

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

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

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 UNKNOWN HEIRS, SPOUSES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST CAROL LUNSFORD FORD a/k/a CAROL JEAN LUNSFORD, 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 situated 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 VILLAGE AS RECORDED IN PLAT BOOK 4, PAGE 92, ET SEQ., OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

at public sale, to the highest and best bidder, for cash, by electronic sale beginning at **10:00 a.m. on February 5, 2026** at www.citrus.realeforeclose.com.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at the Office of the Trial Court Administrator, Citrus County Courthouse, 110 N Apopka Avenue, Inverness, FL 34450, (352) 341-6700, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

DATED this 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

1/2/19/26LG 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 demand 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 RECEIVE A COPY OF THIS NOTICE**.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court, **ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION 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 is: MIMI LATARTE, File Number 2025 CP 000792.

The address of the court where this probate is pending is: Circuit Court for Citrus

LEGAL ADVERTISEMENT**CITRUS COUNTY**

County, Florida, 110 N. Apopka Ave., Inverness, 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 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.

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 January 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

1/2/19/26LG 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 Citrus County, Florida:

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at the Office of the Trial Court Administrator, Citrus County Courthouse, 110 N Apopka Avenue, Inverness, FL 34450, (352) 341-6700, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

DATED this 9th day of December 2025.

Angela Vick
Clerk of the Circuit Court

By: /s/ Dawn M Peacock
As Deputy Clerk

Christopher Wickersham, Jr.
2720 Park St., #205, Jacksonville, FL 32205

12/19/19/26LG 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 34313

YOU ARE NOTIFIED that an action for a Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on C. Christine Smith, Esq., attorney for ROBERT GALBRAITH, whose address is 6318 US Highway 301 S., Riverview, 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

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

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

Dated 1/2/26

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, Florida, Probate Division, the address of which is 20 N Main St., Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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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@fjud13.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 unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of decedent and other

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEASED'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 Matamay 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.watmatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476; TDD only 1-800-231-6103.

1/9/26LG 1T

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

CASE NO.: 24-CA-010149

**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

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.realeforeclose.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 (exempt 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 DECEASED'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

LEGAL ADVERTISEMENT**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, 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 other 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 this notice is required to be served must file their claims with this court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.**

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

LEGAL ADVERTISEMENT**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

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:

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

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Brice Zoeklein, Esq.
Florida Bar No. 0085615
Email Address:
brice@zoekleinlawpa.com
Zoeklein 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 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:

WALLCOVERING WIZARDS

Owner: Evan Tiller
618 Riviera Drive
Tampa, FL 33606

1/9/1/16/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

NOBLE BREW

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

1/9/1/16/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

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 Kami 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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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 30th day of December, 2025.

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 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DEPENDENCY

CASE NO. 24-DP-32

DIVISION D

IN THE INTEREST OF:
Z.A. DOB: 1/9/2024
MINOR CHILD

NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS

TO: BRYAN STEVEN RUIZ DUARTE,
address unknown

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

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

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

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uled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

Victor Crist
Clerk of Circuit Court & Comptroller
800 E Twiggs St, Tampa, FL 33602
By: s/ Santiago Zambrano
As Deputy Clerk

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

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

Case No: 15-CA-010838
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,

Plaintiff,
vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST MARY E. LEWIS, DECEASED; et al.

Defendants.

AMENDED NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 12/02/2025, and entered in Case No. 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; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JERRY A. 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.

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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:

A1

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.

A2

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.

A3

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 said 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.

Commonly known as: 7607 WILLIAMS RD, SEFFNER, FL 33584

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

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HILLSBOROUGH COUNTY

distance of 342.55 feet, thence South 20°54' East, a distance of 116.0 feet to the Point-of-Beginning.

A3

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 of Section 29, 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.

A4

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, 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.

A5

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.

Commonly known as: 7607 WILLIAMS RD, SEFFNER, FL 33584

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

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HILLSBOROUGH COUNTY

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

DATED December 12, 2025

/s/ Bradford Petriño
Bradford Petriño, 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:

bpetriño@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 12th day of December 2025 to:

ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY, FLORIDA

c/o T. Andrew Zodrow, Esq.

3629 Queen Palm Dr.

Tampa, FL 33619

zodrow@epchc.org

Hastings Jones, Esq.

Senior Assistant Attorney General

Office of the Attorney General

The Capitol, Suite PL-01

Tallahassee, Florida 32399-1050

oag.foreclose.eserve@myfloridalegal.com

Attorney for STATE OF FLORIDA

UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE

c/o U.S. Attorney

400 N. Tampa St.

Tampa, FL 33602

CRAIG ARLEN LEWIS A/K/A CRAIG A. LEWIS

5819 Rose Lane

Tampa, FL 33619

JERRY PHILLIP LEWIS

10567 Talloaks Road

Pavo, GA 31778

JAN L. ROBINSON

36251 FL-70

MYAKKA CITY, FL 34251

MARY BETH ROWE

13472 BANNER RD.

SPRING HILL, FL 34609

TRACEY SEXTON

155 SABEL LN.

MULBERRY, FL 33860

TRACEY SEXTON

543 Oak Tree Ln.

Nazareth, PA 18064

CINDY P. SWINT

344 Lewis Road

Lithia, FL 33547

HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

c/o Matthew D. Weidner, Esq.

Matthew D. Weidner, P.A.

250 Mirror Lake Drive North

St. Petersburg, FL 33701

<a href="mailto:service@mattweidnerlaw.com

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

Hillsborough, Florida, on February 16, 2026, at 10:00 AM, at www.hillsboroughrealforeclose.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.

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

Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmpplc.com
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fju13.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

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.

NOTICE OF ACTION

TO: FRANK HANCOCK
5000 Culbreath Key Way, Unit 8209
Tampa, FL 33611

YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

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.

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.

DATED on December 29, 2025.
Victor D. Crist, Clerk of the Court
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602
By: Jennifer Taylor
Deputy Clerk

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

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

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.

NOTICE OF ACTION

TO: CLARA LUNA MARTINEZ
4215 La Dega Court, Tampa, FL 33611
YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

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.

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.

DATED on December 29, 2025.
Victor D. Crist, Clerk of the Court
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602
By: Jennifer Taylor
Deputy Clerk

Charles Evans Glausier, Esquire
Florida Bar No. 0037035
Glausier Knight Jones, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, Florida 33602

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

(813) 440-4600
Attorney for Plaintiff
1/2-1/9/26LG 2T

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

IN RE: The Estate of:
ROBERT JAY HARBISON,
Deceased.

NOTICE TO CREDITORS

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.

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

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

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

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

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

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LEGAL ADVERTISEMENT**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 or before 2/2/2026 otherwise a default will be entered against you for the relief demanded in the complaint.

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

DATED on December 16, 2025.

Victor Crist, Clerk of the Court

By: Jennifer Taylor

As Deputy Clerk

PERRY G. GRUMAN, P.A.

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

NOTICE OF ADMINISTRATIVE COMPLAINT**HILLSBOROUGH COUNTY**

To: JAMMEL T. BROOKS

Case No.: CD20251066/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**ADMINISTRATIVE COMPLAINT****HILLSBOROUGH COUNTY**

To: JAMMEL T. BROOKS

Case No.: CD20251066/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

LEGAL ADVERTISEMENT**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

<https://zoom.us/j/3704372256>, Meeting ID

LEGAL ADVERTISEMENT**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 ESPAÑOL 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

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

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

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

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

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

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

CASE NO. 24-DP-478; 24-DP-807

DIVISION: B

IN THE INTEREST OF:

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

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: JESENIA CRUZ, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: G.C. born on 2/21/2014, G.R. born on 1/25/2016, A.T. born on 9/25/2019, V.T. born on 9/21/2020, L.C. born on 9/4/2022, and C.C. born on 10/29/2024. You are hereby commanded to appear on January 16, 2026, at 9:00 AM before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street Tampa, FL 33602, Court room 312 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@fjud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

Victor 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 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Case No.: 25-016429

Division: C-P

ANNETTE JOY MARTIN,
Petitioner,
and
FREDERICK JEROME COAKLEY,
Respondent.

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

TO: FREDERICK JEROME COAKLEY
Last known address:
Berry Islands, Bahamas East Street

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ANNETTE JOY MARTIN, whose address is 2624 Durham St, Tampa, FL 33605, on or before 1/20/2026, and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

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

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

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

CASE NO. 25-DP-224

DIVISION: S

LEGAL ADVERTISEMENT**HILLSBOROUGH COUNTY**

IN THE INTEREST OF:
E.D. DOB: 3/15/2025
MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: NOVA FORMOLO
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, Edgecomb Courthouse, 800 East Twiggs Street Tampa, FL 33602, Court room 312 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@fjud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 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

MANATEE COUNTY

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP002976AX

IN RE: ESTATE OF
JACQUELINE M. HASKETT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JACQUELINE M. HASKETT, deceased, whose date of death was March 10, 2025; File Number 2025CP002320AX, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All claims not filed within the time periods set forth in section 733.702 of the Florida Probate Code will be forever barred.

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

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

Personal Representative:
YOLANDA YVETTE HASKETT
5834 Covington Way
Sarasota, FL 34232

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com

GENDERS◆ALVAREZ◆DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

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

LEGAL ADVERTISEMENT**MANATEE COUNTY**

cation and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, Florida 34604-6899 or submit your request through the District's website at www.watertesters.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 FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No.: 2025CP002976AX

IN RE: ESTATE OF
MARY JANE SOUSA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARY JANE SOUSA, deceased, whose date of death was August 14, 2024; is pending in the Circuit Court for Manatee County, Florida, Probate Division; File Number 2025CP002976AX; the mailing address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, must file their claims with this court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM**.

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

All claims not filed within the time periods set forth in section 733.702 of the Florida Probate Code will be forever barred.

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

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

Personal Representative:
/s/ Steven Sousa
STEVEN SOUSA
5322 18th Court West
Bradenton, FL 34207

Attorney for Personal Representative:
/s/ Marla E. Chavernay, Esq.
MARLA E. CHAVERNAY, ESQ.
Law Offices of George R. Brezina, Jr., P.A.
P.O. Box 16459
Temple Terrace, FL 33687
Tel: (813) 870-0500
Fax: (813) 873-0500
Email: mchavernay@accidentsareus.com
Florida Bar No. 143138

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

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-002841

IN RE: ESTATE OF
DAVID G. SLEEPER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of David G. Sleeper, deceased, whose date of death was November 5, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM**.

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

All claims not filed within the time periods set forth in section 733.702 of the Florida Probate Code will be forever barred.

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

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

Personal Representative:
/s/ Arthur B. Sleeper
Arthur B. Sleeper
1672 E. Spyglass Hill Drive
Drapet, Utah 84020

Attorney for Personal Representative:

/s/ Desiree Sanchez

LEGAL ADVERTISEMENT**MANATEE COUNTY**

Desiree Sanchez
Attorney
Florida Bar Number: 10082
Sanchez Law Group P.A.
605 E. Robinson Street, Suite 650
Orlando, Florida 32801
Telephone: (407) 500-4444
Fax: (407) 236-0444
E-Mail: desiree@sanchezlaw.com
Secondary E-Mail:
info@sanchezlaw.com

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

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

CASE NO. 2025CA002070AX

MORTGAGE ASSETS MANAGEMENT, LLC,
Plaintiff,
vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEO D. STRONG A/K/A LEO DAVID STRONG, ET AL.
Defendant(s).

NOTICE OF ACTION

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Liens, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Leo D. Strong A/K/A Leo David Strong
Residence: Unknown
Last Known Address: 618 12th Street Drive W, Palmetto, FL 34221

TO:

LEGAL ADVERTISEMENT**OSCEOLA COUNTY**

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-

LEGAL ADVERTISEMENT**OSCEOLA COUNTY**

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@dhnattorneys.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:

LEGAL ADVERTISEMENT**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, 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: Sylvia I. 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: 3100 Sweet Acres Pl, Saint Cloud, FL 34772

Current Residence: UNKNOWN

TO: Unknown Tenant in possession of the subject property

Last Known Address: 3100 Sweet Acres Pl, Saint Cloud, FL 34772

Current Residence: UNKNOWN

TO: Unknown Spouse of Bryant Diaz-Torres

Last Known Address: 3100 Sweet Acres Pl, Saint Cloud, FL 34772

Current Residence: UNKNOWN

LEGAL ADVERTISEMENT**PASCO COUNTY**

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 Alvarez-Sowles, Pasco County Clerk of Courts, will sell to the highest and best bidder for cash at www.pasco.reaforeclose.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 Petriño
Bradford Petriño, Esq.
Florida Bar No. 41883
Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff

Service Emails:
bpetriño@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 Petriño
Bradford Petriño, Esq.
11080-1027942

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

Case No. 25-CP-001988

IN RE: ESTATE OF
CHARLES BREWER,
Deceased.

NOTICE TO CREDITORS

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 creditor 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 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

LEGAL ADVERTISEMENT**PASCO COUNTY**

Email Address:
brice@zoeckleinlawpa.com
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511
1/9/16/26LG 2T

**IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND FOR
PASCO COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO.: 2025CA002671CAAXES

FREEDOM MORTGAGE CORPORATION
Plaintiff,
vs.
ANGELA LOVELACE HOLLOWAY A/K/A
ANGELA HOLLOWAY, ANNIE MAE
LOVELACE AND LARRY CARNELL
LOVELACE, ET AL.,
Defendant(s).

AMENDED NOTICE OF ACTION

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 par-
ticipate in this proceeding, you are entitled,
at no cost to you, to the provision of certain
assistance. Within two (2) working days of
your receipt of this document please contact
the Public Information Dept., Pasco
County Government Center, 7530 Little
Rd., New Port Richey, FL 34654; (727)
847-8110 (V) in New Port Richey; (352)
521-4274, ext. 8110 M in Dade City; via
1-800-955-8771 if you are hearing impaired.
The court does not provide trans-
portation 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 Joyner
As Deputy Clerk
Miller, George & Suggs, PLLC

1/9/16/26LG 2T

**IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND FOR
PASCO COUNTY, FLORIDA**
Case No.: 24-CC-003354

WATERGRASS PROPERTY OWNERS
ASSOCIATION, INC.,
Plaintiff,
vs.

RAYMOND L. JAMES AND
ALMA Y. JAMES, ET AL.,
Defendant.

NOTICE OF SALE

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 en-
tered 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.reaforeclose.com at 11:00 A.M. on January 28, 2026.

Any person claiming an interest in the sur-
plus 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 appear-
ance is less than 7 days; if you are hearing
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

Fax/cimile: (813) 227-5641

Attorneys for Plaintiff

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

**NOTICE OF
ADMINISTRATIVE COMPLAINT****LEGAL ADVERTISEMENT****PASCO COUNTY****PASCO COUNTY****To: AMER ALI**

Case No.: CD202505792/D 3109037/352564
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.

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

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

Case No.: 2025-CA-787

In Re:

RICHARD GRAVES o/b/o
SHIRLEY GRAVES,
Plaintiffs

vs.
NORA M. DONAGHY and
NORA GRAVES,
Defendants.

NOTICE OF ACTION

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.

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 par-
ticipate 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 im-
mediately upon receiving this notification if
the time before the scheduled appearance
is less than 7 days; if you are hearing impaired,
call 711.

DATED on 12/5/2025

Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

By: /s/ Haley Joyner
Deputy Clerk
Warren Law Firm, PLLC

12/12-1/2/26 4T

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

FAMILY LAW DIVISION

Case No.: 25-DR-005414-ES

DYLAN BORDELON,
Petitioner/Father,
and

ALEXIA ELLIOTT,
Respondent/Mother.

**NOTICE OF ACTION FOR
VERIFIED PETITION TO ESTABLISH
PATERNITY, PARENTING PLAN, CHILD
SUPPORT, AND FOR RELATED RELIEF**

TO: ALEXIA ELLIOTT
ADDRESS UNKNOWN

YOU ARE NOTIFIED that an action TO
ESTABLISH PATERNITY, PARENTING
PLAN, CHILD SUPPORT, AND FOR RE-
LATED 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 1

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

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 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 VTDD 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."

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

is January 9, 2026.
 Personal Representative:
 /s/ Lisa Schwartz-Green
 5744 Calais Blvd. N. #7
 St. Pete, Florida 33714
 Attorney for Personal Representative:
 /s/ L. Tyler Yonge, Attorney
 Florida Bar Number: 98179
 DRUMMOND WEHLE YONGE LLP
 6987 East Fowler Avenue
 Tampa, Florida 33617
 Telephone: (813) 983-8000
 Fax: (813) 983-8001
 E-Mail: tyler@dwfirm.com
 Secondary E-Mail: amy@dwfirm.com
 1/9-1/16/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA.
 CASE NO. 23-008175-CI
 TOWD POINT MORTGAGE TRUST 2017-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, PLAINTIFF,
 VS.
 THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF WINFIELD HAWKSWORTH A/K/A WINFIELD T. HAWKSWORTH (DECEASED), ET AL. DEFENDANT(S).

NOTICE OF FORECLOSURE SALE
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated November 18, 2025 in the above action, the Pinellas County Clerk of Court will sell to the highest bidder for cash at Pinellas, Florida, on March 18, 2026, at 10:00 AM, at www.pinellas.realeforeclose.com for the following described property:
 LOT 11, BLOCK 4, POINT TERRACE SUBDIVISION FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 57, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
 Tromberg, Miller, Morris & Partners, PLLC
 Attorney for Plaintiff
 600 West Hillsboro Boulevard
 Suite 600
 Deerfield Beach, FL 33441
 Telephone #: 561-338-4101
 Fax #: 561-338-4077
 Email: eservice@tmppllc.com
 Bidder Number: 20286
 By: /s/Tiffany Hamilton, Esq.
 Tiffany Hamilton, Esq.
 FBN: 1058051

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office at 727-464-4880 at 400 South Fort Harrison Avenue, Suite 500 Clearwater, FL 33756, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 11080-1027765

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
 CIVIL DIVISION
 CASE NO.: 25-002966-CI
 FREEDOM MORTGAGE CORPORATION PLAINTIFF,
 VS.

PETER VERGIRIS, ET AL., DEFENDANTS.

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)
 NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 19th day of December 2025, and entered in Case No. 25-002966-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; UNKNOWN SPOUSE OF PETER VERGIRIS; PETER VERGIRIS; SEAMARK, INC.; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Ken Burke as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pinellas.realeforeclose.com at 10:00 A.M. on the 22nd day of January, 2026, the following described property as set forth in said Final Judgment, to wit: UNIT 110 OF SEAMARK, INC., A CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3994, PAGE(S) 1119, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this document please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 2nd day of January, 2026.
 By: Liana R. Hall
 Liana R. Hall
 Bar No. 73813
 Submitted by:
 Miller, George & Suggs, PLLC
 ATTORNEY FOR PLAINTIFF
 210 N. University Drive, Suite 900
 Coral Springs, FL 33071
 DESIGNATED PRIMARY E-MAIL FOR SERVICE
 PURSUANT TO FLA. R. JUD. ADMIN. 2.516
ESERVICE@MGS-LEGAL.COM
 11080-1027904

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

Dunedin, Florida 34698
 Attorney for Co-Personal Representatives:
 /s/ Deborah A. Bushnell, Esq.
 Email address: debbie@dbushnell.net
 204 Scotland Street
 Dunedin, Florida 34698
 Telephone: (727) 733-9064
 FBN: 304441 / SPN No. 117974

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

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

Case No: 25-010164-ES

IN RE: THE ESTATE OF JOHN ROBERT GLAZIER JR.

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

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

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

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

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

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

Dated 12/11/2025
 Ken Burke
 Clerk of the Circuit Court & Comptroller
 315 Court St, Clearwater, FL 33756
 By: /s/ Thomas Smith
 Deputy Clerk

LEGAL ADVERTISEMENT**PINELLAS COUNTY**

DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: GEBERT ANDERSON
 Last known address: 1060 Jasper St, Apt 21, Clearwater, FL 33756

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 JOAN HENDERSON, whose address is 1243 S. MLK Jr Ave, Clearwater, FL 33756, on or before 28 days after first publication, and file the original with the Clerk of this Court at 315 Court St. Rm 170, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

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

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

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

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

Dated 12/11/2025
 Ken Burke
 Clerk of the Circuit Court & Comptroller
 315 Court St, Clearwater, FL 33756
 By: /s/ Thomas Smith
 Deputy Clerk

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

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

Case No.: 25-7655FD

TATHIANA D. BROWN,
 Petitioner,
 and

KELLY P. BROWN,
 Respondent.

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

TO: KELLY PATRICK BROWN
 Last known address:
 12342 Rea, Garden Grove, CA 92841

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 TATHIANA D. BROWN, whose address is 737 Pinellas Bayway South #204, Tierra Verde, FL 33715, on or before 28 days after first publication, and file the original with the Clerk of this Court at 1st Ave. N, St. Petersburg, FL 33701 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

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

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

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

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

Dated 12/18/2025
 Ken Burke
 Clerk of the Circuit Court & Comptroller
 315 Court Street, Clearwater, FL 33756
 By: /s/ Aema T.
 Deputy Clerk
 Rose Marie Wilson, Inc.

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

NOTICE OF ADMINISTRATIVE COMPLAINT PINELLAS COUNTY**To: CRITICAL SOLUTIONS GROUP, LLC**

Case No.: CD20251100/A 3300217

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 ACTION

Pinellas County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Licensed Practical Nursing

Jemell Akeam Howard, L.P.N.
 6201 51st Terrace North
 Saint Petersburg, FL 33709
 6830 16th Terrace North, Apt. 782
 Saint Petersburg, FL 33710

CASE NO.: 2024-26507**LICENSE NO.: PN5203841**

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Caitlin Harden, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9870. If no contact has been made by you concerning the above by January 30, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding. In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

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

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

Case No.: 25-004636-FD

JOAN HENDERSON,

Petitioner,

and

GEBERT ANDERSON,

Respondent.

NOTICE OF ACTION FOR**LEGAL ADVERTISEMENT****PINELLAS COUNTY**

DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: GEBERT ANDERSON
 Last known address: 1060 Jasper St, Apt 21, Clearwater, FL 33756

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 JOAN HENDERSON, whose address is 1243 S. MLK Jr Ave, Clearwater, FL 33756, on or before 28 days after first publication, and file the original with the Clerk of this Court at 315 Court St. Rm 170, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

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

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

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

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

Dated 12/11/2025
 Ken Burke
 Clerk of the Circuit Court & Comptroller
 315 Court St, Clearwater, FL 33756
 By: /s/ Thomas Smith
 Deputy Clerk

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

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

istered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENT

LEGAL ADVERTISEMENT**POLK 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 PUBLICATION OF THIS NOTICE**.

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 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:
Leigh A. Willingham
3617 Barred Owl Road
Lakeland, FL 33811

Attorney for Personal Representative:
Daniel M. Coton, Esquire
TRINKLE REDMAN, P.A.
121 North Collins Street
Plant City, FL 33563
Telephone: (813) 752-6133
Florida Bar Number: 857335

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

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

Case No.: 2025CC008304A000BA
Liberty Square Homeowners Association, Inc., Plaintiff, vs. Jennie Fries; et al. Defendant(s).

NOTICE OF ACTION

TO: Jennie Fries
710 Franklin Ct, Haines City, FL 33844

YOU ARE NOTIFIED that an action to enforce and foreclose upon a notice and claim of lien on the following property has been filed in Polk County, Florida:

LOT 19, LIBERTY SQUARE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGES 39 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A lawsuit has been filed against you, and you are required to serve a copy of your written defenses, if any, on DON H. NGUYEN, ESQUIRE, Plaintiff's Attorney, whose address is DHN ATTORNEYS, 448 South Alafaya Trail, Unit 8, Orlando, FL 32828, within thirty (30) days after the first publication of this notice, to be published in La Gaceta, 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 Lien Foreclosure Complaint. Default Date: January 29, 2026.

Dated this 23rd day of December, 2025
Stacy M. Butterfield
Clerk of Courts
By: s/ A. Nieves
As Deputy Clerk
1/9-1/16/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5, Plaintiff,

vs. RUTH G. PETERS, et al., Defendants.

Case No: 2019CA003248000000

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 05/06/2022, and entered in Case No. 2019CA003248000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida and Order Resetting Foreclosure Sale, entered on December 29, 2025, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5, is the Plaintiff and RUTH G. PETERS; UNKNOWN SPOUSE OF RUTH G. PETERS; MIDLAND FUNDING LLC; VALLEY VIEW TERRACE PROPERTY OWNER'S ASSOCIATION, INC are Defendants, Stacy M. Butterfield, Polk County Clerk of Courts will sell to the highest and best bidder for cash at https://www.polk.realforeclose.com/ at 10:00 a.m. on February 12, 2026 the following described property set forth in said Final Judgment, to wit:

LOT 1, VALLEY VIEW TERRACE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95 PAGE 15 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 3203 BIG VALLEY DR. LAKELAND FL 33812

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 November 10, 2025

/s/ Bradford Petriño

Bradford Petriño, Esq.

Florida Bar No. 41883

Lender Legal PLLC

1800 Pembroke Drive, Suite 250

Orlando, FL 32810

Tel: (407) 730-4644

Attorney for Plaintiff

Service Emails:

bpetriño@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 10th day of November 2025 to:

CHARLES ALLEN HANCOCK A/K/A CHARLES A. HANCOCK

801 9th Street NE

Fort Meade, FL 33841

/s/ Bradford Petriño

Bradford Petriño, Esq.

11080-1027910

Case No: 2025CA004355A000BA

NOTICE OF ACTION

TO:

Unknown Spouse of Stephanie Megan Putz

2113 Winterset Dr

Lakeland, FL 33813

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days

LEGAL ADVERTISEMENT**POLK COUNTY**

of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

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 6 day of January 2026 to:

RUTH G. PETERS

3203 BIG VALLEY DRIVE

LAKELAND, FL 33812

Primary Email: rpeters645@aol.com

UNKNOWN SPOUSE OF RUTH G. PETERS N/K/A FREDRICK PETERS

3203 BIG VALLEY DRIVE

LAKELAND, FL 33812

MIDLAND FUNDING LLC

MIDLAND CREDIT MANAGEMENT, INC.

C/O CANON BUSINESS PROCESS

8875 HIDDEN RIVER PARKWAY, SUITE

100

TAMPA, FL 33637

VALLEY VIEW TERRACE PROPERTY

OWNER'S ASSOCIATION, INC.

c/o MICHAEL B. SMITH

3278 BIG VALLEY DRIVE

LAKELAND, FL 33812-4398

s/Anthony Vamvas

Anthony Vamvas, Esq.

11080-1027957

LEGAL ADVERTISEMENT**POLK COUNTY**

LOT 93, VILLAGE AT LAKE HIGHLAND, PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE(S) 50 AND 51, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

WITNESS my hand and seal of the said Court on the 31st day of December, 2026.

CLERK OF THE CIRCUIT COURT

By: /s/ Asuncion Nieves

Deputy Clerk

(COURT SEAL)

11080-1027959

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

CASE NO.: 2025CA-000577-0000-00

FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

DARYL ASH SR. AND KATERIA RONAE BARNES-ASH, ET AL., DEFENDANT(S).

NOTICE OF ACTION

TO: Unknown Spouse of Phillip Grant

Last Known Address: 1211 Jewel Avenue, Lakeland, FL 33805

Current Residence: UNKNOWN

TO: Unknown Spouse of Phillip Grant

Last Known Address: 1011 N Brunnell PKWY, Lakeland, FL 33805

Current Residence: UNKNOWN

TO: Unknown Spouse of Phillip Grant

Last Known Address: 770 Hampshire CT, Prosper, TX 75078

Current Residence: UNKNOWN

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

Lot 22, Block D, Map of Glen Echo, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 44, of the Public Records of Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 2/01/2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 18th day of December, 2025.

STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT

As Clerk of Court

By: Ruth Pacaheo

As Deputy Clerk

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

11080-1027629

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-003309

IN RE: ESTATE OF PATRICK THOMAS MALONE, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Patrick Thomas Malone, deceased, whose date of death was June 21, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 2, 2026.

Personal Representative:

LEGAL ADVERTISEMENT**SARASOTA COUNTY**

and SADIE K. BLACKBURN;
Defendants.

NOTICE OF ACTION

TO: MARY O. KNIGHT
RT. 1, BOX 246, BARTOW, FL 33830
ESTATE OF MARY O. KNIGHT
RT. 1, BOX 246, BARTOW, FL 33830
UNKNOWN HEIRS OF
MARY O. KNIGHT
RT. 1, BOX 246, BARTOW, FL 33830
UNKNOWN SPOUSE OF
MARY O. KNIGHT
RT. 1, BOX 246, BARTOW, FL 33830
FAY K. COFFMAN
RT. 1, BOX 246, BARTOW, FL 33830
SADIE K. BLACKBURN
RT. 1, BOX 246, BARTOW, FL 33830

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN POLK COUNTY, FLORIDA, TO WIT:
Beginning One Hundred Ten feet South of the Northwest Corner of the Southwest Quarter of the Northwest Quarter, run thence East to the Railroad, thence Southwest along the railroad to the Forty Line, thence Three Hundred and Twenty-six and 75/100 feet North to the point of beginning, all in Section 23, Township 29 South, Range 25 East.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 255 N. Broadway Ave., Bartow, Florida 33830 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

Dated this 8th day of December, 2025

Stacy M. Butterfield
Clerk of the Circuit Court
By: /s/ R Pacheco
As Deputy Clerk

12/6/1/16/26LG 4T

LEGAL ADVERTISEMENT**SARASOTA COUNTY**

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Zoeklein 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, a default will be entered against you for the relief demanded in the Complaint. Default date: January 12, 2026.

DATED at Polk County, Florida this 4th day of December, 2025.

Stacy M. Butterfield
Clerk of the Circuit Court
By: /s/ A. Nieves
Deputy Clerk

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

LEGAL ADVERTISEMENT**SARASOTA COUNTY**

**IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION**
File No. 25-CP-005864

IN RE: ESTATE OF
STANISLAW KYC,
Deceased.

NOTICE TO CREDITORS

The Administration of the Estate of Stanislaw Kyc, Deceased, whose date of death was June 28, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2071 Ringling Blvd Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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. 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:
Mark Kuselman
10164 Tramore Avenue
Englewood, Florida 34224

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

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

**IN THE CIRCUIT COURT IN AND FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION**
CASE NO. 2025CP5742XXXANC

IN RE: ESTATE OF

LEGAL ADVERTISEMENT**SARASOTA COUNTY**

MARY CRAWFORD,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARY CRAWFORD, deceased, Case Number 2025CP5742XXXANC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:
KELLEY J. O'SHEA, f/k/a
KELLEY J. NICKERSON
6745 NW 81st Court
Parkland, FL 33067

Attorney for Personal Representative:
Dawn M. Chapman, Esq.
LEGACY LAW OF FLORIDA, P.A.
Florida Bar #898791
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 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.waterratters.org/permits/. Interested persons may inspect a copy of the application

LEGAL ADVERTISEMENT**SARASOTA COUNTY**

and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.waterratters.org/. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

1/9/26LG 1T

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

CASE NO. 2025 CA 005428 NC

MORTGAGE ASSETS MANAGEMENT,
LLC F/K/A REVERSE MORTGAGE
SOLUTIONS, INC.,
PLAINTIFF,
VS.

ELDON E. KOPPERT, ET AL..
DEFENDANT(S).

NOTICE OF ACTION

TO: ELDON E. KOPPERT A/K/A
ELDON KOPPERT
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
719 Albee Farm Rd N
Nokomis, FL 34275

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

LOT 59, WATERFRONT ESTATES
SUBDIVISION, ACCORDING TO
THE PLAT THEREOF, RECORDED
IN PLAT BOOK 10, PAGES 56 AND
56A, OF THE PUBLIC RECORDS OF
SARASOTA 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 2, 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 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 ADA Coordinator Sarasota County, Sarasota County Jury Office at 941-861-7801, PO Box 3079, Sarasota, FL 34230 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Date: December 22, 2025

Karen E. Rushing
Clerk of the Circuit Court
By: /s/ Glen Kopinsky
Deputy Clerk of the Court
Tromberg, Morris & Partners, PLLC

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

CITY OF TAMPA NOTICE OF PUBLIC HEARING AMENDMENT TO THE TAMPA COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that the Tampa City Council will hold a public hearing to consider the adoption of the below proposed amendments to the City of Tampa Comprehensive Plan on Thursday, January 15, 2026, beginning at 5:01 p.m., or as soon thereafter as may be heard.

TA/CPA24-18: A privately initiated map amendment to the Future Land Use Element, Future Land Use Map, for the property located at 84 Davis Boulevard, from Residential-50 (R-50) to Community Mixed Use-35 (CMU-35). The approximate size of the property is 1.60 acres and is located within the Central Tampa Planning District.

The Tampa City Council meeting will be held in City Council Chambers, Third Floor, Old City Hall, 315 East Kennedy Boulevard, Tampa, FL 33602. Interested members of the public can attend the public hearing in person in City Council Chambers in Old City Hall or virtually participate in this public hearing by using what is referred to by the State of Florida statutes and rules as "communications media technology" ("CMT").

TO PARTICIPATE REMOTELY IN PUBLIC HEARINGS USING CMT, PRE-REGISTRATION IS REQUIRED

Comments specific to a public hearing will be heard when it appears on the agenda.

Instructions for participating in quasi-judicial and legislative public hearings are available at:

<https://www.tampa.gov/document/instructions-participate-virtual-public-hearing-34621>

Please note: In order to participate in quasi-judicial matters remotely via CMT, **cell phones and smartphones are not compatible as they will not allow you to share your camera when connected.** 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 City Council and all other participants.

Persons requiring help in accessing these means of public participation should call 813-274-8397 for assistance.

A copy of the proposed amendments is available on the Hillsborough County City-County Planning Commission's website at <http://www.planhillsborough.org/>. The Planning Commission may be contacted at (813) 272-5940.

In accordance with Section 286.0105, Florida Statutes, any person who decides to appeal any decision of the Tampa 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 hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act ("ADA") and Section 286.26, Florida Statutes, persons with disabilities needing a reasonable accommodation to participate in this public hearing or meeting should contact the City of Tampa's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted via phone at 813-274-3964, email at TampaADA@tampagov.net, or by submitting an ADA - Accommodations Request form available online at tampagov.net/ADARequest.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC

CITY CLERK

1/9/26LG 1T

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

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 NECESA 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.

/ss/ 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.watermanners.org/procurement> under "View Our Solicitations" or on DemandStar, www.demandstar.com. For more information contact Procurement Services at procurement@watermanners.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.fdot7studies.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.fdot7studies.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.fdot7studies.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.