victor D. Crist, as Clerk of the Court 800 E. Twiggs St., Tampa, FL 33602 By: s/ Jennifer Taylor As Deputy Clerk 1/9-1/30/26LG 4T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25-CP-003392 DIVISION: "B" IN RE: THE ESTATE OF: WILLIAM CHARLES WINTER, Deceased. NOTICE TO CREDITORS (Intestate) The administration of the estate of WIL- LIAM CHARLES WINTER, deceased, File Number: 25-CP-003392 is pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. ALL INTERESTED PERSONS ARE NO- TIFIED THAT: All persons upon whom this notice is served who have objections that challenge the qualifications of the Personal Repre-</div>	<div>HILLSBOROUGH COUNTY sentative, venue or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST (1st) PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this Notice is served within three months af- ter the date of the first (1st) publication of this Notice must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST (1st) PUBLICATION OF THIS NO- TICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and persons having claims or demands against the Decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST (1st) PUBLICATION OF THIS NOTICE. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Community Prop- erty Rights at Death Act as described in ss. 732.216~732.228, applies, or may ap- ply, unless a written demand is made by a creditor as specified under s. 732.2211. ALL CLAIMS, DEMANDS AND OBJEC- TIONS NOT SO FILED WILL BE FOR- EVER BARRED. The date of first publication of this Notice will be January 9, 2026. Dated January 7, 2026 Petitioner/Personal Representative: /s/ Elaine Petersen ELAINE PETERSEN Attorney for Personal Representative: /s/ Vanessa A. Carr, Esq. VANESSA A. CARR, ESQUIRE D. KAY CARR, P.A. 214 Apollo Beach Boulevard Apollo Beach, Florida 33572 Telephone: (813) 645-7557 Fax: (813) 645-0099 FBN: 1015525 dkaycarrassistant@yahoo.com dkaycarrvc@yahoo.com 1/9-1/16/26 2T ----- IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA CIVIL DIVISION CASE NO.: 23-CC-121394 TURNER TRACE TOWNHOMES OWNERS ASSOCIATION, INC. Plaintiff vs. LUMARY BENITEZ, et al., Defendant(s). NOTICE OF SALE Notice is hereby given that pursuant to an Amended Final Judgment of Foreclos- ure entered on January 6, 2026, in the above styled cause, in the County Court of Hillsborough County, Florida, I will sell the property situated in Hillsborough County, Florida legally described as: Lot 2, Block 13, Turner Trace - Unit Two, according to the map or plat thereof, as recorded in Plat Book 71, Page(s) 55, of the Public Records of Hillsborough County, Florida. Property Address: 14204 Mapleton Place, Tampa, FL 33624 at public sale on February 27, 2026, to the highest bidder for cash, except as pre- scribed in Paragraph 7, in an online sale at www.hillsborough.realforeclose.com, be- ginning at 10:00 a.m. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E. Kennedy Blvd., Tampa, FL (813) 276-8100 exten- sion 4205, within 2 working days prior to the date the service is needed; if you are hearing or voice impaired call 711. Dated January 7, 2026. By: /s/ Kalei McElroy Blair, Esquire Kalei McElroy Blair, Esq. Florida Bar No. 44613 Wetherington Hamilton, P.A. 812 W. Dr. MLK Jr. Blvd., Suite 101 Tampa, FL 33603 kmbpleadings@whhlaw.com Attorney for Plaintiff 1/9-1/16/26LG 2T ----- IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO. 24-DP-705 DIVISION: B IN THE INTEREST OF: W.S. DOB: 9/16/2024 MINOR CHILD NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: ASHLEY MARTIN YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to termi- nate your parental rights and permanently commit the following child for adoption: W.S. born on 9/16/2024. You are hereby commanded to appear on February 20, 2026 at 9:00 AM EST before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, Florida 33602, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTI- TUTES CONSENT TO THE TERMINA- TION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME (Continued on next page)</div>

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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 2nd day of January, 2026.

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

By: s/ Santiago Zambrano
As Deputy Clerk

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

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

CASE NO. 25-CP-4272

DIVISION B

Florida Bar #898791

IN RE: ESTATE OF WILLIA ANN RYNER, Deceased.

NOTICE TO CREDITORS

The administration of the estate of WILLIA ANN RYNER, deceased, Case Number 25-CP-4272, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of decedent and other

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HILLSBOROUGH COUNTY

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:
PETER J. RYNER
10001 Kenda Drive
Riverview, FL 33578

Attorney for Personal Representative:
Dawn M. Chapman, Esq.
LEGACY LAW OF FLORIDA, P.A.
Email: info@legacylawoffl.com
Secondary Email:
dawn@legacylawoffl.com
205 N. Parsons Avenue
Brandon, FL 33510
813/643-1885

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 930828 from Matamy Homes USA. Application received: 12/01/2025 Proposed activity: Residential. Project name: Alafia Bend. Project size: 10.60 +/- AC. Location: Section(s) 16 Township 30 South, Range 20 East, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 2379 Broad Street, Brooksville, FL 34604-6899. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

1/9/26LG 1T

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

CIVIL DIVISION

CASE NO.: 24-CA-010149

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

EASY MOBILE HOMES, LLC, a Florida limited liability company, Plaintiff,

vs.

STEVEN R. HOWARD, CHRISTINE ANGELL HOSKINS, and UNKNOWN TENANT(S) IN POSSESSION, if any, jointly and severally, 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, the Clerk will sell the property described below situated in Hillsborough County, Florida, described as:

TROPICAL ACRES SOUTH UNIT NO 3 LOT 9 BLOCK 15 SEC-TWP-RGE: 02-31-20 AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGE 71, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

at public sale, to the highest bidder, for cash. The judicial sale will be conducted electronically online at the following website: www.hillsborough.realforeclose.com at **10:00 a.m. on February 5, 2026.**

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.

HOLCOMB & LEUNG, P.A.
3203 W. Cypress St.
Tampa, Florida 33607
(813) 258-5835
(813) 258-5124 - Facsimile

By: /s/ Brian A. Leung
BRIAN A. LEUNG
Florida Bar #14510
brianleung@holcomblaw.com
megan@holcomblaw.com

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

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

CIVIL DIVISION

CASE NO: 25-CC-039856

PANTHER TRACE TOWNHOMES ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.

LYETTE J. BRONLEBEN, a single person and UNKNOWN TENANT, Defendants.

NOTICE OF ACTION

STATE OF FLORIDA

TO: LYETTE J. BRONLEBEN, a single person, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN.

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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

Lot 2, Block 22, PANTHER TRACE PHASE 1 TOWNHOMES, according to the map or plat thereof as recorded in Plat Book 102, Pages 65-77, of the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of this Notice of Action on:

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

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (813) 276-8100. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

DATED on this 5th day of January, 2026.

Victor Crist, Clerk of the Circuit Court
800 E Twiggs St, Tampa, FL 33602

By: s/ Jennifer Taylor
Deputy Clerk

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

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

PROBATE DIVISION

File Number: 25-CP-004305

In re: Estate of
Angel Salvador Urbina Capó, Deceased

NOTICE TO CREDITORS

The administration of the estate of Angel Salvador Urbina Capó, deceased, is pending in the above court. The file number is 25-CP-004305. The personal representative's name and address are Braulio Rafael Urbina & 8615 Villa Largo Dr, Tampa FL 33614.

Creditors, other persons, or entities having claims or demands against the estate of the decedent must file their claims with the court within the time periods set forth in Florida Statutes § 733.702, or be forever barred.

Date of First Publication: 1/09/2026

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-003639

Division B

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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Deceased.

NOTICE TO CREDITORS
(summary administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of KATHRYN L. HERCULES, deceased, File No. 25-CP-003639, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601; that the decedent's date of death was April 25, 2025; that the total value of the estate is \$0.00 (ex-empt property only) and that the names and addresses of those to whom it has been assigned by such order are: JAMES WILLIAM HERCULES, 215 6th A venue Southwest, Ruskin, FL 33570; ANGELA RENEE DELL, 9460 University Parkway, Pensacola, FL 32514; LAUREN NICOLE HERCULES, 1010 Apache Trail, Clearwater, FL 33755.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

Petitioner:
/s/ James Hercules
JAMES WILLIAM HERCULES
215 6th Avenue Southwest
Ruskin, FL 33570

Attorney for Petitioner:
/s/ Danielle Faller
Danielle Faller, Esq.
Florida Bar # 106324
HEMNESS FALLER ELDER LAW
309 North Parsons Avenue
Brandon, FL 33510-4515
(813) 661-5297
(813) 689-8725 fax
danielle@hemnesslaw.com
service@hemnesslaw.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-003738

Division B

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

NOTICE TO CREDITORS
(summary administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of MARION JACK GLOVER, JR., deceased, File Number 25-CP-003738; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602; that Decedent's date of death was August 15, 2025; that the total value of the estate is real and other property valued at approximately \$13,855.00 and that the names and addresses of those to whom it has been assigned by such order are:

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

Beneficiaries:
FARRAH G. HUBBARD
5301 Osprey Ridge Drive
Lithia, Florida 33547
AMBER G. MYERS
413 Hanson Walk Lane
Apex, North Carolina 27539
MARION JACK GLOVER, III
1002 S. Saint Cloud Avenue
Valrico, Florida 33594

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

Person Giving Notice:
/s/ FARRAH G. HUBBARD
5301 Osprey Ridge Drive
Lithia, Florida 33547

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

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

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

CIVIL DIVISION

Case No.: 24-CC-044323

Division: O

CATHERINE KORMAN,
Plaintiff

vs.

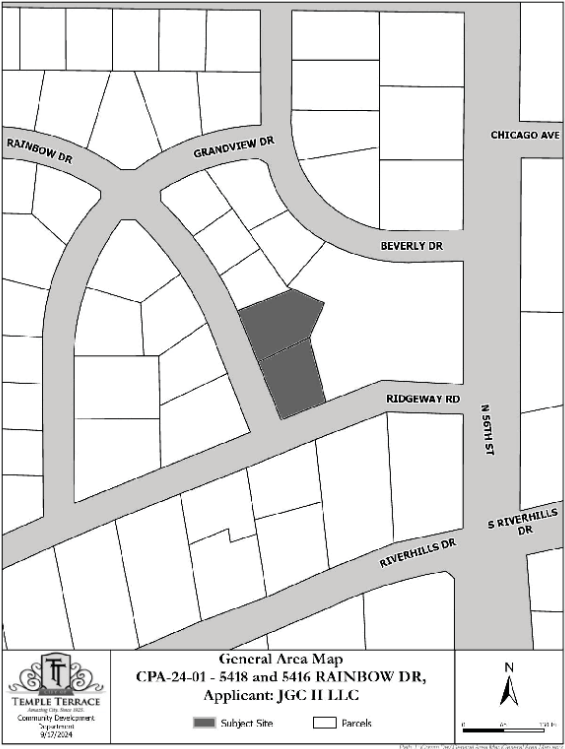
VINSON HAYNES; SONIA HAYNES;
STATE OF FLORIDA DEPARTMENT

(Continued on next page)

NOTICE OF PUBLIC HEARINGS
COMPREHENSIVE PLAN AMENDMENT
CITY OF TEMPLE TERRACE

The City Council of the City of Temple Terrace, Florida, has scheduled a **PUBLIC HEARING** for January 20, 2026 and February 3, 2026 at 6:00 p.m., or soon thereafter in the Council Chambers at City Hall, 11250 N. 56th Street to consider enacting the following Ordinance for the Comprehensive Plan Amendment (CPA-24-01) (TT/CPA-24-01) for 5416 Rainbow Drive, (Folio No. 201374-0000) and 5418 Rainbow Drive (Folio No. 201383-0000) as depicted in the map below:

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING THE "IMAGINE 2040: TEMPLE TERRACE COMPREHENSIVE PLAN" FUTURE LAND USE MAP FOR TWO PARCELS OF LAND LOCATED WEST OF N. 56th STREET AND NORTH OF RIDGEWAY ROAD, ADDRESSED AS 5416 RAINBOW DRIVE AND 5418 RAINBOW DRIVE AND TOTALING 0.42± ACRES; BY CHANGING THE FUTURE LAND USE DESIGNATION OF SAID PROPERTY FROM RESIDENTIAL-4 (RES-4) TO COMMERCIAL (C) FOR CPA-24-01 (TT/CPA-24-01); PROVIDING FOR AMENDMENT OF THE OFFICIAL FUTURE LAND USE MAP OF THE CITY; PROVIDING FOR SEVERABILITY AND FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.



The complete legal description by metes and bounds, the application, and the ordinance can be obtained from the Office of the City Clerk during regular business hours. All interested persons may appear at the meetings and be heard with respect to the proposed ordinance. A copy of the application is also available for public inspection in the Community Development Department during regular business hours. Additional information may be obtained by calling Joe Moreda, AICP, City Planner, Community Development at 813-506-6480.

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 includes the testimony and evidence upon which the appeal is to be based. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations 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 7th day of January 2026.

Lynda Sader, City Clerk

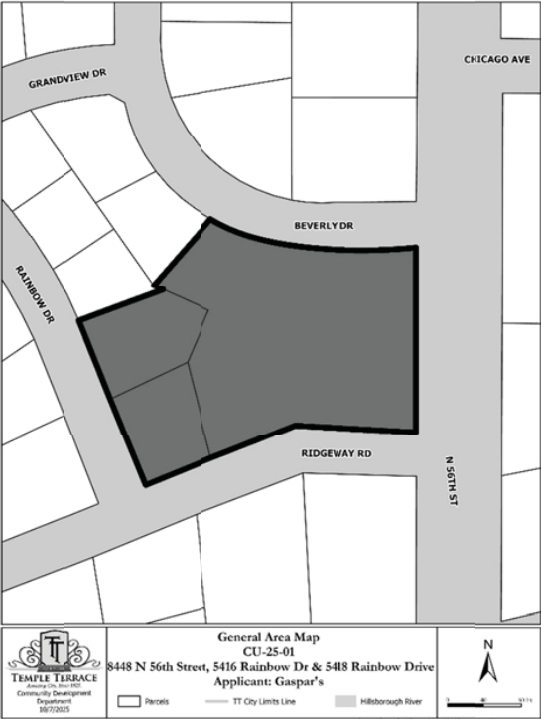
1/9/26LG 1T

NOTICE OF PUBLIC HEARINGS
CONDITIONAL USE OF PROPERTY
CITY OF TEMPLE TERRACE

The City Council of the City of Temple Terrace, Florida, has scheduled **PUBLIC HEARINGS** for, January 20, 2026 and February 3, 2026, at 6:00 p.m., or soon thereafter in the Council Chambers at City Hall, 11250 N. 56th Street to consider approving the following Resolution for the Conditional Use (CU-25-01) for Address 8448 N. 56TH Street (Folio No. 201368-0000) , 5416 Rainbow Drive, (Folio No. 201374-0000), and 5418 Rainbow Drive (Folio No. 201383-0000:

RESOLUTION

A RESOLUTION OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING A CONDITIONAL USE APPLICATION (CU-25-01) FOR AN ACCESSORY PARKING LOT AND ACCESSORY STRUCTURE ADDRESSED AS 8448 N. 56TH STREET, 5416 RAINBOW DRIVE, AND 5418 RAINBOW DRIVE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HERewith; PROVIDING AN EFFECTIVE DATE.



The complete legal description by metes and bounds, the application, and the resolution can be obtained from the Office of the City Clerk during regular business hours. All interested persons may appear at the meetings and be heard with respect to the proposed resolution. A copy of the application is also available for public inspection in the Community Development Department during regular business hours. Additional information may be obtained by calling Joe Moreda, Community Development at 813-506-6480 or planning@templeterrace.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 includes the testimony and evidence upon which the appeal is to be based. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations 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 7th day of January, 2026.

Lynda Sader, City Clerk

1/9/26LG 1T

LA GACETA/Friday, January 9, 2026/Page 19

HILLSBOROUGH COUNTY
OF HIGHWAY SAFETY AND MOTOR VEHICLES,
Defendants

NOTICE OF ACTION
(Service of Process by Publication)
To: VINSON HAYNES and SONIA HAYNES
Addresses unknown

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

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

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

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

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

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

IN RE: ESTATE OF JAMES CHARLES VANPELT, Deceased.

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

The administration of the estate of JAMES CHARLES VANPELT, deceased, File Number 2025-CP-004239, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

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

Personal Representative:
Linda VanPelt
12209 Water Mist Court
Riverview, Florida 33569

Attorney for Personal Representative:
JOHN W. GARDNER, ESQUIRE
JOHN W. GARDNER, P.A.
221 East Robertson Street
Brandon, Florida 33511
(813) 651-0055
Florida Bar No.: 745219

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

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

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

NOTICE TO CREDITORS
The administration of the Estate of Constance A. Johnson a/k/a Constance Annette Johnson, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below.

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

HILLSBOROUGH COUNTY
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. The written demand must be filed with the Clerk.

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

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

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

Personal Representatives:
Donald Charles Johnson
2324 E. Del Webb Blvd.
Sun City Center, FL 33573
Alan Gladieux a/k/a Allen John Gladieux
7001 Black Ridge Drive
El Paso, TX 79912

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

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

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

IN RE: ESTATE OF JOHN STEPHEN WILLIAMS, Deceased.

NOTICE TO CREDITORS
The administration of the Estate of John Stephen Williams, deceased, whose date of death was June 16, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The estate is intestate.

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

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

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

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

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

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

Personal Representative:
Charles Stephen Williams
11005 Fresno Lane
Riverview, Florida 33579

Attorney for Personal Representative:

HILLSBOROUGH COUNTY
Brice Zoecklein, Esq.
Florida Bar No. 0085615
Email Address:
brice@zoeckleinlawpa.com
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511

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

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

WALLCOVERING WIZARDS
Owner: Evan Tiller
618 Riviera Drive
Tampa, FL 33606

1/9/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

NOBLE BREW
Owner: Marc R. Tiller
2718 N. Florida Avenue
Tampa, FL 33602

1/9/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Zoning Hearing Master, pursuant to Hillsborough County Ordinance 92-05, beginning at 6:00 p.m., **January 26, 2026**, at the Board Room, 2nd floor of the County Center, 601 E. Kennedy Blvd., Tampa, to hear the following requests. **Virtual participation in this public hearing is available through communications media technology, as described below.**

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

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

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

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

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

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

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

Review of the application by the Board of County Commissioners is restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. In order to present testimony to the Board, you must be a party of record.

The review of the Zoning Hearing Master's recommendation by the Board of County Commissioners of Hillsborough County shall be restricted to the record as defined in Hillsborough County Ordinance 92-05, unless additional evidence and/or oral argument is permitted pursuant to the terms of the ordinance.

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

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

REZONING REQUESTS

Petition RZ-PD 26-0070, filed on 10/15/2025 by Jacob T. Cremer / Barbas Cremer, of 2002 W Cleveland St, Ste 203, Tampa, FL 33606, ph (813) 419-3914. Requesting a Rezone to Planned Development. The property is presently zoned AR and is located at NE corner of Hershey Rd & Ripley Rd.

Petition RZ-PD 26-0095, filed on 10/16/2025 by Church Arbor Lux LLC / Jeff Sardisco, represented by Jesse Blackstock, of 1646 W Snow Ave, Ste 174, Tampa, FL 33606, ph (813) 455-2184. Requesting a Rezone to Planned Development. The property is presently zoned RMC-20 & PD (85-0325) and is located at N Grady Ave, 150' S of W Hanna Ave & N Grady Ave intersection, E side of the street.

Petition RZ-STD 26-0128, filed on 10/23/2025 by Juan Pizano & Celia Arroyo, of 614 Maggie St, Wimauma, FL 33598, ph (813) 312-6959. Requesting a Rezone to RSC-6 MH. The property is presently zoned RSC-6 and is located at Maggie St, 260' S of Center St & Maggie St intersection, W side of the street.

Petition RZ-STD 26-0163, filed on 11/03/2025 by Kelli Conte, of PO Box 34, Wimauma, FL 33598, ph (813) 362-5601. Requesting a Rezone to RSC-6 MH. The property is presently zoned RSC-6 and is located at 406 Railroad St.

Petition RZ-STD 26-0290, filed on 12/02/2025 by Wimauma Commercial, represented by Kamil Corbett / Hill Ward Henderson, of 101 E Kennedy Blvd, Ste 3700, Tampa, FL 33602, ph (813) 227-8421. Requesting a Rezone to CI. The property is presently zoned PD (22-1387) and is located at 5201 675 Hwy.

MAJOR MODIFICATION REQUESTS

Petition MM 25-1415, filed on 09/15/2025 by Todd Pressman, of 200 2nd Ave S, #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Major Modification to Planned Development. The property is presently zoned PD (00-0533) and is located at 2122 & 2134 S 78th St.

Petition MM 26-0045, filed on 10/09/2025 by United Rentals, Inc., represented by Matt Newton / Stefan Beuge / Yoni Wasser / Shumaker Loop & Kendrick, of 101 E Kennedy Blvd, Ste 2800, Tampa, FL 33602, ph (813) 227-2227. Requesting a Major Modification to Planned Development. The property is presently zoned PD (85-0215) and is located at 6350 Pinegrove Rd.

Petition MM 26-0062, filed on 10/10/2025 by Chris Doherty, represented by Tyler Hudson / Gardner Brewer Hudson, of 400 N Ashley Dr, Ste 1100, Tampa, FL 33602, ph (813) 221-9600. Requesting a Major Modification to Planned Development. The property is presently zoned PD (77-0123) and is located at Apollo Beach Blvd, 900' SE of Golf and Sea Blvd & Apollo Beach Blvd intersection, E side of the street.

Petition MM 26-0063, filed on 10/10/2025 by Ashley Global Retail, represented by S. Elise Batsel / Stearns Weaver Miller, of 401 E Jackson St, Ste 2100, Tampa, FL 33602, ph (813) 223-4800. Requesting a Major Modification to Planned Development. The property is presently zoned IPD-1 (90-0097) and is located at W side of Broadway Center Blvd & Williams Rd intersection.

1/9/26LG 1T

HILLSBOROUGH COUNTY
Florida Statutes (Chapter 90-267), the trade name of:

BLUEFIELD SERVICES
Owner: Michael Houston
13052 Tampa Oaks Blvd Apt 3323
Temple Terrace, FL 33637
1/9/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-646

IN RE: ESTATE OF THOMAS D. SANABRIA
Deceased.

NOTICE TO CREDITORS
The administration of the estate of Thomas D. Sanabria, deceased, whose date of death was January 22, 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.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE 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 date of first publication of this notice is January 9, 2026.

Signed on 2/20/2025
Personal Representative:
/s/ Grace Sanabria
Grace Ann Sanabria
12814 Dunhill Drive
Tampa, Florida 33624

Attorney for Personal Representative:
/s/ Jose Gonzalez
Jose C. Gonzalez
Attorney
Florida Bar Number: 912883
14502 N. Dale Mabry Hwy, Ste 314,
Tampa, Florida 33618
Telephone: (813) 870-0078
Fax: (813) 879-4650
E-Mail: jose@jcgpa.com
Secondary E-Mail: service@jcgpa.com
1/9-1/16/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 292025CP003966-A001HC

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

NOTICE TO CREDITORS
The administration of the estate of Peggy Miller Alfonso, a/k/a Peggy Alfonso, deceased, whose date of death was January 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33631. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
/s/ William David Couch
23148 Emerson Way
Land O' Lakes, Florida 34639

(Continued on next page)

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Attorney for Personal Representative:
/s/ MARTIN G. LANGSTON
Attorney
Florida Bar Number: 1040924
P.O. Box 1897
Lakeland, Florida 33802
Telephone: (863) 688-5659
Fax: (863) 687-0917
E-Mail: martin@langstonesquire.com
Secondary E-Mail:
susan@langstonesquire.com

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

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the under-
signed intend(s) to register with the Florida
Department of State, Division of Corpora-
tions, pursuant to Section 865.09 of the
Florida Statutes (Chapter 90-267), the
trade name of:
SARVAHEALTH.AI
Owner: Ira Enterprises Inc.
410 Ware Blvd, Ste 800
Tampa, FL 33619

1/9/26LG 1T

IN THE CIRCUIT COURT FOR

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-003905
DIVISION A

IN RE: ESTATE OF
RONALD A. HALL,
aka RONALD ALAN HALL
Deceased.

NOTICE TO CREDITORS
The administration of the estate of
RONALD A. HALL, aka RONALD ALAN
HALL, deceased, whose date of death
was March 4, 2024, is pending in the Cir-
cuit Court for Hillsborough County, Flori-
da, Probate Division, the address of which
is 800 E. Twiggs St., Tampa, FL 33602.
The names and addresses of the personal
representative and the personal represen-
tative's attorney are set forth below.
All creditors of the decedent and other
persons having claims or demands against
decedent's estate on whom a copy of this
notice is required to be served must file
their claims with this court ON OR BEFORE
THE LATER OF 3 MONTHS AFTER THE
TIME OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER THE

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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 PUB-
LICAT ION 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-
cedent 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 January 9, 2026.
Personal Representative:
/s/ MARCY A. HALL
6750 Ralston Beach Circle
Tampa, FL 33614
Attorney for Personal Representative:
/s/ Jeffrey M. Gad
Florida Bar Number: 186317
JOHNSON, POPE, BOKOR, RUPPEL
& BURNS, LLP
400 N. Ashley Drive, Suite 3100
Tampa, FL 33602
Telephone: (813) 225-2500
Fax: (813) 223-7118
E-Mail: jeffreyyg@jpfirm.com
Secondary E-Mail: jcason@jpfirm.com

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

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 25-CP-004320
Division A

IN RE: ESTATE OF
PATRICIA LEE HARGRAVES,
Deceased.

NOTICE TO CREDITORS
The administration of the estate of Patricia
Lee Hargraves, deceased, whose date
of death was November 9, 2025, is
pending in the Circuit Court for Hillsbor-
ough County, Florida, Probate Division,
the address of which is 800 E. Twiggs
Street, Tampa, Florida 33602. The names
and addresses of the personal representa-
tive and the personal representative's at-
torney 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 PUB-
LICAT ION OF THIS NOTICE OR 30 DAYS
AFTER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

All other creditors of the decedent and
other persons having claims or demands
against decedent's estate must file their
claims with this court WITHIN 3 MONTHS
AFTER THE DATE OF THE FIRST PUB-
LICAT ION 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-
cedent 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 January 9, 2026.
Personal Representative:
/s/ Judith L. Hargraves
1103 S. Dakota Avenue
Tampa, Florida 33606
Attorneys for Personal Representative:
/s/ MARLA D. BOHLANDER
Florida Bar Number: 0071514
Primary E-mail: mbohlander@trenam.com
Secondary E-mail: egarcia@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN,
FRYE, O'NEILL & MULLIS, P.A.
Post Office Box 1102
Tampa, Florida 33601-1102
Telephone: (813) 223-7474

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

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

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

IN RE: THE MARRIAGE OF
YENLIS ALVAREZ SANCHEZ,
Petitioner/Mother,
and
ALBERTO RODRIGUEZ PARDO,
Respondent/Father.

**NOTICE OF ACTION FOR
CUSTODY OF MINOR CHILD**
TO: Alberto Rodriguez Pardo
Address Unknown
YOU ARE NOTIFIED that an action has
been filed against you and that you are
required to serve a copy of your written
defenses, if any, to it on Ivonne L. Fer-
nandez, Esq., whose address is 607-A W.
Dr. Martin Luther King, Jr. Blvd., Tampa,
Florida 33603 on or before 2/14/2026, and
file the original with the clerk of this Court
at George E. Edgecomb Courthouse, 800
E. Twiggs Street, Tampa, Florida 33602,
before service on Petitioner or immediat-
ly thereafter. **If you fail to do so, a default
may be entered against you for the re-
lief demanded in the petition.**

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

**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 Cir-
cuit Court's office notified of your cur-
rent address. (You may file Designation
of Current Mailing and E-Mail Address,
Florida Supreme Court Approved Fam-
ily Law Form 12.915.) Future papers in
this lawsuit will be mailed or e-mailed
to the addresses on record at the
clerk's office.
**WARNING: Rule 12.285, Florida Fam-
ily Law Rules of Procedure, requires
certain automatic disclosure of docu-
ments and information. Failure to com-
ply can result in sanctions, including
dismissal or striking of pleadings.**
Dated December 30, 2025
Victor D. Crist, Clerk of the Circuit Court
800 E. Twiggs Street, Tampa, FL 33602
By: s/ Mary Glover
Deputy Clerk

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

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

PROBATE DIVISION
File No. 25-CP-000464

IN RE: ESTATE OF
GARY MARSHALL GREEN
Deceased.

NOTICE TO CREDITORS
The administration of the estate of Gary
Marshall Green, deceased, who was found
deceased on December 29, 2024, is pend-
ing in the Circuit Court for Hillsborough
County, Florida, Probate Division, the ad-
dress of which is 800 E. Twiggs Street,
Room 442 - Edgecomb Courthouse, Tam-
pa, Florida 33602. The names and ad-
dresses 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 PUB-
LICAT ION OF THIS NOTICE.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's surviv-
ing spouse is property to which the Florida
Uniform Disposition of Community Prop-
erty Rights at Death Act as described in
ss. 732.216-732.228, applies, or may ap-
ply, unless a written demand is made by
a creditor as specified under s. 732.2211,
Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE
TIME PERIODS SET FORTH IN FLORIDA
STATUTES SECTION 733.702 WILL BE
FOREVER BARRED.
NOTWITHSTANDING THE TIME PERI-
ODS SET FORTH ABOVE, ANY CLAIM
FILED TWO (2) YEARS OR MORE
AFTER THE DECEDENT'S DATE OF
DEATH IS BARRED.
The date of first publication of this notice
is January 9, 2026.
Personal Representative:
/s/ Alexa Duffy
5710 Harding Drive
Lincoln, Nebraska 68521
Attorney for Personal Representative:
/s/ Charles Adams, Esq.
charles@zoeckleinlawpa.com;
brice@zoeckleinlawpa.com;
eservice2@zoeckleinlawpa.com
Florida Bar No. 91288
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511
Telephone: 813-501-5071

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

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

CIVIL DIVISION
CASE NO: 25-CC-028660
BOYETTE CREEK HOMEOWNERS
ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,
vs.
PAM S. HARRIS, an unmarried woman
and THE ESTATE AND HEIRS OF
MARILYN O'BRIEN and UNKNOWN
TENANT,
Defendants.

NOTICE OF ACTION
STATE OF FLORIDA
TO: PAM S. HARRIS and THE ESTATE
AND HEIRS OF MARILYN O'BRIEN,
and all parties having or claiming to
have any right, title, or interest to the
property described below, whose
residence address is UNKNOWN.
YOU ARE NOTIFIED that an action to
foreclose a Claim of Lien on the following
property in Hillsborough County, Florida:
Lot 39, Block F, BOYETTE CREEK
PHASE 1, as per plat thereof, record-
ed in Plat Book 94, Page 31-1 through
31-7, inclusive, of the Public Records
of Hillsborough County, Florida.
has been filed against you and you are re-
quired to file your written defenses, if any,
with the Clerk of the above Court and to
serve a copy within thirty (30) days after
the first publication of this Notice of Action on:
SCOTT B. TANKEL, Esquire, Plaintiff's
attorney, whose address is 1022 Main
Street, Suite D, Dunedin, FL 34698, and
file the original with the Clerk of this Court
either before service on Plaintiff's attorney
or immediately thereafter; otherwise a de-
fault will be entered against you for the re-
lief demanded in the Complaint or Petition.

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 THN 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 THN 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 THN 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 THN ALG THE SD NORTH ROW LINE OF MARINER ST AND ALG THE ROW OF BAY CENTER DR THN 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 THN 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 25 FT CHORD BEARING N 65 DEG 10 MIN 33 SEC W 35.36 FT THN N 20 DEG 10 MIN 33 SEC W A DISTANCE OF 173.34 FT THN LEAVING SD ROW N 69 DEG 32 MIN 13 SEC E A DISTANCE OF 156.14 PT ON NON TANGENT CURVE TO THE LEFT THN 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 THN N 69 DEG 30 MIN 44 SEC E A DISTANCE OF 45.21 FT THN N 72 DEG 40 MIN 27 SEC E A DISTANCE OF 21.31 FT TO PT ON A CURVE TO RIGHT THN 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 THN S 89 DEG 15 MIN 08 SEC E A DISTANCE OF 7.78 FT THN N 03 DEG 29 MIN 36 SEC W A DISTANCE OF 20.13 FT THN N 89 DEG 36 MIN 38 SEC E A DISTANCE OF 30.20 FT TO THE WALL OF MASONRY PARKING STRUCTURE THN ALG SD WALL THE FOLLOWING COURSES: S 00 DEG 13 MIN 28 SEC W A DISTANCE OF 3.02 FT THN S 89 DEG 26 MIN 14 SEC E A DISTANCE OF 60.88 FT THN S 00 DEG 13 MIN 28 SEC W A DISTANCE OF 76.79 FT THN S 89 DEG 18 MIN 13 SEC E 23.12 FT THN N 00 DEG 13 MIN 28 SEC E A DISTANCE OF 10.91 FT THN S 89 DEG 42 MIN 46 SEC E A DISTANCE OF 50.96 FT THN N 00 DEG 17 MIN 14 SEC E A DISTANCE OF 1 FT THN N 89 DEG 42 MIN 46 SEC W A DISTANCE OF 11.96 FT THN N 00 DEG 23 MIN 39 SEC E A DISTANCE OF 288.05 FT THN S 89 DEG 42 MIN 18 SEC E A DISTANCE OF 11.53 FT THN N 06 DEG 30 MIN 44 SEC E A DISTANCE OF 1.01 FTTHN N 89 DEG 32 MIN 07 SEC W A DISTANCE OF 11.64 FT THN N 00 DEG 23 MIN 39 SEC E A DISTANCE OF 30 FT TO AFORESAID SOUTH ROW LINE OF BAY CENTER DR THN 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 ARLETY 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: SISSI 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: RHODES ROBERT L JR
LOCATION OF VIOLATION: 3203 W LEILA AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: MAC DILL PARK UNIT NO 2 LOT 10 BLOCK E FOLIO: 135315.0000

CASE NO: COD-25-0003886
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 FOXH-KNOWLES, CMC
CITY CLERK

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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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 PUB-
LICAT ION 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-
cedent 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 PERI-
ODS SET FORTH ABOVE, ANY CLAIM
FILED TWO (2) YEARS OR MORE
AFTER THE DECEDENT'S DATE OF
DEATH IS BARRED.

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

Personal Representative:
/s/ MARCY A. HALL
6750 Ralston Beach Circle
Tampa, FL 33614

Attorney for Personal Representative:
/s/ Jeffrey M. Gad
Florida Bar Number: 186317
JOHNSON, POPE, BOKOR, RUPPEL
& BURNS, LLP
400 N. Ashley Drive, Suite 3100
Tampa, FL 33602
Telephone: (813) 225-2500
Fax: (813) 223-7118
E-Mail: jeffreyyg@jpfirm.com
Secondary E-Mail: jcason@jpfirm.com

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

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-004320
Division A

IN RE: ESTATE OF
PATRICIA LEE HARGRAVES,
Deceased.

NOTICE TO CREDITORS
The administration of the estate of Patricia
Lee Hargraves, deceased, whose date
of death was November 9, 2025, is
pending in the Circuit Court for Hillsbor-
ough County, Florida, Probate Division,
the address of which is 800 E. Twiggs
Street, Tampa, Florida 33602. The names
and addresses of the personal representa-
tive and the personal representative's at-
torney 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 PUB-
LICAT ION OF THIS NOTICE OR 30 DAYS
AFTER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.

NOTICE OF PUBLIC HEARINGS
REZONING OF PROPERTY
CITY OF TEMPLE TERRACE

The City Council of the City of Temple Terrace, Florida, has scheduled a **PUBLIC HEARING** for January 20, 2026 and February 3, 2026 at 6:00 p.m., or soon thereafter in the Council Chambers at City Hall, 11250 N. 56th Street to consider enacting the following Ordinance for the Zoning Reclassification Amendment (RZP-24-03) for 5416 Rainbow Drive (Folio NO. 201374-0000) and 5418 Rainbow Drive (Folio NO. 201383-0000), as depicted in the map below:

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, REZONING TWO PARCELS OF LAND LOCATED WEST OF N. 56th STREET AND NORTH OF RIDGEWAY ROAD, ADDRESSED AS 5416 RAINBOW DRIVE AND 5418 RAINBOW DRIVE TOTALING 0.42± ACRES, LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; BY CHANGING THE ZONING ATLAS MAP DESIGNATION ON SAID PROPERTY FROM ZONING CLASSIFICATION RESIDENTIAL-10 (R-10) TO COMMERCIAL GENERAL (C-G) FOR RZP-24-03; 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 HERewith; PROVIDING FOR AN EFFECTIVE DATE.

The complete legal description by metes and bounds, the application, and the ordinance can be obtained from the Office of the City Clerk during regular business hours. All interested persons may appear at the meetings and be heard with respect to the proposed ordinance. A copy of the application is also available for public inspection in the Community Development Department during regular business hours. Additional information may be obtained by calling Joe Moreda, AICP, City Planner, Community Development at 813-506-6480.

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 includes the testimony and evidence upon which the appeal is to be based. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations 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 7th day of January, 2026.

Lynda Sader, City Clerk

1/9/26LG 1T

LA GACETA/Friday, January 9, 2026/Page 21

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY<p>In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (813) 276-8100. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.</p><p>DATED on this 30th day of December, 2025,</p><p>Victor Crist Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602</p><p>By: s/ Jennifer Taylor Deputy Clerk</p><p>1/9-1/16/26LG 2T</p></div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY<p>JUVENILE DEPENDENCY</p><p>CASE NO. 24-DP-32</p><p>DIVISION D</p><p>IN THE INTEREST OF: Z.A. DOB: 1/9/2024 MINOR CHILD</p><p>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS</p><p>TO: BRYAN STEVEN RUIZ DUARTE, address unknown</p><p>YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: Z.A. born on 1/9/2024. You are hereby commanded to appear on February 24, 2026, at 9:30 AM before the Honorable Lisa D. Campbell at the Hillsborough Courthouse, Edgcomb Courthouse, Courtroom 310, 800 East Twiggs Street, Tampa, FL 33602, for an ADVISORY HEARING.</p><p>FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN), IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.</p><p>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 sched-</p></div>	<div>HILLSBOROUGH COUNTY<p>uled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p><p>WITNESS my hand as Clerk of said Court and the Seal thereof, this 30th day of December, 2025.</p><p>Victor Crist Clerk of Circuit Court & Comptroller 800 E Twiggs St, Tampa, FL 33602</p><p>By: s/ Santiago Zambrano As Deputy Clerk</p><p>1/9-1/30/26LG 4T</p></div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<p>Case No: 15-CA-010838</p><p>U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff,</p><p>vs.</p><p>UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST MARY E. LEWIS, DECEASED; et al., Defendants.</p><p>AMENDED NOTICE OF FORECLOSURE SALE</p><p>NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 12/02/2025, and entered in Case No. 15-CA-010838 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, is the Plaintiff and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST MARY E. LEWIS, DECEASED; ROBBIE A. JERNIGAN; CINDY PAULETTE SWINT, AS AN HEIR OR BENEFICIARY OF JERRY A. LEWIS, DECEASED, AND MARY E. LEWIS, DECEASED; UNKNOWN SPOUSE OF CINDY PAULETTE SWINT; JERRY PHILLIP LEWIS, AS AN HEIR OR BENEFICIARY OF JERRY A. LEWIS, DECEASED, AND MARY E. LEWIS, DECEASED; MARY BETH ROWE, AS AN HEIR OR BENEFICIARY OF JERRY A. LEWIS, DECEASED, AND MARY E. LEWIS, DECEASED; JAN LEWIS ROBINSON, AS AN HEIR OR BENEFICIARY OF JERRY A. LEWIS, DECEASED, AND MARY E. LEWIS, DECEASED; TRACEY ELIZABETH SEXTON, AS AN HEIR OR BENEFICIARY OF JERRY A.</p></div>	<div>HILLSBOROUGH COUNTY<p>LEWIS, DECEASED, AND MARY E. LEWIS, DECEASED; CRAIG ARLEN LEWIS, AS AN HEIR OR BENEFICIARY OF JERRY A. LEWIS, DECEASED, AND MARY E. LEWIS, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST DEORTHA JO LAMBERT, DECEASED; STARLETTE LAMBERT, AS AN HEIR OR BENEFICIARY OF DEORTHA JO LAMBERT, DECEASED; LINDA STRINGFIELD, AS AN HEIR OR BENEFICIARY OF DEORTHA JO LAMBERT, DECEASED; CAROLYN LAMBERT A/K/A CAROLYN RAINES, AS AN HEIR OR BENEFICIARY OF DEORTHA JO LAMBERT, DECEASED; GEORGE F. LAMBERT A/K/A FRANKIE LAMBERT, AS AN HEIR OR BENEFICIARY OF DEORTHA JO LAMBERT, DECEASED; HILLSBOROUGH COUNTY, FLORIDA; HILLSBOROUGH COUNTY CLERK; STATE OF FLORIDA; ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY; JOSEPH FRANKLIN LAMBERT A/K/A JOEY LAMBERT; JOSEPH FRANKLIN LAMBERT A/K/A JOEY LAMBERT AS PERSONAL REPRESENTATIVE OF THE ESTATE OF STARLETTE MARIE LAMBERT, is/are Defendant(s), Victor D. Crist, Hillsborough County Clerk of Courts will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 a.m. on February 5, 2026 the following described property set forth in said Final Judgment, to wit:</p><p>A1</p><p>Commencing at the Southeast corner of the Northwest one-quarter of the Northeast one-quarter of Section 29, Township 28 South, Range 20 East, Hillsborough County, Florida. Run thence West 504.2 feet along the South boundary of said Northwest one-quarter of the Northeast one-quarter of said Section 29, thence North 20°54' West 116.0 feet for Point-of-Beginning. Run thence West 400.0 feet to the East right-of-way line of Williams Road, thence North 20°54' West 116.0 feet along said right-of-way line, thence East 400.0 feet, thence South 20°54' East 116.0 feet to Point-of-Beginning. For purposes of this description the South boundary of said Northwest one-quarter of the northeast one-quarter is assumed as running East and West.</p><p>A2</p><p>Commencing at the Southeast corner of the Northwest one-quarter of the Northeast one-quarter of Section 29, Township 28 South, Range 20 East, Hillsborough County, Florida. Run thence West along the South boundary of said Northwest one-quarter of the Northeast one-quarter of said Section 29, a distance of 404.5 feet for the Point-of-Beginning. Thence (continue) West, a distance of 384.0 feet, thence North 108.34 feet, thence East a</p></div> <div><p>CASE NO: COD-25-0004161</p><p>NAME OF VIOLATOR: LIBOR ONDRAS</p><p>LOCATION OF VIOLATION: 412 W LOUISIANA AVE, TAMPA, FL</p><p>CODE SECTIONS: 19-50 19-238</p><p>LEGAL DESCRIPTION: SUNSHINE PARK REVISED MAP LOT 6 BLOCK 5</p><p>FOLIO: 165405.0000</p><p>CASE NO: COD-25-0004281</p><p>NAME OF VIOLATOR: LORNA G HOEHLER/LIFE ESTATE</p><p>LOCATION OF VIOLATION: 811 E HOLLYWOOD ST, TAMPA, FL</p><p>CODE SECTIONS: 19-231(15)a 19-231(15)c</p><p>LEGAL DESCRIPTION: MENDEL'S RESUBDIVISION OF BLOCKS 1 2 3 4 AND 7 OF KRAUSE'S SUBDIVISION N 85 FT OF LOT 17 BLOCK 1</p><p>FOLIO: 161087.0000</p><p>CASE NO: COD-25-0004282</p><p>NAME OF VIOLATOR: LORNA G HOEHLER/LIFE ESTATE</p><p>LOCATION OF VIOLATION: 809 E HOLLYWOOD ST, TAMPA, FL</p><p>CODE SECTIONS: 19-231(15)a 19-231(15)c</p><p>LEGAL DESCRIPTION: MENDEL'S RESUBDIVISION OF BLOCKS 1 2 3 4 AND 7 OF KRAUSE'S SUBDIVISION N 83 FT OF LOT 16 BLOCK 1</p><p>FOLIO: 161085.0000</p><p>CASE NO: COD-25-0004359</p><p>NAME OF VIOLATOR: KEVAL PATEL</p><p>LOCATION OF VIOLATION: 8315 N MARKS ST, TAMPA, FL</p><p>CODE SECTIONS: 19-231(15)a</p><p>LEGAL DESCRIPTION: HENDRY AND KNIGHTS ADDITION TO SULPHUR SPRINGS LOT 194 AND W 1/2 OF CLOSED ALLEY</p><p>FOLIO: 149712.0100</p><p>CASES TO BE HEARD AT THE 1:00 P.M. HEARING</p><p>CASE NO: COD-25-0003157</p><p>NAME OF VIOLATOR: BRANDI ALEXIS FALZARANO</p><p>LOCATION OF VIOLATION: 410 E AMELIA AVE, TAMPA, FL</p><p>CODE SECTIONS: 27-283.11(b) 27-326</p><p>LEGAL DESCRIPTION: KEY'S E 1/2 OF LOT 3 BLOCK 1</p><p>FOLIO: 191326.0000</p><p>CASE NO: COD-25-0004008</p><p>NAME OF VIOLATOR: WEST TAMPA RENTALS LLC</p><p>LOCATION OF VIOLATION: 7105 S KISSIMMEE ST, TAMPA, FL</p><p>CODE SECTIONS: 27-284.2 27-284.2.4</p><p>LEGAL DESCRIPTION: PORT TAMPA CITY MAP LOTS 6 AND 7 BLOCK 116 AND 1/2 OF VACATED ALLEY ABUTTING THE REAR</p><p>FOLIO: 138658.0000</p><p>CASE NO: COD-25-0004010</p><p>NAME OF VIOLATOR: WEST TAMPA RENTALS LLC</p><p>LOCATION OF VIOLATION: 7109 S KISSIMMEE ST, TAMPA, FL</p><p>CODE SECTIONS: 27-284.2 27-284.2.4</p><p>LEGAL DESCRIPTION: PORT TAMPA CITY MAP LOT 8 AND E 1/2 OF CLOSED ALLEY ABUTTING THEREON BLOCK 116</p><p>FOLIO: 138659.0000</p><p>CASE NO: COD-25-0004176</p><p>NAME OF VIOLATOR: BARRY COHEN</p><p>LOCATION OF VIOLATION: 6915 N BREVARD AVE, TAMPA, FL</p><p>CODE SECTIONS: 19-49 19-56 19-59 19-231(15)a 19-231(15)b 19-231(15)c 27-283.11(b) 27-326</p><p>LEGAL DESCRIPTION: HILLSBOROUGH RIVER ESTATES LOT 6 SUB TO CITY OF TAMPA EASEMENT</p><p>FOLIO: 100670.0000</p><p>CASE NO: COD-25-0004279</p><p>NAME OF VIOLATOR: KAREN L MAYES</p><p>LOCATION OF VIOLATION: 511 E ADALEE ST, TAMPA, FL</p><p>CODE SECTIONS: 27-156 27-289.3</p><p>LEGAL DESCRIPTION: PARK VIEW SUBDIVISION W 25 FT OF LOT 2, LOT 3 AND E 46 FT OF LOT 4</p><p>FOLIO: 183326.0000</p><p>CASE NO: COD-25-0004324</p><p>NAME OF VIOLATOR: MONYETTA JONES/TRUSTEE</p><p>LOCATION OF VIOLATION: 3402 N 15TH ST, TAMPA, FL</p><p>CODE SECTIONS: 27-132 27-290.8 27-326</p><p>LEGAL DESCRIPTION: BENJAMIN'S 3RD SUBDIVISION E 85 FT OF LOT 1 BLOCK 2</p><p>FOLIO: 173295.0000</p><p>CASE NO: COD-25-0004353</p><p>NAME OF VIOLATOR: FELIX BELLO MARTINEZ</p><p>LOCATION OF VIOLATION: 101 W FERN ST, TAMPA, FL</p><p>CODE SECTIONS: 27-211.8 27-290 27-326</p><p>LEGAL DESCRIPTION: NORTH PARK ANNEX LOT 517</p><p>FOLIO: 163486.0000</p><p>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.</p><p>INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.</p><p>SHIRLEY FOX-X-KNOWLES, CMC</p><p>CITY CLERK</p></div>	<div>HILLSBOROUGH COUNTY<p>distance of 342.55 feet, thence South 20°54' East, a distance of 116.0 feet to the Point-of-Beginning.</p><p>A3</p><p>Commencing at the SE corner of the Northwest one-quarter of the Northeast one-quarter of Section 29, Township 28 South, Range 20 East, Hillsborough County, Florida. Run thence West 504.2 feet along the South boundary of said Northwest one-quarter of the Northeast one-quarter, thence North 20°54' West, 232.0 feet for a Point-of-Beginning. Run thence West 400.0 feet to the East right-of-way line of Williams Road, thence North 20°54' West 116.0 feet along said right-of-way line, thence East 400.0 feet, thence South 20°54' East 116.0 feet to Point-of-Beginning. For purposes of this description the South boundary of said Northwest one-quarter of the Northeast one-quarter is assumed as running East and West.</p><p>A4</p><p>Commencing at the Southeast corner of the Northwest one-quarter of the Northeast one-quarter of Section 29, Township 28 South, Range 20 East, Hillsborough County, Florida. Run thence West along the South boundary of said Northwest one-quarter of the Northeast one-quarter of said Section 29, a distance of 788.5 feet for the Point-of-Beginning. Thence (continue) West, a distance of 116.0 feet, thence North 20°54' West, a distance of 116.0 feet, thence East a distance of 157.45 feet, thence South, a distance of 108.34 feet to the Point of Beginning.</p><p>A5</p><p>Commencing at the Southeast corner of the Northwest one-quarter of the Northeast one-quarter of Section 29, Township 28 South, Range 20 East, Hillsborough County, Florida. Run West along the South boundary of the Northwest one-quarter of the Northeast one-quarter of said Section 29, a distance of 404.5 feet, thence North 20°54' West a distance of 116.0 feet, thence West a distance of 100.0 feet, thence North 20°54' West a distance of 232.0 feet, thence East a distance of 1030.0 feet, thence South 20°54' East a distance of 348.0 feet to the South boundary of the Northeast one-quarter of the Northeast one-quarter of said Section 29, thence West along the South boundary of the Northeast one-quarter of the Northeast one-quarter of said Section 29, a distance of 525.5 feet to the Point of Beginning.</p><p>Commonly known as: 7607 WILLIAMS RD, SEFFNER, FL 33584</p><p>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.</p><p>If the sale is set aside, the Purchaser may</p></div> <div><p>CASE NO: 25-CA-002108</p><p>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF MFA 2021-RPL1 TRUST, PLAINTIFF,</p><p>VS.</p><p>CYNTHIA P. ULRICH A/K/A CYNTHIA PERKINS ULRICH, ET AL.</p><p>DEFENDANT(S).</p></div>	<div>HILLSBOROUGH COUNTY<p>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.</p><p>DATED December 12, 2025</p><p>/s/ Bradford Petrino</p><p>Bradford Petrino, Esq.</p><p>Florida Bar No. 41883</p><p>Lender Legal PLLC</p><p>1800 Pembrook Drive, Suite 250</p><p>Orlando, FL 32810</p><p>Tel: (407) 730-4644</p><p>Attorney for Plaintiff</p><p>Service Emails:</p><p>bpetrino@lenderlegal.com</p><p>EService@LenderLegal.com</p><p>CERTIFICATE OF SERVICE</p><p>I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 12th day of December 2025 to:</p><p>ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY, FLORIDA</p><p>c/o T. Andrew Zodrow, Esq.</p><p>3629 Queen Palm Dr.</p><p>Tampa, FL 33619</p><p>zodrowa@epchc.org</p><p>Hastings Jones, Esq.</p><p>Senior Assistant Attorney General</p><p>Office of the Attorney General</p><p>The Capitol, Suite PL-01</p><p>Tallahassee, Florida 32399-1050</p><p>oag.foreclose.eserve@myfloridalegal.com</p><p>Attorney for STATE OF FLORIDA</p><p>UNITED STATES OF AMERICA,</p><p>DEPARTMENT OF THE TREASURY -</p><p>INTERNAL REVENUE SERVICE</p><p>c/o U.S. Attorney</p><p>400 N. Tampa St.</p><p>Tampa, FL 33602</p><p>CRAIG ARLEN LEWIS A/K/A CRAIG A. LEWIS</p><p>5819 Rose Lane</p><p>Tampa, FL 33619</p><p>JERRY PHILLIP LEWIS</p><p>10567 Talloaks Road</p><p>Pavo, GA 31778</p><p>JAN L. ROBINSON</p><p>36251 FL-70</p><p>MYAKKA CITY, FL 34251</p><p>MARY BETH ROWE</p><p>13472 BANNER RD.</p><p>SPRING HILL, FL 34609</p><p>TRACEY SEXTON</p><p>155 SABEL LN.</p><p>MULBERRY, FL 33860</p><p>TRACEY SEXTON</p><p>543 Oak Tree Ln.</p><p>Nazareth, PA 18064</p><p>CINDY P. SWINT</p><p>344 Lewis Road</p><p>Lithia, FL 33547</p><p>HILLSBOROUGH COUNTY, A</p><p>POLITICAL SUBDIVISION OF THE</p><p>STATE OF FLORIDA</p><p>c/o Matthew D. Weidner, Esq.</p><p>Matthew D. Weidner, P.A.</p><p>250 Mirror Lake Drive North</p><p>St. Petersburg, FL 33701</p><p>service@mattweidnerlaw.com</p><p>UNITED STATES ENVIRONMENTAL PROTECTION AGENCY</p><p>c/o Stacey A. Haire, Esq.</p><p>Office of Regional Counsel</p><p>61 Forsyth Street SW</p><p>Atlanta, GA 30303</p><p>haire.stacey@epa.gov</p><p>UNKNOWN SPOUSE OF CINDY P. SWINT N/K/A ROBERT SWINT</p><p>344 Lewis Road</p><p>Lithia, FL 33547</p><p>DEORTHA JO LAMBERT</p><p>15198 Jackson Trace Rd.</p><p>Lincoln, AL 35096</p><p>ROBBIE A. JERNIGAN</p><p>c/o A. J. "Stan" Musial, Jr., Esquire</p><p>1211 W. Fletcher Avenue</p><p>Tampa, FL 33612-3363</p><p>ajmusialattorney@yahoo.com</p><p>FLORIDA ENVIRONMENTAL RESOURCES CORP.</p><p>4023 N. Armenia Ave., Suite 400</p><p>Tampa, FL 33607</p><p>CLERK OF THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA</p><p>c/o Shelby K. Russ, Esq.</p><p>419 Pierce Street, Room 140</p><p>Tampa, FL 33602</p><p>Shelby.russ@hillsclerk.com</p><p>efileservice@hillsclerk.com</p><p>Jacqueline F. Perez, Esq.</p><p>Krinzman Huss Lubetsky Feldman & Hotte </p><p>Awerbach Cohn Perez</p><p>28100 U.S. Hwy 19 North, Suite 104</p><p>Clearwater, FL 33761</p><p>service@AwerbachCohn.com</p><p>STATE OF FLORIDA</p><p>c/o State Attorney</p><p>419 N PIERCE ST.</p><p>TAMPA, FL 33602</p><p>CAROLYN LAMBERT</p><p>15198 JACKSON TRACE RD.</p><p>LINCOLN, AL 35096</p><p>LINDA STRINGFIELD</p><p>15198 JACKSON TRACE RD.</p><p>LINCOLN, AL 35096</p><p>GEORGE LAMBERT</p><p>15198 JACKSON TRACE RD.</p><p>LINCOLN, AL 35096</p><p>JOSEPH FRANKLIN LAMBERT A/K/A JOEY LAMBERT</p><p>144 ALLRED ROAD</p><p>LINCOLN, AL 35096</p><p>JOSEPH FRANKLIN LAMBERT A/K/A JOEY LAMBERT AS PERSONAL REPRESENTATIVE OF THE ESTATE OF STARLETTE MARIE LAMBERT</p><p>144 ALLRED ROAD</p><p>LINCOLN, AL 35096</p><p>/s/ Bradford Petrino</p><p>Bradford Petrino, Esq.</p><p>11080-1027931</p></div> <div><p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.</p><p>CASE NO. 25-CA-002108</p><p>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF MFA 2021-RPL1 TRUST, PLAINTIFF,</p><p>VS.</p><p>CYNTHIA P. ULRICH A/K/A CYNTHIA PERKINS ULRICH, ET AL.</p><p>DEFENDANT(S).</p></div> <div><p>NOTICE OF FORECLOSURE SALE</p><p>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated November 3, 2025 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at</p></div> <div><p>(Continued on next page)</p></div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY<p>Hillsborough, Florida, on February 16, 2026, at 10:00 AM, at www.hillsborough. realforeclose.com for the following described property: LOT 3, BLOCK 1, OF SUN CITY CENTER UNIT 162, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 55, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p><p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.</p><p>Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/Tiffany Hamilton, Esq. Tiffany Hamilton, Esq. FBN: 1058051</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 11080-1027478</p><div>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-040116, DIVISION N CULBREATH KEY BAYSIDE CONDOMINIUM ASSOCIATION, INC., Plaintiff, v. FRANK HANCOCK, a single man, Defendant.</div><div>NOTICE OF ACTION TO: FRANK HANCOCK 5000 Culbreath Key Way, Unit 8209 Tampa, FL 33611</div><p>YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:</p><p>Unit 8-209 of CULBREATH KEY BAYSIDE CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 14118, page 1940, of the Public Records of Hillsborough County, Florida, and all amendments thereto, together with its undivided share in the common elements.</p><p>has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on CHARLES EVANS GLAUSIER, ESQUIRE, Plaintiff's attorney, whose address is Glausier Knight Jones, PLLC, whose address is: 400 N. Ashley Drive, Suite 2020, Tampa, Florida 33602, on or before 2/3/2026 a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.</p><p>DATED on December 29, 2025.</p><p>Victor D. Crist, Clerk of the Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602</p><p>By: Jennifer Taylor Deputy Clerk</p><p>Charles Evans Glausier, Esquire Florida Bar No. 0037035 Glausier Knight Jones, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, Florida 33602 (813) 440-4600 Attorney for Plaintiff</p><div>1/2-1/9/26LG 2T</div><div>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-064040, DIVISION V TAMPA VILLAS SOUTH, INC., Plaintiff, v. CLARA LUNA MARTINEZ, an unmarried woman, Defendant.</div><div>NOTICE OF ACTION TO: CLARA LUNA MARTINEZ 4215 La Dega Court, Tampa, FL 33611</div><p>YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:</p><p>Lot 3, Block 16. Tampa Villas South Unit No. 2. according to map or plat thereof as recorded in Plat Book 44, Page 26, of the Public Records of Hillsborough County, Florida.</p><p>has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on CHARLES EVANS GLAUSIER, ESQUIRE, Plaintiff's attorney, whose address is Glausier Knight Jones, PLLC, whose address is: 400 N. Ashley Drive, Suite 2020, Tampa, Florida 33602, on or before 2/3/2026 a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.</p><p>DATED on December 29, 2025.</p><p>Victor D. Crist, Clerk of the Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602</p><p>By: Jennifer Taylor Deputy Clerk</p><p>Charles Evans Glausier, Esquire Florida Bar No. 0037035 Glausier Knight Jones, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, Florida 33602</p></div>	<div>HILLSBOROUGH COUNTY<p>(813) 440-4600 Attorney for Plaintiff</p><div>1/2-1/9/26LG 2T</div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25-CP-002127 BAR NO.: 341827</div><p>IN RE: The Estate of: ROBERT JAY HARBISON, Deceased.</p><div>NOTICE TO CREDITORS</div><p>The administration of the estate of Robert Jay Harbison, deceased, whose date of death was March 12, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 2, 2026.</p><p>Personal Representative: /s/ Barbara Jean Lawson 860 CR 270 Ft. Payne, Alabama 35967</p><p>Attorney for Personal Representative: /s/ Mark J. Albrechta Attorney Florida Bar Number: 341827 3853 Northdale Blvd., Ste. 346 Tampa, Florida 33624 Telephone: (813) 679-2877 Fax: (813) 298-0622 E-Mail: mark.albrechta@outlook.com Secondary E-Mail: markalbrechta@gmail.com</p><div>1/2-1/9/26LG 2T</div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25-CP-002127 BAR NO.: 341827</div><p>IN RE: The Estate of: ROBERT JAY HARBISON, Deceased.</p><div>NOTICE TO CREDITORS</div><p>The administration of the estate of Robert Jay Harbison, deceased, whose date of death was March 12, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 2, 2026.</p><p>Personal Representative: /s/ Barbara Jean Lawson 860 CR 270 Ft. Payne, Alabama 35967</p><p>Attorney for Personal Representative: /s/ Mark J. Albrechta Attorney Florida Bar Number: 341827</p></div>	<div>HILLSBOROUGH COUNTY<p>3853 Northdale Blvd., Ste. 346 Tampa, Florida 33624 Telephone: (813) 679-2877 Fax: (813) 298-0622 E-Mail: mark.albrechta@outlook.com Secondary E-Mail: markalbrechta@gmail.com</p><div>1/2-1/9/26LG 2T</div><div>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-025438</div><p>CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. TREKIA LASHAE BETHEL and JONATHAN WILLIAMS, Defendant(s).</p><div>NOTICE OF ACTION</div><p>TO: JONATHAN WILLIAMS 15404 Broad Brush Drive Ruskin, FL 33573</p><p>YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Hillsborough County, Florida:</p><p>Lot 138, in Block 1 of CYPRESS CREEK PARCEL J PHASES 1 AND 2, according to the plat thereof, as recorded in Plat Book 132, Page 295, of the Public Records of Hillsborough County, Florida.</p><p>A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 1/28/2026 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.</p><p>This notice shall be published once each week for two consecutive weeks in La Gaceta.</p><p>ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 33602, 813.272.7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; if you are hearing or voice impaired, call 711.</p><p>WITNESS my hand and the seal of this Court on this 23rd day of December, 2025.</p><p>Victor Crist, Clerk of Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602</p><p>By: s/ Jennifer Taylor Deputy Clerk</p><p>Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff BJR File: 020957.00007</p><div>1/2-1/9/26LG 2T</div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25 DR 016501 Division: BP</div><p>CARLOS LUIS FONSECA MORELL, Petitioner, and ARLETTIS DIAZ HERNANDEZ, Respondent</p><div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: ARLETTIS DIAZ HERNANDEZ Address Unknown</div><p>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CARLOS LUIS FONSECA MORELL, whose address is 4418 N Hale Ave #24, Tampa, FL 33614 on or before 2/3/26, and file the original with the clerk of this Court at 800 Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p><p>The action is asking the court to decide how the following real or personal property should be divided: NA</p><p>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.</p><p>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.</p><p>Dated December 29, 2025</p><p>Victor Crist, Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602</p><p>By: s/ Erma Yerdon Deputy Clerk</p><div>1/2-1/23/26LG 4T</div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-004103 Division: A</div><p>IN RE: ESTATE OF MARJORIE L. YOUNG Deceased.</p></div>	<div>HILLSBOROUGH COUNTY<div>NOTICE TO CREDITORS</div><p>The administration of the estate of Marjorie L. Young deceased, whose date of death was August 21, 2025 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602 (Mailing Address: Post Office Box 1110, Tampa, Florida 33601). The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the Clerk.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 2, 2026.</p><p>Personal Representative: James Russell Young 240 W. Nevada St. Ashland, OR 97520</p><p>Attorney: Charles W. Malloy, Esq. Florida Bar Number 105355 Charles W. Malloy, P.A. 137 S. Pebble Beach Blvd. Suite 102 Sun City Center, FL 33573 Telephone: (813) 634-3361 Email: cwmalloy@verizon.net</p><div>1/2-1/9/26LG 2T</div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case Number: 25-CA-011168 Division: K</div><p>DOROTHY MAE THOMAS Plaintiff vs. TOMMY LEE MARTIN Defendant</p><div>AMENDED NOTICE OF ACTION; CONSTRUCTIVE SERVICE TO: TOMMY LEE MARTIN</div><p>Last Known Address: 10461 Towncenter River Lane, Apt. 217, Riverview, Florida, 33578-5326</p><p>YOU ARE NOTIFIED that an action to quiet title for the following described real property in Hillsborough County, Florida:</p><p>Lot 47, in Block 12, of PROGRESS VILLAGE UNIT I, according to the map or plat thereof as recorded in Plat Book 35, Page 32, of the Public Records of Hillsborough County, Florida.</p><p>Property Address: 8201 Dahlia Avenue, Tampa, Florida 33619-7431 PIN: U-01-30-19-1QO-000012-00047.0 Folio: 048189-0000</p><p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew R. Allen, the plaintiff's attorney, whose address is 1302 N. 19th Street, Suite 400, Tampa, Florida 33605 on or before 2/3/2026, and file the original with the clerk of this Court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</p><p>Dated on 12/23/2025</p><p>Victor D. Crist As Clerk of the Court 800 E. Twiggs St., Tampa, FL 33602</p><p>By: s/ Jennifer Taylor As Deputy Clerk Matthew Allen Esq. BALS</p><div>1/2-1/23/26LG 4T</div><div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO. 24-DP-544 DIVISION: B</div><p>IN THE INTEREST OF: Y.M. DOB: 10/17/2023 MINOR CHILD</p><div>NOTICE OF ACTION DISESTABLISHING OF PATERNITY TO: Alberto Valladares, DOB: 12/13/1962 Address Unknown</div><p>YOU ARE HEREBY NOTIFIED that the prospective father, Carlos Marrero has filed a Petition for Order Establishing Paternity and Disestablishing Paternity for the child, Y.M. born on 10/17/2023. You are hereby commanded to appear on February 2, 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 a Motion Hearing to Address Paternity.</p><p>Honorable Richard Martin ZOOM:</p><p>The hearing will be held utilizing ZOOM and you will need to initiate contact to be available at the time of the hearing. Please follow the instructions</p></div>	<div>HILLSBOROUGH COUNTY<p>below.</p><p>When connecting through Zoom APP use the following link: The Court's Zoom meeting ID # 829-4976-6513 • no password is required. • You will be moved into the courtroom when the hearing is ready to begin. This is a free service. Please plan to WAIT PATIENTLY until your hearing is called.</p><p>FAILURE TO PERSONALLY APPEAR AT THIS MOTION HEARING CONSTITUTES CONSENT TO THE PETITION FOR ORDER ESTABLISHING PATERNITY AND DISESTABLISHING PATERNITY. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.</p><p>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.</p><p>WITNESS my hand as Clerk of said Court and the Seal thereof, this 18th day of December, 2025.</p><p>Victor D. Crist, Clerk of Court By: s/ Santiago Zambrano As Deputy Clerk</p><div>12/26-1/16/26LG 4T</div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-DR-016469 Division: FP</div><p>IN RE THE MARRIAGE OF: ANA PAULA CARVALHO SANTANA, Petitioner, and REINALDO LEITE SANTANA, Respondent</p><div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: REINALDO LEITE SANTANA Address Unknown</div><p>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 Palarmo 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.</p><p>The action is asking the court to decide how the following real or personal property should be divided: NA</p><p>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.</p><p>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.</p><p>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.</p><p>Dated 12/17/2025</p><p>Victor Crist, Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602</p><p>By: s/ Jennifer Taylor Deputy Clerk</p><div>12/26-1/16/26LG 4T</div><div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-DR-015593 Division: CP</div><p>YUNEISY HERRERA MOLEIRO, Petitioner, and JOSE FLORES LOPEZ TELLO, Respondent.</p><div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: JOSE FLORES LOPEZ TELLO Last address unknown</div><p>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.</p><p>The action is asking the court to decide how the following real or personal property should be divided: NA</p><p>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.</p><p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of</p><p>(Continued on next page)</p></div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY 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/ Kathya Rodriguez Deputy Clerk 12/26-1/16/26LG 4T ----- 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. 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 a 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 ----- NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY To: JAMMEL T. BROOKS Case No.: CD202510666/G 3501514 An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law. 12/26-1/16/26LG 4T ----- NOTICE OF</div>	<div>HILLSBOROUGH COUNTY 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 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. 12/26-1/16/26LG 4T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP004173 Division: A IN RE: ESTATE OF THOMAS TERRELL DANIELS, Deceased. NOTICE TO CREDITORS The administration of the estate of Thomas Terrell Daniels, deceased, whose date of death was October 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 204, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 26, 2025. Personal Representative: Chris Daniels 12386 Hickman Avenue Brooksville, Florida 34601 Attorney for Personal Representative: Andrew Ponnock Florida Bar Number: 195420 10100 West Sample Road, 3rd floor Coral Springs, Florida 33065 Telephone: (954) 340-4051 Fax: (954) 340-3411 E-Mail: andy@ponnocklaw.com 12/26-1/2/26LG 2T ----- IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION CASE NO.: 25-DR-016024 DIVISION: I IN RE: THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD BY STEPPARENT E.K.O. DOB: OCTOBER 30, 2022 and E.T.O. DOB: NOVEMBER 3, 2022 NOTICE OF ACTION, NOTICE OF PETITION, AND NOTICE OF HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION TO: ABRAHAM APELL Last Known Address: N/A Height 5'10", Weight 170 lbs. Blond/Lt. Brown Hair, Blue Eyes YOU ARE NOTIFIED that an action for Termination of Parental Rights Pursuant to an Adoption has been filed, and you are required to serve a copy of your written response, if any, to Mary Greenwood McDermott, Esq., 710 Oakfield Drive, Suite 254, Brandon, Florida 33511, Petitioner's attorney, on or before 01/21/2026, and file your original response with the Clerk of this court, at the address below, before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the Petition. Clerk of The Court 800 E. Twiggs Street Tampa, Florida 33602 NOTICE OF PETITION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION A petition to terminate parental rights pending adoption has been filed. A copy of the petition is being served with this notice. There will be a hearing on the petition to terminate parental rights pending adoption which will take place on February 12, 2026, at 9:00 A.M., in front of the Honorable Jeffrey M. Rich, Circuit Judge, of the Hillsborough County Courthouse, via ZOOM, https://zoom.us/j/3704372256, Meeting ID:</div>	<div>HILLSBOROUGH COUNTY 370 4372 256. The ZOOM App is available for free for iOS and Android devices, and it may also be accessed via desktop computer. No account or fee is required. Please visit the ZOOM Help Center at https://support.zoom.us to familiarize yourself with the service. If you are unable to use the ZOOM link, to appear telephonically, you may call (301) 715-8592 and enter the ZOOM Meeting ID of 370 4372 256 when prompted. UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD. PARA TRADUCCION DE ESTE FORMULARIO AL ESPANOL LLAME A LA OFICINA DE INTERPRETES DE LA CORTE, AL 813-272-5947 DE LUNES A VIERNES DE 3:00 P.M. Y 5:00 P.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 provisions of certain assistance. Please contact the Clerk of Circuit Court, Circuit Civil Division, Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, Telephone No. 813-276-8100, within 2 working days of your receipt of this document; if you are hearing or voice impaired, call 1-800-955-8771. WITNESS my hand and seal of said Court on this 16th day of December 2025. Victor Crist Clerk of Circuit Court By: /s/ Loreley Hunt Deputy Clerk 12/19-1/9/26LG 4T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION CASE NO.: 25-DR-013369 DIVISION: I Marlo Maldonado and Saul Cruz, Petitioners, Vs. Kaylin L. Camacho, Christopher Rios Sanchez, Respondents. NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER TO: Christopher Rios Sanchez whose last known address is: 3805 S. Lake Dr., Unit 241, Tampa, FL 33614 YOU ARE HEREBY NOTIFIED that an action for Temporary Custody of Minor Children by Extended Family has been filed against you by Marlo Maldonado and Saul Cruz, and you are required to serve a copy of your written defenses, if any, to it, on the Attorney, whose name and address is: Laura Ankenbruck, Esquire Fla. Bar No. 0966400 Bay Area Legal Services, Inc. 1302 N. 19th Street, Suite 400 Tampa, Florida 33605 (813) 232-1222, ext. 138 and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 1/20/2026; otherwise judgment 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 Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.912.) 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. WITNESS my hand and the seal of said Court on December 15, 2025. Victor D. Crist Clerk of the Circuit Court By: s/ Jennifer Taylor 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.: 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 so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: NA Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.912.) 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. WITNESS my hand and the seal of said Court on December 15, 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 OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND</div>	<div>HILLSBOROUGH COUNTY rent 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 ----- IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO. 25-DP-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 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, Edgcomb 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://tjud13-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@tjud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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 OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND</div>	<div>HILLSBOROUGH COUNTY FOR HILLSBOROUGH COUNTY, FLORIDA Case No: 25-DR-0011917 Section: E IN RE: The Matter Of: CLAIRE DELACOUR, Petitioner, And PASCAL PLOURDE, Respondent. NOTICE OF ACTION — DOMESTICATION OF FOREIGN JUDGMENT TO: PASCAL PLOURDE l/k/a 996 Portsmouth Avenue Kingston, Ontario Canada K7M 1X3 YOU ARE NOTIFIED that an action for domestication of a foreign judgment has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Thomas F. Gilbert, Esq., Law Offices of Robert M. Geller, P.A., 807 W. Azeele St., Tampa, Florida 33606, U.S.A., Petitioner's attorney, on or before 1/20/2026, and file the original with the clerk of this court either before service on Petitioner's attorney 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 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 pleadings. WITNESS my hand and seal of said Court on this 15th day of December 2025. Victor Crist, Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: s/ Jennifer Taylor As Deputy Clerk 12/19-1/9/26LG 4T ----- 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 fka Anna Belcher Washington, Deceased. NOTICE OF ACTION (Formal Notice by Publication) TO: TONEY KNIGHTEN, JR. YOU ARE NOTIFIED that a <i>Second Amended Petition for Summary Administration</i> 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 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, Edgcomb 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@tjud13.org at least 7 days before your scheduled court appearance (Continued on next page)</div>

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the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Osceola County, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, County Phone: 407-742-3500 via Florida Relay Service.

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

Kelvin Soto, Esq., Clerk of Circuit Court
2 Courthouse Sq, Kissimmee, FL 34741

By: s/ Susan Vis
Deputy Clerk

25-F001602

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

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

CIVIL ACTION

CASE NO.: 2024 CA 001817

NATIONSTAR MORTGAGE LLC,
Plaintiff,

vs.

PATRICIA ANN RAY AKA PATRICIA RAY, et al,
Defendant(s).

NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 6, 2025, and entered in Case No. 2024 CA 001817 of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Patricia Ann Ray aka Patricia Ray, United States of America Acting through Secretary of Housing and Urban Development, Carmel Financial Corporation Inc., Association of Poinciana Villages, Inc., Poinciana Village One Association, Inc., 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 27, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 9, BLOCK 1661, POINCIANA NEIGHBORHOOD 3 SOUTH, VILLAGE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE (S) 53 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

A/K/A 840 E FLAG LN, KISSIMMEE FL 34759

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 22nd day of December, 2025.

By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn, Esq.
ALBERTELLI LAW
P.O. Box 23028, Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
EService: servealaw@albertellilaw.com
IN/24-010350

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

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA

Case No.: 2022-CC-004845-CL

Canoe Creek Estates Homeowners' Association, Inc.,
Plaintiff,

vs.

Cristina M Rivera; et al.
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated December 31, 2025, and entered in Case Number: 2022-CC-004845-CL, of the County Court in and for Osceola County, Florida. To be published in the La Gaceta Newspaper, wherein Canoe Creek Estates Homeowners' Association, Inc. is the Plaintiff, and Cristina M Rivera and Secretary of Housing and Urban Development, are the Defendants, the clerk will sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square Room 204 (2nd floor) Kissimmee, FL 34741 at 11:00 o'clock A.M. on March 3, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description:
LOT 91, CANOE CREEK ESTATES PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 157 AND 158, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA
Property Address: 2958 Tikimber Way, St. Cloud, FL 34772

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-

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5079, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated January 5, 2026

DHN ATTORNEYS, P.A.
448 South Alafaya Trail, Unit 8
Orlando, FL 32828
Telephone: (407) 269-5346
Facsimile: (407) 650-2765
Attorney for Association

By: /s/ Don H. Nguyen
Don H. Nguyen, Esquire
Florida Bar No. 0051304
don@dhnnattorneys.com

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

NOTICE OF AGENCY ACTION BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby provided that the South Florida Water Management District, on **December 11th, 2025**, issued an Environmental Resource permit (permit) with conditions, **Permit Number 49-113881-P, Application Number 250523-53262 to WS-GIR, LLC, 3850 Canoe Creek Road, Saint Cloud, FL 34772. This Environmental Resource Permit authorizes Construction and Operation of a stormwater management (SWM) system serving 27.67 acres of residential development known as Waterlin Founders Corner Phase 6 (f.k.a. Canoe Creek Neighborhood Phase 6). The site is a vacant parcel located approximately 0.75 miles southwest of Canoe Creek Road and Mildred Bass Road and east of Florida's Turnpike in Osceola County, Section 11, Township 27 South and Range 30 East.**

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/ Permit Search on the ePermitting page.

The District's agency action is final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57 of the Florida Statutes before the deadline for filing a petition.

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

OSCEOLA COUNTY

• Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.

• Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.

• Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

1/9/26 1T

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

CIVIL DIVISION

CASE NO.: 2025 CA 002275 MF

FREEDOM MORTGAGE CORPORATION

PLAINTIFF,

VS.

WILFREDO DIAZ JR. A/K/A WILFREDO DIAZ AND BRYANT DIAZ-TORRES, ET AL.,

DEFENDANT(S).

NOTICE OF ACTION

TO: Unknown Tenant in possession of the subject property
Last Known Address: 3100 Sweet Acres Pl, Saint Cloud, FL 34772
Current Residence: UNKNOWN
TO: Bryant Diaz-Torres
Last Known Address: 3100 Sweet Acres Pl, Saint Cloud, FL 34772
Current Residence: UNKNOWN
TO: Bryant Diaz-Torres
Last Known Address: 2142 Jessa Dr Kissimmee FL 34743
Current Residence: UNKNOWN
TO: Sylvia I. Torres
Last Known Address: 3100 Sweet Acres Pl, Saint Cloud, FL 34772
Current Residence: UNKNOWN
TO: Sylvia I. Torres
Last Known Address: 2142 Jessa Dr Kissimmee FL 34743
Current Residence: UNKNOWN
TO: Unknown Spouse of Bryant Diaz-Torres
Last Known Address: 3100 Sweet Acres Pl, Saint Cloud, FL 34772
Current Residence: UNKNOWN
TO: Unknown Spouse of Bryant Diaz-Torres
Last Known Address: 2142 Jessa Dr Kissimmee FL 34743
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 607 of GRAMERCY FARMS PHASE 9A, according to the Plat there as recorded in Plat Book 28, Page(s) 173-175, of the Public Records of Osceola County, Florida,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff,

OSCEOLA COUNTY

whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 16th February 2026 , within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document: If you are hearing or voice impaired, call 1-800-955-8771.

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

KELVIN SOTO
As Clerk of Court
By: Susan Vies
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1027409

NOTICE OF ADMINISTRATIVE COMPLAINT OSCEOLA COUNTY

To: DANIEL EUGENE

Case No.: CD202512175/D 3212699

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

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

PASCO COUNTY

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

CASE NO. 2025CA003315CAAXES

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CROSS 2023-H1 MORTGAGE TRUST,
Plaintiff,

vs.

BRITTANY A. GOODWIN, ET AL.
Defendant(s).

AMENDED NOTICE OF ACTION

TO: TODD GOODWIN
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
19322 Autumn Chase Ct
Land O Lakes, FL 34638

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

LOT 353, LAKESHORE RANCH PHASES 2 & 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE(S) 51 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before February 9th, 2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

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.

Date: 12/30/25
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
By: s/ Haley Joyner
Deputy Clerk

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

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-004689

GRAND OAKS MASTER ASSOCIATION, INC.,
Plaintiff,

vs.

HEATHER MARIE ESPINA,
Defendant.

PASCO COUNTY

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on November 25, 2025, by the County Court, Pasco County, Florida, for the following property described as:

Lot 4, Block 2, of GRAND OAKS PHASE 3, according to the plat thereof as recorded in Plat Book 50, Page 112, of the Public Records of Pasco County, Florida.

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on **January 26, 2026 at 11:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

/s/ Katherine Martinez, Esq.
Florida Bar No.: 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913, Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
Attorney for Plaintiff

1/9-1/16/26LG 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:

RAMSI DENTAL

Owner: Ramsi Dental Holdings, PLLC
26851 Tanic Drive Suite 101
Wesley Chapel, FL 33544

1/9/26LG 1T

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District has approved the application for Environmental Resource Permit to serve a commercial project known as Timber Woods Subdivision.

The project is located in Pasco County, Section(s) 32/05 Township 25/26 South and Range 16 East.

The permit applicant is JCR Development.

The permit number is 43046068.001.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) Tampa Service Office, 7601 Highway 301 North, Tampa, Florida 33637-6759.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.

1/9/26LG 1T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY, FLORIDA

Case No: 2024CA000507CAAXWS

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,

vs.

MAXWELL BUTLER, ET AL.,
Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 11/17/2025 and Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale dated 1/5/2026, and entered in Case No.

(Continued on next page)

(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><div>PASCO COUNTY</div><div>2024CA000507CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and MAXWELL BUTLER; FRANCESCA A. PENA; STATE OF FLORIDA; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; FOUNDATION FINANCE COMPANY LLC; PASCO COUNTY CLERK OF COURT, are Defendants, Nikki Alavarez-Sowles, Pasco County Clerk of Courts, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on January 21, 2026 the following described property set forth in said Final Judgment, to wit: LOT 480, SEVEN SPRINGS HOMES UNIT THREE - B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 56 AND 57, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Commonly known as: 7329 Jenner Ave, New Port Richey, FL 34655 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED January 5, 2026 /s/ Bradford Petrino Bradford Petrino, Esq. Florida Bar No. 41883 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: bpetrino@lenderlegal.com EService@LenderLegal.com CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 5th day of January 2026 to: MAXWELL BUTLER 7329 Jenner Ave. New Port Richey, FL 34655 FRANCESCA A. PENA 7329 Jenner Ave. New Port Richey, FL 34655 STATE OF FLORIDA c/o Hastings Jones, Esq. Senior Assistant Attorney General Office of the Attorney General The Capitol, Suite PL-01 Tallahassee, FL 32399-1050 oag.foreclose.eserve@myfloridalegal.com JOHN F. RUDY, III Assistant United States Attorney 400 North Tampa Street, Suite 3200 Tampa, FL 33602 USAFLM.HUD@usdoj.gov DOJMDFla@hud.gov Attorney for, SECRETARY OF HOUSING AND URBAN DEVELOPMENT PASCO COUNTY CLERK OF COURT 38053 LIVE OAK AVENUE DADE CITY, FL 33523 FOUNDATION FINANCE COMPANY LLC C/O CORPORATION SERVICE COMPANY 1201 HAYS STREET TALLAHASSEE, FL 32301 /s/ Bradford Petrino Bradford Petrino, Esq. 11080-1027942</div><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>Case No. 25-CP-001988</div><div>IN RE: ESTATE OF CHARLES BREWER, Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the Estate of Charles Brewer, deceased, whose date of death was August 6, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. That the personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216 – 732.228, Florida Statutes, applies, or may apply unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. 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 first date of publication is January 9, 2026. Personal Representative: Samran P. Hall 8840 Birkdale Circle Indianapolis, Indiana 46234 Attorney for Personal Representative: Brice Zoecklein, Esq. Florida Bar No. 0085615</div></div></div>	<div><div>PASCO COUNTY</div><div>Email Address: brice@zoeckleinlawpa.com Zoecklein Law, P.A. 150 E. Bloomingdale Avenue Brandon, Florida 33511</div><div>1/9-1/16/26LG 2T</div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO.: 2025CA002671CAAXES</div><div>FREEDOM MORTGAGE CORPORATION Plaintiff, vs. ANGELA LOVELACE HOLLOWAY A/K/A ANGELA HOLLOWAY, ANNIE MAE LOVELACE AND LARRY CARNELL LOVELACE, ET AL., Defendant(s).</div><div>AMENDED NOTICE OF ACTION</div><div>TO: Unknown Tenant In Possession of the Subject Property Last Known Address: 10225 Shoreline View Way, Wesley Chapel, FL 33545 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 37, Block 36, Epperson North Village A-1, A-2, A-3, A-4A and A-5, according to the plat as recorded in Plat Book 87, Pages 133 through 145, inclusive, of the Public Records of Pasco County, Florida has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before February 9th, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc. 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 M in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. WITNESS my hand and the seal of this Court this 30th day of December, 2025. Nikki Alvarez-Sowles, Esq. As Clerk of Court By: s/ Haley Joynor As Deputy Clerk Miller, George & Suggs, PLLC</div><div>1/9-1/16/26LG 2T</div><div>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div><div>Case No.: 24-CC-003354</div><div>WATERGRASS PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, vs. RAYMOND L. JAMES AND ALMA Y. JAMES, ET. AL., Defendant.</div><div>NOTICE OF SALE</div><div>NOTICE IS HEREBY GIVEN that, pursuant to the Order on Motion to Disburse Funds In Registry of The Court to Water-grass Property Owners Association, Inc. and Reschedule the Foreclosure Sale entered in this cause on December 23, 2025, by the County Court of Pasco County, Florida, the property described as: LOT 10, Block 59, WATERGRASS PARCEL H-1, according to the plat thereof, as recorded in Plat Book 80, Page(s) 1, of the Public Records of Pasco County, Florida. and more commonly known as 7177 Talamore Dr., Wesley Chapel, FL 33545 (hereinafter "Property"). will be sold to the highest bidder for cash at public sale by the Pasco County Clerk of Court, electronically online at www.pasco.realforeclose.com at 11:00 A.M. on January 28, 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Court's ADA Coordinator, Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654, (727) 847-2411, 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 23rd day of December 2025. /s/ Tiffany Love Tiffany Love Esq. Florida Bar No.: 92884 tiffany.love@arlaw.com ADAMS AND REESE LLP 100 N. Tampa Street, Suite 4000 Tampa, FL 33602 Telephone: (813) 227-5541 Facsimile: (813) 227-5641 Attorneys for Plaintiff</div><div>1/2-1/9/26LG 2T</div><div>NOTICE OF ADMINISTRATIVE COMPLAINT</div></div>	<div><div>PASCO COUNTY</div><div>PASCO COUNTY To: AMER ALI</div><div>Case No.: CD202505792/D 3109037/3502564 An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div><div>12/19-1/9/26LG 4T</div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div><div>Case No.: 2025-CA-787</div><div>In Re: RICHARD GRAVES o/b/o SHIRLEY GRAVES, Plaintiffs vs. NORA M. DONAGHY and NORA GRAVES, Defendants.</div><div>NOTICE OF ACTION</div><div>TO: NORA M. DONAGHY and NORA GRAVES Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an action for Quiet Title via Adverse Possession on the following property in Pasco County, Florida: LOT 1, BLOCK 3, TIER 6 OF THE TOWN OF RICHLAND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 19, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 60 days after the first publication of the Notice of Action on Warren Law Firm, PLLC, Plaintiff's attorney, whose address is 38008 Live Oak Avenue, Suite 4, Dade City, FL 33523; otherwise, a default will be entered against you for the relief demanded in the Complaint. Due on or before January 12th, 2026. This notice shall be published once a week for four consecutive weeks in La Gaceta. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or vision impaired, call 711. DATED on 12/5/2025 Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: /s/ Haley Joynor Deputy Clerk Warren Law Firm, PLLC 38008 Live Oak Ave, Dade City, FL 33523</div><div>12/12-1/2/26 4T</div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div><div>FAMILY LAW DIVISION</div><div>Case No.: 25-DR-005414-ES</div><div>DYLAN BORDELON, Petitioner/Father, and ALEXIA ELLIOTT, Respondent/Mother.</div><div>NOTICE OF ACTION FOR VERIFIED PETITION TO ESTABLISH PATERNITY, PARENTING PLAN, CHILD SUPPORT, AND FOR RELATED RELIEF</div><div>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</div><div>12/12-1/2/26 4T</div><div>PINELLAS COUNTY</div></div>	<div><div>PINELLAS COUNTY</div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-011732-ES</div><div>IN RE: ESTATE OF CAROL LIGUORI, Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the Estate of Carol Liguori, deceased, whose date of death was October 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 9, 2026. Personal Representative: Judy Biagini 2203 Cornwall Court New Windsor, New York 12553 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: ashley.cribbis@atcauselaw.com</div><div>1/9-1/16/26LG 2T</div><div>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>CASE NO.: 25-005282-CO</div><div>COVE CAY VILLAGE IV, A CONDOMINIUM, Plaintiff, vs. VICTOR MANUEL ALONSO, et al., Defendant(s).</div><div>NOTICE OF SALE</div><div>Notice is hereby given that pursuant to an Amended Final Judgment of Foreclosure entered on January 6, 2026, in the above styled cause, in the County Court of Pinellas County, Florida, I will sell the property situated in Hillsborough County, Florida legally described as: Unit 1-B, Fifth Phase, Building 5, Cove Cay Village IV, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4993, Pages 1579 through 1646, as amended in Official Records Book 5808, Pages 1247 through 1254 and as recorded in Condominium Plat Book 78, Pages 40 through 45, of the Public Records of Pinellas County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Address: 3200 Cove Cay Drive #1B, Clearwater, FL 33760 at public sale on January 29, 2026, to the highest bidder for cash, except as prescribed in Paragraph 7, in an online sale at www.pinellas.realforeclose.com, beginning at 10:00 a.m. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. Dated January 7, 2026. /s/ 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 kmbpleadings@whhlaw.com Attorney for Plaintiff</div><div>1/9-1/16/26LG 2T</div><div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div><div>Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: EXTENDED FAMILY Owner: Extended Family Senior Living</div></div>	<div><div>PINELLAS COUNTY</div><div>7901 4th St N, #27631 Saint Petersburg, FL 33702</div><div>1/9/26LG 1T</div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>File No. 25-007679-ES</div><div>Section 4</div><div>IN RE: ESTATE OF LARRY ROMIG Deceased.</div><div>NOTICE OF ACTION FOR FORMAL ADMINISTRATION</div><div>TO: JOHN STEPHEN ROMIG 442 Harris Dr, Watertown, NY 13601 ROBERT JAMES KNARR 1202 W. 10th Street, Erie, PA 16502 DEBRA ANN SWEETWOOD MISHOCK 104 Logan Ave, Pleasant Gap, PA 16823 SHEILA DOREEN SWEETWOOD BOROWSKI 157 Brand Rd, Toms River, NJ 08753 JAMES EDWARD PERRY 11475 Greensboro Rd Denton, MD 21629 ESTATE OF LORI JEANNE GREEN RANDOLPH WASHBURN 5100 Martinique Calle Dickinson, TX 77539 ESTATE OF DEANNA KATHLEEN INGRAM HUGHES 124 Founders Ct, Boalsburg, PA 16827 CHARLENE CASKEY MOYER 333 Curtin Narrows Rd #A Bellefonte, PA 16823 GEORGIANA CASKEY BROWN 108 Hale St, Osceola Mills, PA 16666 THOMAS M. MCANDREW 2664 Farrandsville Rd Farrandsville, PA 17745 TIMOTHY JOSEPH MCANDREW 14 Wandell Rd Sweet, Valley, PA 18656 JOSEPH EDWARD MCANDREW 2927 Farrandsville Rd Farrandsville, PA 17745 ROBERT CHARLES MCANDREW 734 Long Run Road, Mill Hall, PA 17751 JOHN MICHAEL INMAN 200 Piedmont Avenue SE Suite 1404, West Tower Atlanta, GA 30334 YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida, for the probate of Larry Romig where you are named as a beneficiary. You are required to serve a copy of any written response or objection, if any, to: MOONRAY LAW, PLLC c/o Justin T. Moonray, Esq. 1032 E Brandon Blvd #9933 Brandon, Florida 33511 on or before February 6th, 2026, and file the original with the Clerk of this Court, at the Pinellas County Courthouse, 545 First Avenue North, Room 300 St. Petersburg, FL 33701, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition for Summary Administration. WITNESS my hand and seal of this Court on 01/05/2026. Ken Burke Clerk of the Circuit Court & Comptroller By: s/ Aema T. As Deputy Clerk</div><div>1/9-1/30/26LG 4T</div><div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div><div>Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: JW REPRODUCTIVE PSYCHOLOGY Owner: Jazmin A White, PsyD 5050 Laguna Blvd Ste 112 PO Box 390 Elk Grove, CA 95758</div><div>1/9/26LG 1T</div><div>IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>CASE NO: 25-001134-CO</div><div>NORTHFIELD HOLDING CORP., a Florida Corporation, d.b.a. FLORIDA WINDOW AND DOOR, LLC, Plaintiff, vs. USHA KUMARI CLEMENTS, as Trustee of the Usha Kumari Clements Trust Agreement Dated February 17, 2022, et al., Defendant(s).</div><div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div><div>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment of Foreclosure dated on December 10, 2025, and entered in Case No. 25-001134-CO of the County Court of the 6th Judicial Circuit in and for Pinellas County, Florida wherein NORTHFIELD HOLDING CORP., a Florida Corporation, d.b.a FLORIDA WINDOW AND DOOR, LLC., is the Plaintiff, USHA KUMARI CLEMENTS, as Trustee of the Usha Kumari Clements Trust Agreement Dated February 17, 2022, and THE UNKNOWN SPOUSE OF USHA KUMARI CLEMENTS, as Trustee of the Usha Kumari Clements Trust Agreement Dated February 17, 2022, are the Defendants, the Clerk of the Court for the 6th Judicial Circuit, Ken Burke, will sell to the highest and best bidder for cash at https://www.pinellas.realforeclose.com at 10:00 a.m. on the 4th day of February, 2026, the following described property set forth in said Order or Final Judgment, to-wit: LOT 56, LEWIS & BURKHARD'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 9, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA a/k/a 1200 17th Street North, St. Petersburg, FL 33713 (the "Subject Property"). Any person claiming an interest in the</div><div>(Continued on next page)</div></div>

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<div>PINELLAS COUNTY</div> <div><p>surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale.</p><p>"If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 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."</p><p>Dated December 12, 2025.</p><p>ASHLEY R. TULLOCH, ESQ. Fla. Bar No. 107102 FRANK, WEINBERG & BLACK, P.L. Attorneys for Plaintiff 7805 SW 6th Court, Plantation, FL 33324 Telephone: (954) 474-8000 E-Mail: atulloch@fwblaw.net</p><p>1/9-1/16/26LG 2T</p></div> <div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-011539-ES</div><div>IN RE: ESTATE OF PABLO MARTIN a/k/a PABLO B. MARTIN, Deceased.</div><div>NOTICE TO CREDITORS <p>The administration of the estate of Pablo Martin a/k/a Pablo B. Martin, whose date of death was October 23, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.</p><p>The date of first publication of this notice is January 9, 2026.</p><p>Personal Representative: Jose R. Martin 3346 Mary Draper Court W. Jacksonville, FL 32223</p><p>Attorney for Personal Representative: Laurie E. Ohall Florida Bar Number: 0040230 Law Offices of Laurie E. Ohall, P.A. 1464 Oakfield Drive Brandon, FL 33511 Telephone: (813) 438-8503 Fax: (813) 438-8504 E-Mail: lohall@ohalllaw.com</p><p>1/9-1/16/26LG 2T</p></div><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-011566-ES</div><div>IN RE: ESTATE OF SANDRA L. MCLAUGHLIN, Deceased.</div><div>NOTICE TO CREDITORS <p>The administration of the estate of SANDRA L. MCLAUGHLIN, deceased, whose date of death was November 6, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PER-</p></div></div></div>	<div>PINELLAS COUNTY</div> <div><p>IODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 9, 2026.</p><p>Personal Representative: JOHN D. MCLAUGHLIN 4433 West Jackson Street Broken Arrow, Oklahoma 74012</p><p>Attorney for Personal Representative: S. Noel White Florida Bar Number: 0823041 1108 South Highland Avenue Clearwater, Florida 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail: noel@clearwaterprobateattorney.com</p><p>1/9-1/16/26LG 2T</p></div> <div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-010054-ES</div><div>IN RE: ESTATE OF JAMES EDWARD WADYCKI, Deceased.</div><div>NOTICE TO CREDITORS <p>The administration of the estate of JAMES EDWARD WADYCKI, deceased, whose date of death was February 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 9, 2026.</p><p>Personal Representative: SYLVIA NOEL WHITE 1108 S. Highland Avenue Clearwater, FL 33756</p><p>Attorney for Personal Representative: S. Noel White Florida Bar Number: 0823041 1108 S. Highland Avenue Clearwater, FL 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail: noel@clearwaterprobateattorney.com</p><p>1/9-1/16/26LG 2T</p></div><div><div>NOTICE OF ADMINISTRATIVE COMPLAINT PINELLAS COUNTY</div><div>To: NATIONAL P.I. SERVICES, LLC Case No.: CD202512270/A 3400074</div><div>An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div><div>1/9-1/30/26LG 4T</div></div><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File Number: 25-009899-ES Division: Probate</div><div>IN RE: Estate of Maher Salamin, a/k/a Maher S. Salamin, a/k/a Maher Shihadeh Salamin Deceased.</div><div>NOTICE TO CREDITORS <p>The administration of the estate of Maher Salamin, also known as Maher S. Salamin, and Maher Shihadeh Salamin, deceased, File Number: 25-009899-ES, whose date of death was August 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33765. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p></div></div></div>	<div>PINELLAS COUNTY</div> <div><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.</p><p>The date of first publication of this notice is January 9, 2026.</p><p>Personal Representative: Amal Salamin 1226 Falcon Drive Dunedin, FL 34698</p><p>Attorney for Personal Representative: Naseem Akel FL Bar No. 1010624 Akel Law 14502 N. Dale Mabry Hwy., Ste. 200 Tampa, FL 33618 813-219-1800 akel@akellawfl.com</p><p>1/9-1/16/26LG 2T</p></div> <div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-011762-ES</div><div>IN RE: ESTATE OF ELIAS G. BEDRAN, Deceased.</div><div>NOTICE TO CREDITORS <p>The administration of the estate of ELIAS G. BEDRAN, deceased, whose date of death was November 9, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative has no duty to discover whether any property held at the time of Decedent's death by Decedent is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 9, 2026.</p><p>Signed on this 5th day of January, 2026.</p><p>Personal Representative: /s/ Sophia Bedran SOPHIA L. BEDRAN 1481 49th Avenue NE St. Petersburg, Florida 33703</p><p>Attorney for Personal Representative: /s/ Joshua T. Keleske Joshua T. Keleske, Esq. Florida Bar No. 0548472 SPN# 02501509 Joshua T. Keleske, P.L. 3333 W. Kennedy Boulevard, Suite 104 Tampa, Florida 33609 Telephone: (813) 254-0044 Email: jkeleske@trustedcounselors.com</p><p>1/9-1/16/26LG 2T</p></div><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-011298-ES</div><div>IN RE: ESTATE OF ANGEL LOUIS ORTIZ Deceased</div><div>NOTICE TO CREDITORS <p>The administration of the estate of ANGEL LOUIS ORTIZ, deceased, whose date of death was January 3, 2025; File Number 25-011298-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p></div></div></div>	<div>PINELLAS COUNTY</div> <div><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 9, 2026.</p><p>Personal Representative: LOIS JAYNE WARBINGTON 225 Country Club Drive, Unit C 324 Largo, FL 33771</p><p>Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com</p><p>1/9-1/16/26LG 2T</p></div> <div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION UCN: 522025CP010449XXESPR CASE NO.: 25-010449-ES</div><div>IN RE: ESTATE OF SARA WILSON FOX Deceased.</div><div>NOTICE TO CREDITORS <p>The administration of the estate of Sara Wilson Fox, deceased, whose date of death was April 8, 2025; Case Number 25-010449-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this Notice is January 9, 2026.</p><p>Personal Representative: Rebecca Harmeson 4723 Louis Drive Zephyrhills, FL 33542</p><p>Attorney for Personal Representative: James A. Staack, Esquire STAACK & SIMMS, PLLC 51 S. Main Avenue, Suite 319 Clearwater, FL 33765 Florida Bar No. 092989</p><p>1/9-1/16/26LG 2T</p></div><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-010404-ES</div><div>IN RE: ESTATE OF CAROL R. VELIT Deceased.</div><div>NOTICE TO CREDITORS <p>The administration of the estate of CAROL R. VELIT, deceased, whose date of death was September 29, 2025, is pending in the Circuit Court for PINELLAS County, Florida Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p></div></div></div>	<div>PINELLAS COUNTY</div> <div><p>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-009850 Division Probate</p><p>IN RE: ESTATE OF RALPH E. EDDINGS, JR. Deceased.</p><div>NOTICE TO CREDITORS <p>The administration of the estate of Ralph E. Eddings, Jr., deceased, whose date of death was July 14, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 9, 2026.</p><p>Personal Representative: /s/ Marigail Eddings 35 Southlake Lane McDonough, Georgia 30252</p><p>Attorney for Personal Representative: /s/ J. Scott Reed, Esq. Attorney Florida Bar Number: 124699 Pilka Adams & Reed, P.A. 330 Pauls Drive, Suite 100 Brandon, Florida 33511 Telephone: (813) 653-3800 Fax: (813) 651-0710 E-Mail: sreed@pilka.com Secondary E-Mail: probate@pilka.com</p><p>1/9-1/16/26LG 2T</p></div><div><div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div><div>Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:</div><div>CREDIA 1 Owner: Creda Technologies LLC 7901 4th St N St. Petersburg, FL 33702</div><div>1/9/26LG 1T</div></div><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-011289-ES</div><div>IN RE: ESTATE OF BONITA F. BELLOWES A/K/A BONITA BELLOWES Deceased.</div><div>NOTICE TO CREDITORS <p>The administration of the estate of Bonita F. Bellows a/k/a Bonita Bellows, deceased, whose date of death was September 6, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p></div></div></div>

SARASOTA COUNTY

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

SARASOTA COUNTY

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

SARASOTA COUNTY

SARASOTA COUNTY

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

IN RE: ESTATE OF

SARASOTA COUNTY

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

Notice is hereby given that the Southwest Florida Water Management District has received an Environmental Resource Permit Modification Application (Number 929344) from Celery Fields Fruitville LLC. Application received: October 31, 2025. Proposed activity: Residential. Project name: Vistas at Fruitville. Project size: 28.70 acres. Location: Section 19 & 20, Township 36 South, Range 19 East, in Sarasota County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application

SARASOTA COUNTY

1/9/26LG 1T

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

**CITY OF TAMPA
NOTICE OF PUBLIC HEARING
T TO THE TAMPA COMPREHENSIVE PLAN**

NOTICE TO CREDITORS

The administration of the estate of Thomas D. Sanabria, deceased, whose date of death was January 22, 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.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE 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 date of first publication of this notice is January 9, 2026.

Signed on 2/20/2025

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

Attorney for Personal Representative:
/s/ Jose Gonzalez
Jose C. Gonzalez
Attorney
Florida Bar Number: 912883
14502 N. Dale Mabry Hwy, Ste 314,
Tampa, Florida 33618
Telephone: (813) 870-0078
Fax: (813) 879-4650
E-Mail: jose@jcgpa.com

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

PORT TAMPA BAY
REQUEST FOR QUALIFICATIONS (RFQ NO. 001-26)
DESIGN OF 20 ACRES OF AUTO STORAGE
(HOOKER'S POINT)

The Tampa Port Authority, d/b/a Port Tampa Bay (PTB), is advertising a Requests for Qualifications (RFQ) from qualified Respondents interested in providing engineering consultant services for expansion of PTB's auto storage yard (Procurement) and would be for three (3) years on an as-needed basis as defined by the Consultants' Competitive Negotiation Act (CCNA).

The Procurement is available on Euna OpenBids (DemandStar) (www.demandstar.com) on Friday, January 9, 2026. All responses to the Procurement shall include a letter indicating the Firm's interest and completion of the procurement documents, including the respondent questionnaire. Firms failing to submit the required procurement documents may be deemed non-responsive to the Procurement.

PTB will hold a Non-Mandatory Pre-Qualification Teleconference on Thursday, January 15, 2026 at 10:00 a.m. Prospective respondents are not required to participate. If prospective respondents plan to participate, they should view the documents prior to the teleconference. See attachment 4 teleconference details of the procurement document for more information.

Submittals are due on Thursday, February 5, 2026 at 1:00 p.m. Interested firms should obtain a copy of the procurement instructions, submittal documents and submit a completed response to Port Tampa Bay, 1101 Channelside Drive, 4th Floor, Tampa, Florida 33602.

PTB encourages the use of registered Small Business Enterprise (SBE) firms to the greatest extent possible on projects and has a goal of nine percent (9%) SBE participation. PTB will consider SBE participation when evaluating the responses.

Questions concerning this Procurement should be directed to Amanda Roche of PTB's Procurement Department, at (813) 905-5008 or e-mail at aroche@tampaport.com.

Documents Available on Euna OpenBids (DemandStar)	Friday, January 9, 2026
Non-Mandatory Pre-Qualification Teleconference	Thursday, January 15, 2026 at 10:00 a.m.
Submittals Due	Thursday, February 5, 2026, at 1:00 p.m.

1/9/26LG 1T

PORT TAMPA BAY
INVITATION TO BID (ITB) 004-26
RORO MILL & RESURFACE OF TEN (10) ACRES
(HOOKER'S POINT)

Port Tampa Bay (PTB) is advertising an Invitation to Bid (ITB) for firms / individuals qualified to mill and re-surface approximately ten (10) acres of an existing parking area within the Hooker's Point Property.

The Procurement Document is available on Euna OpenBids (DemandStar) (www.demandstar.com) Friday, January 9, 2026. All responses to the Procurement shall include completed Procurement Documents, including the Respondent's Questionnaire. Firms failing to submit the required Procurement Documents may be deemed non-responsive.

PTB will hold a NON-MANDATORY PRE-BID TELECONFERENCE on Thursday, January 15, 2026 at 11:00 a.m. and a Non-Mandatory Site Visit at 12:00 p.m. Prospective Respondents are not required to participate. They should view the documents and drone footage prior to the teleconference/site visit. See the Instructions to Bidders Section of the Procurement Document for the teleconference/site visit details.

Electronic submittals are due Thursday, February 5, 2026 at 1:00 p.m. Interested firms should obtain a copy of the procurement instructions and submittal documents and submit a completed electronic response via DemandStar.

PTB encourages the use of registered Small Business Enterprise (SBE) firms to the greatest extent possible on projects and has a goal of nine percent (9%) SBE participation. PTB will consider SBE participation when evaluating the responses.

Questions concerning this Procurement should be directed to Amanda Roche of PTB's Procurement Department, at (813) 905-5008 or by e-mail at aroche@tampaport.com.

Documents Available on DemandStar	Friday, January 9, 2026
Non-Mandatory Pre-Bid Teleconference	Thursday, January 15, 2026 at 11:00 a.m.
Non-Mandatory Site Visit	Thursday, January 15, 2026 at 12:00 p.m.
Electronic Submittals Due	Thursday, February 5, 2026 at 1:00 p.m.

1/9/26LG 1T

AVISO DE AUDIENCIA PÚBLICA CON OPCIÓN DE PARTICIPACIÓN VIRTUAL
REVISIÓN DE DESEMPEÑO Y EVALUACIÓN DE NECESIDADES
21 de enero de 2026

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

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

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

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

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

• **Opción en línea/virtual:**

Únase a la reunión de Zoom

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

ID de la reunión: 844 2597 2431

Código de acceso: 590578

Un toque desde el teléfono

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

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

Marque según su ubicación

+1 305 224 1968 US +1 507 473 4847 US

+1 929 205 6099 US (Nueva York) +1 564 217 2000 US

+1 301 715 8592 US (Washington D. C.) +1 669 444 9171 US

+1 309 205 3325 US +1 669 900 6833 US (San José)

+1 312 626 6799 US (Chicago) +1 689 278 1000 US

+1 646 931 3860 US +1 719 359 4580 US

+1 346 248 7799 US (Houston) +1 253 205 0468 US

+1 360 209 5623 US +1 253 215 8782 US (Tacoma)

+1 386 347 5053 US

ID de la reunión: 844 2597 2431

Código de acceso: 590578

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

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

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

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

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

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

CITY OF TAMPA
PURCHASING DEPARTMENT
INVITATION
TO BID

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

3:00 PM 2/9/26
PLASTIC FRONT END
LOAD CONTAINERS
3:00 PM 2/09/2026
GRANULAR ACTIVATED CARBON
(GAC) AND SAND FILTER MEDIA
3:00 PM 2/10/26
HVAC SERVICES FOR WASTE
TO ENERGY (WTE) FACILITY
(BID DISCOUNT) (RE-BID)
PRE-BID MEETING TO BE HELD
1/15/26 @11:00AM

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

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

Dated: 1/9/2026
Deanna Faggart, CPPO
Director of Purchasing
City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610

1/9/26LG 1T

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 to purchase (1) each 2025 Work Van.

BID #25-05

2025 WORK VAN, TAMPA SPORTS AUTHORITY

BID DUE DATE

TUESDAY, JANUARY 20, 2026 NOT LATER THAN 10AM

Bid packages will be available for distribution on Friday, January 9, 2026. 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 6th Day of January 2026.

/s/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY

1/9/26LG 1T

ADVERTISEMENT

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

RFB 26-5022 WYSONG-COOGLER WATER CONSERVATION STRUCTURE – PORTABLE COFFERDAM, SUMTER COUNTY. A non-mandatory pre-bid conference/site visit will be held Tuesday, January 20, 2026, 10:00 a.m. local time, at Wysong-Coogler Water Conservation Structure, 4790 Northwest 46 Road, Lake Panasoffkee, FL 33538. Please refer to the solicitation document for more information.

DUE DATE: February 10, 2026, at 2:00 p.m. local time. Contact: Ari Horowitz.

To view or listen to bid opening:

Join Microsoft Teams meeting on your computer or mobile app via

<https://bit.ly/49fiTYn>

Or call in (audio only)

+1 786-749-6127, 782007461# United States, Miami

Phone Conference ID: 782 007 461#

The solicitations may be obtained through the District's Internet website at <http://www.watermatters.org/procurement> under "View Our Solicitations" or on DemandStar, www.demandstar.com. For more information contact Procurement Services at procurement@watermatters.org, (352) 505-2970, or in Florida: 1-800-423-1476, TDD ONLY 1-800-231-6103.

1/9/26LG 1T



Virtual Project Update
U.S. 41 PD&E Study
From Kracker Avenue to south of S.R. 676
Hillsborough County
WPI No. 430056-1 | ETDM No. 5180

The Florida Department of Transportation (FDOT), District Seven, is holding a virtual project update (VPU) from January 9, 2026, through January 30, 2026, to present information and gather feedback concerning the U.S. 41 Project Development and Environment (PD&E) Study from Kracker Avenue to south of S.R. 676 in Hillsborough County. This is virtual-only event, no in-person meeting will be held.

The FDOT conducted the PD&E study to evaluate the potential social, economic and environmental effects of widening U.S. 41, and a State Environmental Impact Report (SEIR) was prepared and approved by the FDOT on January 12, 2017. The FDOT is now pursuing federal eligibility for this project since approval of the SEIR. This will result in updated and additional analyses, as well as the preparation of a Type 2 Categorical Exclusion (CE).

The proposed improvements include widening U.S. 41 from four to six lanes and replacing the bridges over Bullfrog Creek and the Alafia River. Additional improvements include various intersection improvements, the installation of pedestrian and bicycle facilities, and the construction of new offsite stormwater management and floodplain compensation sites. The No-Build Alternative, which leaves U.S. 41 in its present state and provides for only routine maintenance, will remain an option throughout the study.

Updated project materials including maps, graphics, and other information will be available for review on the project website www.fdotd7studies.com/projects/us41-kracker-to-sr676/ from January 9, 2026, through January 30, 2026.

To submit comments or for more information, visit the project website or contact the FDOT Project Manager, Anna Geismar, at 813-975-3698, via email at anna.geismar@dot.state.fl.us, or by mail at 11201 N. McKinley Drive, MS 7-500, Tampa, FL 33612. The update comment period will be open from January 9, 2026, through January 30, 2026. All comments provided or postmarked by January 30, 2026, will become part of the official project record.

Public participation is held without regard to race, color, national origin, age, sex, religion, disability, or family status. Persons who require special accommodations under the Americans with Disabilities Act or persons who require translation services (free of charge) should contact the FDOT District Seven Title VI Coordinator, Jensen Hackett, at (813) 975-6283 or jensen.hackett@dot.state.fl.us.

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

Si usted tiene preguntas o comentarios, o si simplemente desea más información sobre este proyecto, por favor ponerse en contacto con el señor Manuel Flores al teléfono 813-975-6279 o correo electrónico manuel.flores@dot.state.fl.us.



Project Location Map



I-175 Action Plan
Meeting #2
FPID No. 453887-1

Tuesday, January 20, 2026, from
9:00am – 11:00am

Where: USF St. Petersburg Campus
(Student Center)
200 6th Ave S,
St. Petersburg, FL 33701

Parking: 250 5th Ave S
St. Petersburg, FL 33701
Levels 2-4

Project Advisory Group (PAG) Meeting #2
FDOT Financial Project ID: 453887-1

The Florida Department of Transportation (FDOT) District Seven has scheduled a second PAG Meeting to engage critical stakeholders as part of the I-175 Action Plan from I-275 to 4th Street South being conducted in Pinellas County, Florida. The major goal of the action plan is to identify multimodal improvements and develop concepts designed to enhance the multi-modal connectivity and safety of downtown travel and accessibility to, from, and within downtown.

At our PAG Kick-off Meeting held on May 15th 2025, project information including objectives, goals, and a proposed schedule was presented, and feedback was gathered based on your recommendations for study consideration. A couple of months later, we held a "Walk-Thru" field visit on July 22, 2025. Since then, our team has reviewed the roadways as well as bicyclist and pedestrian facilities throughout the study area. Based on field observations and data review, multiple locations were identified as areas with opportunities for multi-modal connectivity and safety improvements. At this meeting our team will present our evaluations and recommendations for your consideration and final feedback.

Additional I-175 project information may be found at this website: <https://www.fdotd7studies.com/projects/i-175-action-plan-study/>
If you have questions about the project please contact Brian Hunter, Project Manager, at (813) 975-6436 or (800) 226-7220 or visit our project website at <https://www.fdotd7studies.com/projects/i-175-action-plan-study/>

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