CITRUS COUNTY

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

CASE NO.: 2025-CA-000846 SPOTTED VENTURES LLC,

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 I AND SITUATE, LYING, AND BEING IN CIT-RUS 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 244, page 329, public records of Citrus 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 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 110 NW 1st Ave., Ocala, Florida 34475 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

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

DATED this 9th day of December 2025 Angela Vick Clerk of the Circuit Court By: /s/ Dawn M Peacock As Deputy Clerk Christopher Wickersham, Jr. 2720 Park St., #205, Jacksonville, FL 32205

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

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

Case No.: 2025-CC-000089 PINE RIDGE PROPERTY OWNERS ASSOCIATION, INC. a Florida not-for-profit corporation,

BLANCA D. SANCHEZ, Defendant(s).

Plaintiff.

NOTICE OF ACTION

TO: Blanca D. Sanchez 8549 SW 133rd Place, Miami, FL 33183 10771 N Kendall Drive, Apt. A208 Miami. FL 33176 PO Box 835280. Miami. FL 33283

4750 SW 156th Place, Miami, FL 33185 All parties having or claiming to have any right, title or interest in the property herein described.

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

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

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David J. Lopez, Esquire of David J. Lopez, P.A., Plaintiff's attorney, whose address is 201 East Kennedy Boulevard, Suite 775, Tampa, Florida 33602-7800 within 30 days after the first publication of this potice and file the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

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

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

Case No.: 2023 CA 000968 A

REGIONS BANK d/b/a REGIONS MORTGAGE,

CITRUS COUNTY

YANET CORDOVA, INDIVIDUALLY and AS PERSONAL REPRESENTA and AS PERSONAL REPRESENTA-TIVE OF THE ESTATE OF ONELIA M. DUFFAU A/K/A ONELIA M. TRUJILLO, DECEASED, YAQUELIN L. QUINTERO, AS A KNOWN HEIR OF ONELIA M. DUFFAU A/K/A ONELIA M. TRUJILLO, DECEASED, IGNACIO TRUJILLO, AS A KNOWN HEIR OF ONELIA M. DUFEALI DECEASED, IGNACIO TRUJILLO, AS A KNOWN HEIR OF ONELIA M. DUFFAU A/K/A ONELIA M. TRUJILLO, DECEASED, JUAN MIGUEL DUFFAU AS A KNOWN HEIR OF ONELIA M. DUFFAU A/K/A ONELIA M. TRUJILLO, DECEASED, and DANIEL J. FERNANDEZ, ESQUIRE, AS GUARDIAN AD LITEM FOR IGNACIO TRUJILLO if living, and all unknown parties claiming by, through, under or against the above named Defenders. under or against the above named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devi-sees, grantees, assignees, lienors, credi-tors, trustees or other claimants, claiming tors, trustees or other claimants, claiming by, through, under or against the said Defendants; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ONELIA M. DUFFAU A/K/A ONELIA M. TRUJILLO, DECEASED; THE UNITED STATES OF AMERICA; UNKNOWN TENANT #1 and UNKNOWN TENANT #2 Defendants Defendants.

NOTICE OF SALE

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

The South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 LESS the East 25 feet for road, Section 14, Township 17 South, Range 17 East, Citrus County, Florida, and LESS the West 30 feet thereof, also known as Lot 6 WOODRIDGE COUNTRY ESTATES, as unrecorded subdivision

at public sale, to the highest and best bidder, for cash, in an online sale at www. citrus.realforeclose.com at 10:00 a.m. on January 8, 2026.

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

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 notifica-tion if the time before the scheduled ap-pearance is less than seven days; if you are hearing or voice impaired, call 711

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

DATED this 3rd day of December, 2025. ROD B. NEUMAN, Esquire For the Court By: /s/ Rod B. Neuman

ROD B. NEUMAN, Esquire Gibbons Neuman 3321 Henderson Blvd, Tampa, FL 33609

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

HERNANDO 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 Corpora-tions, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

NOVA VITAL PEPTIDES Owner: DV International Holdings Inc.

5020 Essex Ln Spring Hill, FL 34606

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-1451 Division Probate

IN RE: ESTATE OF KATHLEEN MARY CAHILL Deceased

NOTICE TO CREDITORS

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

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

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

HERNANDO COUNTY

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

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

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

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

Personal Representative: EDWARD C. MAGEE 14430 Silversmith Cir Spring Hill, Florida 34609

Attorney for Personal Representative: DAVID J. DAY, ESQ. Attorney Florida Bar Number: 128325 DAY LAW OFFICE P.O. Box 5535 Spring Hill, Florida 34611 Telephone: (352) 684-6545 Fax: (352) 684-4529 daylaweservice@daylawteam.com

daylawprobate@daylawteam.com 12/19-12/26/25LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION

File No. 25001143CPAXMX

IN RF: ESTATE OF MARY ANN QUINN Deceased

NOTICE TO CREDITORS

The administration of the estate of MARY ANN QUINN, deceased, whose date of death was August 24, 2024; File Number 25001143CPAXMX, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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

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

Personal Representative MARY LOUISE CAMHI 7335 Ivory Terrace New Port Richey, FL 34655

Personal Representative's Attornevs: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 <u>AFD@GendersAlvarez.com</u> 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 12/19-12/26/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FI ORIDA

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR PRL TITLE TRUST I, AS THE CLIENT, Plaintiff

Case No: 2025-CA-000485

NHU PHU TI DUONG; et al.,

NOTICE OF ACTION

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY. THROUGH UNDER OR AGAINST, NHU PHU TI DUONG, DECEASED

DECEASED
14078 Spring Hill Dr.
Spring Hill, FL 34609
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN
and any unknown heirs, devisees,
grantees, creditors and other unknown
persons or unknown springes claiming persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last

known addresses are unknown YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: LOT 10, BLOCK 810, SPRING HILL UNIT

13, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 84 THROUGH 100, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written. required to serve a copy of your written defenses, if any, to it on Alexandra Kalman,

HERNANDO COUNTY

Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.
WITNESS my hand and seal of the said Court on the 30th day of October, 2025. Court on the suth day of October, 2: Doug Chorvat Jr.
CLERK OF THE CIRCUIT COURT By: Sonya Sanders Deputy Clerk
(COURT SEAL)

IN THE CIRCUIT COURT FOR HERNANDO COUNTY FLORIDA PROBATE DIVISION

File No. 25001299CPAXMX **Division Probate**

IN RF: FSTATE OF EMORY JOEL ALLEN, Deceased.

11080-1025858

NOTICE TO CREDITORS

The administration of the estate of EMORY JOEL ALLEN, deceased, whose date of death was March 31, 2025, is EMORY JOEL ALLEN, deceased, whose date of death was March 31, 2025, is pending in the Circuit Court for HERNAN-DO County, Florida, Probate Division, the address of which is 20 North Main Street, Suite 246, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: JERRY L. ALLEN 159 Bulo Carver Road Old Fort, North Carolina 28762 Attorney for Personal Representative:

Regina Rabitaille, Esquire Florida Bar No. 86469 E-mail Addresses: regina.rabitaille@nelsonmullins.com helen.ford@nelsonmullins.com 390 North Orange Avenue, Suite 1400 Orlando, Florida 32801 Telephone: (407) 669-4209

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

IN THE CIRCUIT COURT FOR THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA

PROBATE DIVISION Case No.: 25-CP-001277

IN RE: ESTATE OF NANCY ANN HORNE,

NOTICE TO CREDITORS

The administration of the Estate of Nanry Ann Horne, deceased, whose date of death was December 23, 2024, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville FL 34601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and 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 PUBLISHING STANDARD AND ALL OF T LICATION 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 PERI-

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

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

Personal Representative: /s/ Willard Horne 11385 Hexam Road Brooksville, FL 34613

HERNANDO COUNTY

Attorney for Personal Representative: /s/ Marley Dodd Marley Dodd, Esq. Fla Bar No.: 1058457 Brice Zoecklein, Esq. Fla Bar No.: 0085615 Zoecklein Law P.A. 150 E. Bloomingdale Avenue Brandon, FL 33511 marley@zoeckleinlawpa.com brice@zoeckleinlawpa.com brice@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310

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

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA

PROBATE DIVISION File No. 2025-CP-1421 **Division Probate**

IN RE: ESTATE OF MIRIAM FLIGLEMAN 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 Miriam Fligleman, deceased, File Number 2025-CP-1421, by the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Room 130, Brooksville, Florida 34601; that the decease of the date of death was Aurulus 28. cedent's date of death was August 28, 2025; that the total value of the estate is \$153,734.00 and that the names and addresses of those to whom it has been assigned by such order are:

Address Name Elaine Hudson 12226 Deep Creek Drive Spring Hill, Florida 34609

Joy Gruber 7472 Moriah Avenue Brooksville, Florida 34613

ALL INTERESTED PERSONS ARE NO-TIFIED THAT:

All creditors of the estate of the decedent and persons having claims or de-mands against the estate of the deced-ent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. IDA STATUTES SECTION 733.7U2.
ALL CLAIMS AND DEMANDS NOT SO
FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM
FILED TWO (2) YEARS OR MORE
AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is December 12, 2025.

Person Giving Notice: Elaine Hudson 12226 Deep Creek Drive Spring Hill, Florida 34609

Attorney for Person Giving Notice: Kara Evans Attorney Florida Bar Number: 381136 4631 Van Dyke Road Lutz, Florida 33558 Telephone: (813) 758-2173 Fax: (813) 926-6517 E-Mail: kara@karaevansattorney.com Secondary E-Mail: evanskeene@aol.com

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA

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

PROBATE DIVISION File No. 25-CP-001319 **Division Probate**

IN RE: ESTATE OF LYNN J. GRELLA f/k/a Lynn J. MacDonald

Deceased. NOTICE TO CREDITORS

The administration of the estate of Lynn J. Grella, deceased, whose date of death was September 2, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Room 130, Brooks-ville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative: 5242 Golddust Road Spring Hill, Florida 34609

HERNANDO COUNTY

Attorney for Personal Representative: Kara Evans, Attorney Florida Bar Number: 381136 4631 Van Dyke Road Lutz, Florida 33558 Telephone: (813) 758-2173 Fax: (813) 926-6517 E-Mail: kara@karaevansattorney.com Secondary E-Mail: evanskeene@aol.com

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

HILLSBOROUGH COUNTY

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

Case No.: 2025-CP-003604

IN RE: The Estate of **NANCY SUSAN SALLEN** aka Nancy S. Sallen, aka Nancy Sallen, Deceased.

NOTICE TO CREDITORS

The administration of the estate of NANCY SUSAN SALLEN aka Nancy S. NANCY SUSAN SALLEN aka Nancy S. Sallen, aka Nancy Sallen, whose date of death was July 25, 2025, File Number 2025-CP-003604, is pending in the Clerk of the Circuit Court, Hillsborough County, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and address of the personal t personal representative and the personal representative's attorney are set forth be-

All creditors of the decedent and oth-All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claim with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 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 decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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 \$\frac{8}{5}\)732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under §732.2211.

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

Personal Representative:

s/Michael Lee Gringras
MICHAEL LEE GINGRAS c/o YATES LAW FIRM, P.A. 320 W. Kennedy Boulevard, Suite 600 Tampa, Florida 33606

Personal Representative's Attorney: s/Carla B. Yates Carla B. Yates, Esquire YATES LAW FIRM, P.A. 320 W. Kennedy Boulevard, Suite 600 Tampa, Florida 33606 (813) 254-6516 (813) 254-6516 Florida Bar No.: 709166

cyates@yateslawfirm.com

12/19-12/26/25LG 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

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 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 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

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. 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 HEAR-ING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD.

PARA TRADUCCION DE ESTE FOR-MULARIO AL ESPANOL LLAME A LA OFICINA DE INTERPRETES DE LA CORTE, AL 813-272-5947 DE LUNES A VIERNES DE 3:00 P.M. Y 5:00 P.M.

If you are a person with a disability who 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, 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 docu-ment; 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,

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 ad-

Laura Ankenbruck, Esquire Fla. Bar No. 0966400 Bay Area Legal Services, Inc. 1302 N. 19th Street, Suite 400 Tampa, Florida 33605 (813) 232-1222, ext. 138

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 1/20/2026; otherwise judgment may be entered against you for the relief demanded in the Petition.

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

You must keep the Clerk of the Circuit

Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.912.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WARNING: Pulo 12.285 Elegida Empily.

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

WITNESS my hand and the seal of said Court on December 15, 2025.

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-004074

IN RE: ESTATE OF PATRICIA ANN BROWN

NOTICE TO CREDITORS

The administration of the estate of PAT-RICIA ANN BROWN, deceased, whose date of death was December 26, 2024; File Number 25-CP-004074, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal represenative's attorney are set forth below

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-

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 PE-RIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER

HILLSBOROUGH COUNTY

THE DECEDENT'S DATE OF DEATH IS

BARRED. The date of first publication of this notice

HILLSBOROUGH COUNTY

is December 19, 2025 Personal Representative:

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

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 1/7/2026 at 9:00 A.M. and 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CASES TO BE HEARD AT THE 9:00 A.M. HEARING

CASE NO: COD-25-0002441

NAME OF VIOLATOR: JOSEPH R CANTERBURY
LOCATION OF VIOLATION: 6509 N 22ND ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)C 19-231(15)b
LEGAL DESCRIPTION: E 150 FT OF W 180 FT OF S 70 FT OF N 95 FT OF N 1/4 OF
NW 1/4 OF SW 1/4 OF NW 1/4
FOLIO: 150964 0000

CASE NO: COD-25-0003467
NAME OF VIOLATOR: WEEKLEY HOMES LLC
LOCATION OF VIOLATION: 915 W VIRGINIA AVE, TAMPA, FL
CODE SECTIONS: 19 231(15)a 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: RIVERSIDE NORTH LOT 13 BLOCK 6 FOLIO: 166775.0000

POLIU: 1667/5.0000

CASE NO: COD-25-0003535

NAME OF VIOLATOR: JNP PROPERTIES LLC TRUSTEE
LOCATION OF VIOLATION: 2216 LINSEY ST, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-233(a)
LEGAL DESCRIPTION: EAST TAMPA BLOCKS 1 TO 42 LOT 20 BLOCK 27
FOLIO: 190789 2000

CASE NO: COD-25-0003637
NAME OF VIOLATOR: ESTATE OF SHIRLEY LORRAINE
LOCATION OF VIOLATION: 1521 W BROAD ST, TAMPA, FL
CODE SECTIONS: 19-50
FOLIO: 101628 0220 FOLIO: 101628.0020

CASE NO: COD-25-0003642

NAME OF VIOLATOR: DUNCAN LAND & DEVELOPMENT
LOCATION OF VIOLATION: 1207 E CREINSHAW ST, TAMPA, FL
CODE SECTIONS: 19-231(11) 19-231(15)c

LEGAL DESCRIPTION: RIVERBEND SUBDIVISION LOT 4 LESS WLY 27.5 FT AND WLY 35 FT OF LOT 5 BLOCK G

CASE NO: COD-25-0003658

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

CASE NO: COD-25-0003669 NAME OF VIOLATOR: PRODIGY LAND MANAGMENT LLC LOCATION OF VIOLATION: 3607 E MOHAWK AVE, TAMPA, FL CODE SECTIONS: 19-237 LEGAL DESCRIPTION: BELLMONT HEIGHTS NO 2 PB 12 PG 41 LOTS 218 TO 220 INCL

FOLIO: 152181.0000 CASE NO: COD-25-0003707

NAME OF VIOLATOR: SANDRA VALDEZ/LIFE ESTATE
LOCATION OF VIOLATION: 8001 N ROME AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-231(15)c
LEGAL DESCRIPTION: WATROUS GARDENS REVISED MAP OF LOT 18 BLOCK 4 FOLIO: 101128.0000 CASE NO: COD-25-0003788

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

CASE NO: COD-25-0003804
NAME OF VIOLATOR: ESTATE OF ESTHER A MURPHY
LOCATION OF VIOLATION: 310 N STERLING AVE, TAMPA, FL
CODE SECTIONS: 19-50 19-56 19-231(15)c
LEGAL DESCRIPTION: PALMERE LOT 11 BLOCK 3 FOLIO: 115771.0000

CASE NO: COD-25-0003814 NAME OF VIOLATOR: ESTATE OF MAY SEEBARAN
LOCATION OF VIOLATION: 3924 W CASS ST, TAMPA, FL
CODE SECTIONS: 19-50 OVERGROWTH
LEGAL DESCRIPTION: BROADMOOR PARK REVISED PLAT LOT 4 BLOCK 14 FOLIO: 114551.0000

CASE NO: COD-25-0003869

NAME OF VIOLATOR: ISABELINO AND EMMA ROSARIO
LOCATION OF VIOLATION: 2414 E CLARK ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: EAST TAMPA BLOCKS 1 TO 42 LOT 19 BLOCK 14 FOLIO: 190591.0000

CASE NO: COD-25-0003892 NAME OF VIOLATOR: JULIA FARIAS LOCATION OF VIOLATION: 106 W EMILY ST, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: PINEY WOODS ADDITION LOT 12 BLOCK A FOLIO: 168179.0000

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

CASE NO: COD-25-0002668

NAME OF VIOLATOR: ELSA MARINA PAVON
LOCATION OF VIOLATION: 1017 E 31ST AVE, TAMPA, FL
CODE SECTIONS: 27-156 27-326
LEGAL DESCRIPTION: CLAY'S E S REVISED MAP LOT 1 BLOCK 5 FOLIO: 173056.0000

CASE NO: COD-25-0003271

NAME OF VIOLATOR: DARYL W DEMPSEY
LOCATION OF VIOLATION: 4404 W PRICE AVE, TAMPA, FL
CODE SECTIONS: 27-284.2 27-284.2.4

LEGAL DESCRIPTION: BAYBRIDGE REVISED E 66 FT OF W 212.5 FT OF N 1/2 OF LOT 1 BLOCK 30 FOLIO: 132049.0000 CASE NO: COD-25-0003579

NAME OF VIOLATOR: TYLER AND MICHELLE OVERSTREET LOCATION OF VIOLATION: 2906 W PEARL AVE, TAMPA, FL CODE SECTIONS: 27-284.2 27-284.2.5 LEGAL DESCRIPTION: MURRAY HEIGHTS LOT 3 BLOCK 2 AND N 1/2 OF VACATED ALLEY ABUTTING THEREOF FOLIO: 134488.0000

CASE NO: COD-25-0003660 NAME OF VIOLATOR: ESTATE OF TIMOTHY W GALVIN LOCATION OF VIOLATION: 4103 W NORTH A ST, TAMPA, FL CODE SECTIONS: 27-283.11(b) 27-326 LEGAL DESCRIPTION: ROSEDALE NORTH LOT 8 BLOCK 10 FOLIO: 115132.0000 CASE NO: COD-25-0003779

CASE NO: COD-25-0003779

NAME OF VIOLATOR: LORENA M DELGADO

LOCATION OF VIOLATION: 4017 W GRAY ST, TAMPA, FL

CODE SECTIONS: 27-283.11(b) 27-326

LEGAL DESCRIPTION: BROADMOOR PARK REVISED PLAT LOT 21 AND S 1/2 OF

CLOSED ALLEY ABUTTING ON N BLOCK 18

CASE NO: COD-25-0003794

NAME OF VIOLATOR: JOHN M TREVETHAN

LOCATION OF VIOLATION: 1406 E RIVER COVE ST, TAMPA, FL

CODE SECTIONS: 27-290.8 27-326

LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 18 AND E 1/2 OF

ADJOINING ALLEY BLOCK 61

FOLIO: 146960.0100

CASE NO: COD-25-0003876
NAME OF VIOLATOR: EDDY GONZALEZ AMARGO
LOCATION OF VIOLATION: 915 E BIRD ST, TAMPA, FL
CODE SECTIONS: 19-56 27-156 27-290.1 27-326
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION E 52 FT OF LOT 10 BLOCK 42 FOLIO: 146672.0000

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING. SHIRLEY FOXX-KNOWLES, CMC CITY CLERK 12/5-12/26/25LG 4T **HILLSBOROUGH COUNTY**

ADAM CHRISTOPHER BROWN 7332 Pocahontas Avenue

Tampa, FL 33634 Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 <u>DBA@GendersAlvarez.com</u> Anthony F. Diecidue, Esq. - FBN: 146528 <u>AFD@GendersAlvarez.com</u> 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 attornevs listed above: GADeservice@GendersAlvarez.com

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource period of the Control of the mit application number 929300 from Critter Adoption & Rescue Effort, Inc., 1528 27th St. SE, Ruskin, FL 33570. Application received: 11/29/2025. Proposed activity: commercial. Project name: CARE Animal Shelter. Project size: 4.84 acres Location: Section(s) 16 Township 32 East, Range 19 South, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of mit application number 929300 from Crit-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 neitified of intended agency action. to be notified of intended agency action or an opportunity to request an adminis-trative 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 Districts website at human water petitors. 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.

12/19/25LG 1T

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 929270 from Greater Tampa Bay Area Council, Inc., 13228 N. Central Ave., Tampa, FL 33612. Application received: 11/20/2025. Pro-Application received: 11/20/2025. Proposed activity: commercial. Project name: Camp Brorein Dining Hall. Project size: 2.99 acres Location: Section(s) 28 Township 27 East, Range 17 South, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested perwatermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be re-ceived 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 quest an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

12/19/25LG 1T

12/19/25LG 1T

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 914267 from 105 East 26, LLC, 7304 Harpers Xing, Langhorne, PA 19047. Application received: 3/25/2025. Proposed activity: residential. Project name: E 26th Ave. Townhomes. Project size: 0.49 acre. Location: Section(s) 12 Township 29 East, Range 18 South, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at <a href="https://www.watermatters.com/ District's website at www.watermatters.corg/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the applica-tion. 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 plication, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813) contact the Regulation Bureau at (813) 985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. 12/19/25LG 1T

IN THE SUPERIOR COURT OF WASHINGTON COUNTY OF PIERCE

No: 25-5-00555-7

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

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

TO: COLLIN TRUMAN WELCH

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

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

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

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

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

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

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

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

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

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

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

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

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

DATED 16 December 2025.

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

FILE RESPONSE WITH: Clerk of Court Pierce County Superior Court 920 Tacoma Avenue S, Room 110 Tacoma, Washington 98402

SERVE A COPY OF YOUR RE-SPONSE ON:

Christina T. Sherman, PLLC CHRISTINA T. SHERMAN CHRISTINA 1. SHERWIAN 1201 Regents Blvd., Suite B Fircrest, WA 98466 Tel: (253) 268-5068 Christina@shermanlegalsolutions.com Attorney for Petitioners

12/19-1/2/26LG 3T

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

Case No.: 2025-DR-001634

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

Adoptee

LENNY LEE TORRES Respondent.

NOTICE OF ACTION FOR ADOPTION

TO: LENNY LEE TORRES Last address unknown

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

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

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

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

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

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

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

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

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

Case No.: 24-DR-014718 Division: I

FRANKLIN BROWN.

Petitioner,

and KIM K. BROWN. Respondent.

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

TO: KIM K. BROWN

Last known address: 1006 Briarwood Avenue, Tampa, Florida 33613

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on FRANKLIN BROWN, whose address is 1006 Briarwood Avenue, pa, Florida 33613, on or before 1/20/2026 pa, Folida 33613, 011 before 170/1026, 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 fast the services depended in the petition. 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(se) on record at the clerk's the address(es) on record at the clerk's

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

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

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

PUBLIC NOTICE PARTS BEING AUCTIONED

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

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

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

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

JUVENILE DIVISION CASE NO. 25-DP-224 DIVISION: S

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

NOTICE OF ACTION **TERMINATION OF PARENTAL RIGHTS**

TO: NOVA FORMOLO 12/02/1987 12208 N Florida Ave. Room 4

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to termiand Parlilles, has lifed 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, Courtroom 312 for an ADVISORY HEARING.

ZOOM INSTRUCTIONS:

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

 https://fljud13-org.zoom.us/j/84572956762

 No Password is required.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTI-TUTES CONSENT TO THE TERMINA-TION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LE-GAL RIGHTS AS A PARENT TO THE

HILLSBOROUGH COUNTY CHILD OR CHILDREN NAMED IN THIS

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

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

12/19/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

DARIN CAREER SERVICES Owner: Nancy J Siegel 3914 W Bay Court Ave Tampa, FL 33611

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-004136

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

NOTICE TO CREDITORS

The administration of the estate of Gracia J. Nicholson aka Joyce Nicholson aka Gracia Joyce Nicholson, deceased, whose date of death was October 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St. Tampa, FL 33602. The names and ad-

HILLSBOROUGH COUNTY

dresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THE NOTICE. LICATION 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 dethe time of the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative: George Eric Nicholson 492 Thorn Creek Way Dallas, Georgia 30157-9627

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

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

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

Probate/Guardianship Division

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT GIVES NOTICE OF DISTRICT DECISION

The Southwest Florida Water Management District (District) gives notice of its decision on December 16, 2025, approving the 2025 District Regional Water Supply Plan. The documents, collectively referred to as the 2025 RWSP, are further described below:

- 1. Executive Summary;
- 2. Northern Planning Region;
- Tampa Bay Planning Region;
- Heartland Planning Region;
- Southern Planning Region; Appendix 2-1 Southwest Florida Water Management District (SWFWMD) Established and Prioritized Minimum Flows and Levels (MFLs) and
- Reservations: Appendix 2-2 Minimum Flows and Water Levels (MFLs) Methodology;
- Appendix 3-1 Demand Projections for Agriculture;
- Appendix 3-2 Demand Projections for Industrial/Commercial, Mining/
- Dewatering, Power Generation; 10. Appendix 3-3 Demand Projections for Public Supply;
- 11. Appendix 3-4 Demand Projections for Landscape/Recreation;
- 12. Appendix 4-1 Reclaimed Water Estimates and Projections;

13. Appendix 4-2 Criteria for Determining Potential Water Availability from Rivers. The file(s) containing the 2025 RWSP, as well as the Order approving the 2025 RWSP, are available for inspection Monday through Friday, except for legal holidays, 8:00 a.m. - 5:00 p.m. at the Southwest Florida Water Manage-

ment District Headquarters, 2379 Broad Street, Brooksville, Florida 34604.

The documents are also available for review online at https://www.swfwmd.

state.fl.us/resources/plans-reports/rwsp. A person whose substantial interests may be affected by the District's decision on a regional water supply plan has the right to request an administrative hearing in accordance with Sections 120.569 and 120.57, F.S., and Chapter 28-106, F.A.C. A request for hearing must be filed with (received by) the District by hand delivery, U.S. Mail, or other delivery service addressed and sent or delivered to the District's Agency Clerk at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, FL 33637, or by Facsimile to the Agency Clerk at 1(813)367-9776 within twenty-one (21) days of this publication. A petition must comply with subparagraph 120.54(5)(b)4. and paragraph

120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District

will not accept a petition submitted by electronic mail. Mediation pursuant to

Section 120.573, F.S., is not available. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the Agency Clerk. Petitions received by the Agency Clerk after 5:00 p.m., or on a Saturday, Sunday, or legal holiday, shall be deemed filed as of 8:00 a.m. on the next regular District business day. If transmission of a facsimile-transmitted document is begun prior to 5:00 p.m. but not complete until after 5:00 p.m. the document shall be considered as received after 5:00 p.m. and shall be deemed filed as of 8:00 a.m. on the next regular District business day. Failure to file a request for hearing within the specified time period shall constitute a waiver of any right any such person may have to request a hearing pursuant to Sections 120.569 and 120.57, F.S., and Rule 28-106.111, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the timely filing of a request for hearing may result in the District's final action being different from its original action. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.

The District does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the District's functions, including access to and participation in the District's programs and activities. Anyone requiring reasonable accommodation as provided for in the Americans with Disabilities Act should contact the SWFWMD Human Resources Office, (352)796-7211, ext. 4706, 1(800)423-1476 (FL only), ext. 4706 or email to ADACoordinator@ swfwmd.state.fl.us. If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1(800)955-8771 (TDD) or 1(800)955-8770 (Voice).

12/19/25LG 1T

HILLSBOROUGH COUNTY

File: 25-CP-004178

Division: A

IN RE: ESTATE OF JASON A. GEORGE,

Deceased.

NOTICE TO CREDITORS

An order of summary administration of the estate of JASON A. GEORGE, whose date of death was October 27, 2025; File Number 25-CP-004178, has been entered in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgacemb Courthures 200 F. of which is Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the petitioner for summary administration and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OF 20 DAYS AFTER 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

All other creators of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THE PROPERTY. TION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WITH-IN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER

NOTWITHSTANDING THE TIME PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS DATE OF DEATH IS BARRED. Total value of the estate is \$45,047.24.

The names and addresses to those it has been assigned by the order: Suzanne George, 4420 Hidden Shadow Drive, Tampa, FL 33614.

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

Petitioner for Summary Administration: /s/ Suzanne George 4420 Hidden Shadow Drive Tampa, FL 33614

Attorney for Petitioner: /s/ Allen West, Esq. / FBN 0788511 For C. Allen West, P.L. 10018 Water Works Lane Riverview, FL 33578 Ph.: (813) 892-3861

Email: allenwestlaw@gmail.com 12/19-12/26/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATÉ DIVISION Case No.: 2025-CP-004193

IN RE: The Estate of PIERRE CONRAD HYDE,

NOTICE TO CREDITORS

The administration of the estate of PIERRE CONRAD HYDE, whose date of death was November 6, 2025, File Number 2025-CP-004193, is pending in the Clerk of the Circuit Court, Hillsborough County, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and address of the personal representative and the of the personal representative and the personal representative's attorney are set

forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claim with MONTHS AFTER 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 decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PER-IOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

BARRED.

A personal representative or curator has held at the time of the decedent's death by the decedent or the decedent's surviv-ing spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in §§732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under §732.2211.

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

C/O YATES LAW FIRM, P.A. 320 W. Kennedy Boulevard, Suite 600 Tampa, Florida 33606 Personal Representative's Attorney: s/Carla B. Yates Carla B. Yates, Esquire

s/Cynthia Hyde CYNTHIA HYDE

YATES LAW FIRM, P.A. 320 W. Kennedy Boulevard, Suite 600 Tampa, Florida 33606 (813) 254-6516 Florida Bar No.: 709166

cyates@yateslawfirm.com 12/19-12/26/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-003888

Division Probate IN RE: ESTATE OF

CORY SHAWN PITTS Deceased.

NOTICE TO CREDITORS

The administration of the estate of Cory Shawn Pitts, deceased, whose date of death was September 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names 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 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative: Yvette Pitts 10066 Victory Gallop Loop Ruskin, Florida 33573

Attorney for Personal Representative: Mary Castillo Florida Bar No. 123766 E-mail Addresses: mcastillo@gilbertgrouplaw.com, emailservice@gilbertgrouplaw.com Gilbert Garcia Group, P.A. 2313 West Violet Street Tampa, Florida 33603 Telephone: (813) 443-5087

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

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

Case No: 25-DR-0011917 Section: E

IN RE: The Matter Of: CLAIRE DELACOUR, Petitioner, And

PASCAL PLOURDE,

Respondent. NOTICE OF ACTION — DOMESTICATION OF FOREIGN JUDGMENT

TO: PASCAL PLOURDE I/k/a 996 Portsmouth Avenue

Kingston, Ontario Canada K7M 1X3 YOU ARE NOTIFIED that an action for

domestication of a foreign judgment has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Thomas F. Gilbert, Esq., Law Offices of Robert M. Geller, P.A., 807 W. Azeele St., Tampa, Florida 33606, U.S.A., Petitioner's attorney, on or before 1/20/2026, and file the original with be clerk of this court either before sprice. the clerk of this court either before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the re-lief demanded in the Petition.

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

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

WITNESS my hand and seal of said Court on this 15th day of December 2025. Victor Crist, Clerk of the Circuit Court By: s/ Jennifer Taylor As Deputy Clerk

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

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION CASE NO. 25-CP-4236 **DIVISION B** Florida Bar #898791

IN RE: ESTATE OF NICHOLAS J. HENGEMIHLE,

NOTICE TO CREDITORS

The administration of the estate of NICHOLAS J. HENGEMIHLE, deceased, Case Number 25-CP-4236, 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

HILLSBOROUGH COUNTY

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 WITH-IN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OF THIST. LICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON

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 WITH-IN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AF-TER DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative: LAURIE ANN BADZEK 1746 Marengo Road Warriors Mark, PA 16877

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

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

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

CASE NO: 25-CC-037716

VILLAGES OF BLOOMINGDALE I HOMEOWNERS ASSOCIATION, INC., Plaintiff.

MIGUEL ANTONIO TORRES and SHELBY JEAN GABRIELLE BURKI, Defendant(s).

NOTICE OF ACTION

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

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

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

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

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

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

WITNESS my hand and the seal of this

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

Victor D. Crist. Clerk of Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jennifer Taylor

Deputy Clerk Katherine Martinez, Esq. Ratherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
BUB File 045564 00384

B|R File: 015564.00284 12/19-12/26/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

File No. 2025-CP-001774

IN RE: ESTATE OF IGNAZIO NELSON LIGORI Deceased

NOTICE TO CREDITORS

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

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PE-

HILLSBOROUGH COUNTY

RIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

HILLSBOROUGH COUNTY

BARRED.

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

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

As the result of being unable to effectuate certified mail notice to violators of the City As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 1/14/2026 at 9:00 A.M. and 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

Please note that if any person decides to appeal any decision made by the Code Enforce ment Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CASES TO BE HEARD AT THE 9:00 A.M. HEARING

CASE NO: COD-25-0001263 NAME OF VIOLATOR: PALM RESIDENCES LLC
LOCATION OF VIOLATION: 10610 N 30TH ST, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(17)
LEGAL DESCRIPTION: TRACT BEG 30 FT S OF NE COR OF NE 1/4 OF SW 1/4 AND
RUN S ALONG E BDRY 496.16 FT W 702.04 FT N 496.16 FT AND E 702.33 FT TO POB
AND TRACT BEG 526.16 FT S OF NE COR OF NE 1/4 OF SW 1/4 AND RUN S 463.54 FT W 701.78 FT N 464.56 FT ANE E 702.04 FT TO POB FOLIO: 140555.0100 CASE NO: COD-25-0003514

NAME OF VIOLATOR: CASSIUS CRAWFORD LOCATION OF VIOLATION: 9303 N 46TH ST, TAMPA, FL CODE SECTIONS: 19-231(15)b LEGAL DESCRIPTION: TERRACE PARK SUBDIVISION LOTS 10 TO 13 AND LOTS 19 THROUGH 21 INCL BLOCK 4

FOLIO: 141723.0100

CASE NO: COD-25-0003515 NAME OF VIOLATOR: SIMON WESTON LOCATION OF VIOLATION: 2906 N 16TH ST, TAMPA, FL CODE SECTIONS: 19-231(15)a 19-231(15)c
LEGAL DESCRIPTION: YBOR HEIGHTS S 15 FT OF LOT 10 AND E 1/2 OF CLOSED
ALLEY ABUTTING ON W BLOCK 5

CASE NO: COD-25-0003555 NAME OF VIOLATOR: THOMAS D MOLZAHN JR LOCATION OF VIOLATION: 3001 W NAPOLEON AVE, TAMPA, FL CODE SECTIONS: 19-231(15)c 19-233(a) LEGAL DESCRIPTION: BUTLER MC INTOSH SUBDIVISION LOT 1 & S 25 FT OF VACATED R/W ABUTTING ON N CASE NO: COD-25-0003674

NAME OF VIOLATOR: REYNALDO A GONZALEZ II LOCATION OF VIOLATION: 4113 E RICHMERE ST, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: TERRACE PARK SUBDIVISION UNIT NO 3 LOTS 16 AND 17 FOLIO: 142205 0000

CASE NO: COD-25-0003690

NAME OF VIOLATOR: ESTATE OF PEGGY JOYCE
LOCATION OF VIOLATION: 11323 N ROME AVE, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(15)a 19-231(15)b 19-231(15)c 19-234
LEGAL DESCRIPTION: GOLFLAND OF TAMPA'S NORTH SIDE COUNTRY CLUB AREA
NORTH SIDE COUNTRY CLUB AREA NO 2 LOTS 30 AND 31 BLOCK 53

CASE NO: COD-25-0003753
NAME OF VIOLATOR: RIZQ HOLDINGS LLC LOCATION OF VIOLATION: 4066 HENDERSON BLVD, TAMPA, FL CODE SECTIONS: 19-237(3) LEGAL DESCRIPTION: THOMAS PLACE LOT 13 FOLIO: 120029.0000

CASE NO: COD-25-0003782 NAME OF VIOLATOR: MICHAEL LEROY ANDERSON LOCATION OF VIOLATION: 1501 HEATHER AVE, TAMPA, FL CODE SECTIONS: 19-49 19-56 LEGAL DESCRIPTION: TILSEN MANOR SUBDIVISION LOT 23 AND N 5 FT OF LOT FOLIO: 141223.0000

CASE NO: COD-25-0003838 CASE NO: COD-25-0003838

NAME OF VIOLATOR: GEORGE BROOKS
LOCATION OF VIOLATION: 10203 N FLEETWOOD DR, TAMPA, FL
CODE SECTIONS: 19-231(5)a 19-231(12) 19-231(15)a 19-231(15)c
LEGAL DESCRIPTION: GOLFLAND PARK SUBDIVISION S 5 FT OF LOT 24 AND LOT
25 BLOCK A
FOLIO: 97102.0000

CASE NO: COD-25-0003849

NAME OF VIOLATOR: STANLEY SMITH
LOCATION OF VIOLATION: 3110 E COLUMBUS DR, TAMPA, FL CODE SECTIONS: 19-50 19-231(15)a 19-231(15)b 19-231(15)c LEGAL DESCRIPTION: LOT BEG 420 FT E OF SW COR OF SE 1/4 AND RUN E 110 FT N 267 FT W 110 FT AND S 267 FT TO BEG LESS S 26 FT AND LESS N 25 FT LESS THE NORTH 133.50 FT FOLIO: 173485.0000

CASE NO: COD-25-0003914 CASE NO: COD-25-0003914

NAME OF VIOLATOR: BRUCE WILLIAMS

LOCATION OF VIOLATION: 4222 E CURTIS ST, TAMPA, FL

CODE SECTIONS: 19-49 19-231(3) 19-231(10) 19-231(15)

LEGAL DESCRIPTION: EASTERN HEIGHTS LOT 66 19-231(15) 19-231(15)c 19-231(17) CASE NO: COD-25-0004009

NAME OF VIOLATOR: KYM I HATTON WHIDDEN
LOCATION OF VIOLATION: 9317 N OAKLEAF AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: TAMPA'S NORTH SIDE COUNTRY CLUB AREA UNIT NO 1
SOUTHGATE LOT 11 BLOCK 22 FOLIO: 97539.0002

CASE NO: COD-25-0004027 NAME OF VIOLATOR: 2205 N 64TH ST LAND TRUST LOCATION OF VIOLATION: 2205 N 64TH ST, TAMPA, FL CODE SECTIONS: 19-49 19-231(15)c
LEGAL DESCRIPTION: LOT BEG 394 3/4 FT W & 25 FT N OF SE COR OF N 1/2 OF NW 1/4 OF NW 1/4 AND EXT N 112 FT AND W 74 FT FOLIO: 159614.0000

CASE NO: COD-25-0004038 NAME OF VIOLATOR: 524 SUWANEE CIRCLE LLC LOCATION OF VIOLATION: 524 SUWANEE CIR, TAMPA, FL CODE SECTIONS: 19-234 LEGAL DESCRIPTION: DAVIS ISLANDS PB10 PG52 TO 57 AND PB17 PG5 TO 9 LOT 15 BLOCK 70 FOLIO: 195791.0000

CASE NO: COD-25-0004066

NAME OF VIOLATOR: 1902 N 36TH ST LLC LOCATION OF VIOLATION: 1902 N 36TH ST, TAMPA, FL CODE SECTIONS: 19-56 19-231(15)c LEGAL DESCRIPTION: EAST BAY ADDITION LOT 17 BLOCK 14 AND E 1/2 OF VA-CATED ALLEY ABUTTING THEREON FOLIO: 175583.0000

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

CASE NO: COD-25-0003619 NAME OF VIOLATOR: DENNIS GEORGE LOCATION OF VIOLATION: 1703 TILSEN DR, TAMPA, FL CODE SECTIONS: 27-283.11(b) 27-326 LEGAL DESCRIPTION: TILSEN MANOR BLKS 2 3 4 5 6 8 9 10 11 13 16 17 18 LOT FOLIO: 141293.0000 CASE NO: COD-25-0003718

NAME OF VIOLATOR: EVAN H NUNNALLY LOCATION OF VIOLATION: 1411 E CHILKOOT AVE, TAMPA, FL CODE SECTIONS: 27-290.8 27-326 LEGAL DESCRIPTION: NEBRASKA AVENUE HEIGHTS LOTS 11 AND 12 BLOCK 29 FOLIO: 143963.0000 CASE NO: COD-25-0003961

NAME OF VIOLATOR: TIFFANY MARIAN CEDANO
LOCATION OF VIOLATION: 917 E POINSETTIA AVE, TAMPA, FL
CODE SECTIONS: 27-290.1(e)(2) 27-326
LEGAL DESCRIPTION: CASTLE HEIGHTS MAP LOTS 1 AND 2 BLOCK R
FOLIO: 144173.0000 IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION

286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING. INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC CITY CLERK 12/12-1/2/26LG 4T

HILLSBOROUGH COUNTY

Personal Representative: NICK J. LIGORI P.O. Box 1248

Odessa, FL 33556 Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE P A 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com

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

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

CASE NO.: 24-CC-071159 WALDEN LAKE COMMUNITY ASSOCIATION, INC.,

Plaintiff,

JOHN MILLER and JUDY CAMINERO, Defendant(s).

NOTICE OF ACTION

TO: JOHN MILLER and JUDY CAMINERO 1909 Masters Way, Plant City, FL 33566 YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Hillsborough County, Florida:

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

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

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

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

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

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-004119

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

also known as ROBERT L. SYLVESTER Deceased NOTICE TO CREDITORS

The administration of the estate of ROB-ERT L. SYLVESTER, SR., ROBERT LEE SYLVESTER, also known as ROBERT L. SYLVESTER, deceased, whose date of death was February 20, 2025, is pending in the Circuit Court for Hillsborough Coun-ty, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the perthe personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice

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

Attorney for Personal Representative: /s/ Elizabeth P. Allen, Attorney Florida Bar No. 794480 Primary Email: eallen@gibblaw.com Secondary Email: plamb@gibblaw.com Gibbons Neuman 3321 Henderson Boulevard Tampa, FL 33609

Telephone: (813) 877-9222 12/19-12/26/25LG 2T

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 page of: trade name of:

FLORIDA FLEX ADVISORS

Owner: Reed Property Advisors, LLC 3415 South Belcher Drive Tampa, FL 33629

12/19/25LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No: 25-CP-004205

IN RE: ESTATE OF MARTIN CEPIN,

NOTICE OF TRUST

MARTIN CEPIN, deceased, a resident of Hillsborough County, Florida, who died on September 23, 2025, was the settlor of a trust entitled: Revocable Trust Agreement of Martin Cepin dated March 11, 2010, which trust was amended and restated by that certain Revocable Trust Agreement of Martin Cepin as Amended and Restated dated July 12, 2016, the same being amended by the Amendment to Revo-cable Trust of Martin Cepin dated October 24, 2023. Said trust is a trust described in Florida Statutes Section 733.707(3) and is liable for the expenses of the administration of the Decedent's estate and enforce-able claims of the Decedent's creditors to the extent the Decedent's estate is insufficient to pay them, as provided in Florida Statutes Section 733.607(2).

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

The Clerk shall file and index this Notice of Trust in the same manner as a Caveat, unless there exists a probate proceeding for the Settlor's estate in which case this Notice of Trust must be filed in the probate proceeding, and the Clerk shall send a copy to the Personal Representative.

Signed on December 10, 2025. STEVEN MICHAEL VOSS 14302 Black Cypress Lane Tampa, FL 33625 (813) 323-3866 floridaenclosures@verizon.net Trustee

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-001745 Division W

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

NOTICE OF ACTION

(Formal Notice by Publication) TO: TONEY KNIGHTEN, JR.

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

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

on or before January 31, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

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

Signed on this 10th day of December,

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

Stephen L. Evans

12/19-1/9/26 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-004150 Division A

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

NOTICE TO CREDITORS

The administration of the Estate of Robert J. O'Brien, deceased, whose date of death was November 30, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the ad-dress 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 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

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

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

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

The personal representative 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED

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

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

Personal Representative:

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

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

FILE NO.: 25-CP-003870; DIVISION: A

IN RE: ESTATE OF JOSEPH FREDERICK LOHR, Deceased.

office@roberthmohr.com

NOTICE TO CREDITORS

The administration of the estate of Joseph Frederick Lohr, deceased, whose date of death was October 12, 2025, is pending in the Circuit Court of Hillsborrough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33601. The names and addresses of the perspect represents and addresses of the personal representa-tive 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 THE LATER OF 3 MONTHS AFTER 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 THE DATE ON THE DATE OF THIS NOTICE ON THE DATE OF THIS NOTICE ON THEM 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 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 other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE.

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

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

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

Personal Representative: PEGGY J. BAUGH 9710 Tiffany Oaks Lane Tampa, Florida 33612

Attorney for Personal Representative: ADRIAN J. MUSIAL, JR., ESQUIRE, of A. J. Musial, Jr., P.A. 1211 West Fletcher Avenu Tampa, Florida 33612-3363 (813) 265-4051 ** FL Bar no.: 157330

ajmusialattorney@yahoo.com 12/19-12/26/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 2025-CP-004171 Division B

IN RE: ESTATE OF LINDA BUCHMAN BERNSTEIN, also known as LINDA BERNSTEIN, Deceased

NOTICE TO CREDITORS

The administration of the estate of LIN-DA BUCHMAN BERNSTEIN, also known as LINDA BERNSTEIN, deceased, whose date of death was September 29, 2025, is pending in the Circuit Court for Hillsborough County, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

HILLSBOROUGH COUNTY

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

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

Personal Representative: /s/ Larry M. Segall 3321 Henderson Blvd. Tampa, FL 33609

Attorney for Personal Representative: /s/ Larry M. Segall, Attorney Florida Bar No. 240559 Primary Email: Isegall@gibblaw.com Secondary Email: plamb@gibblaw.com Gibbons Neuman 3321 Henderson Blvd. Tampa. FL 33609 Telephone: (813) 877-9222

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

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

CASE NO.: 25-CP-004104; DIVISION: A

ESTATE OF GAYLE PHELPS, a/k/a GAYLE E. PHELPS,

NOTICE TO CREDITORS

The administration of the estate of Gayle Phelps, a/k/a Gayle E. Phelps, deceased, whose date of death was November 4, 2025, is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33601. The names and addresses of the personal progressitive and the personal progressitive and the personal progressitive. 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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the de-cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written de-mand is made by a creditor as specified under Section 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative: JESSICA A. REILLY 52 Snowflake Drive Jericho, Vermont 05465

Attorney for Personal Representative: ADRIAN J. MUSIAL, JR., ESQUIRE, of A. J. Musial, Jr., P.A. 1211 West Fletcher Avenue Tampa, Florida 33612-3363 (813) 265-4051 ** FL Bar no.: 157330 Èmail service: ajmusialattorney@yahoo.com

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

PUBLIC NOTICE LANDLORD LIEN SALE F.S.715.106

ANA L. CARRASQUILLO 1210 MOHRLAKE DRIVE BRANDON, FL 33511 2018 INDIAN 56KMSA111J3138407

2014 HONDA 1HGCR2F86EA135823 Sale Date 01-09-26@10AM 12/19-12/26/25LG 2T

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

CASE NO.: 25-CC-032519, DIVISION P THE OAKS UNIT VII CONDOMINIUM

ASSOCIATION, INC., Plaintiff.

RHONDA COOK, unmarried, Defendant.

NOTICE OF SALE

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

THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT 12, BUILDING 2, AND AN UNDIVIDED INTEREST OR SHARE IN THE

HILLSBOROUGH COUNTY

COMMON ELEMENTS APPURTE-NANT THERETO, IN ACCORDANCE WITH, AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINUM DECLARATION OF CONDOMINIUM
OF THE OAKS UNIT VII, A CONDOMINIUM AND EXHIBITS ATTACHED
THERETO, ALL AS RECORDED IN
O.R. BOOK 4265, PAGE 1516 ET.
SEQ., AND THE PLAT THEREOF
RECORDED IN CONDOMINIUM PLAT BOOK 6, PAGE 49 ET. SEQ.,
TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO
SAID DECLARATION AND CONDOMINIUM PLAT AS FROM TIME TO
TIME MAY BE MADE ALL AS RE-CORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 34873.7814 PROPERTY ADDRESS: 14415 Hanging Moss Circle #201, Tampa, FL ing Mos 33613.

www.hillsborough.realforeclose.com.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

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

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

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

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

JUVENILE DIVISION CASE NO. 24-DP-747 DIVISION: D

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

NOTICE OF ACTION **TERMINATION OF PARENTAL RIGHTS**

TO: AL KELLY, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to termiand Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.K. born on 5/4/2011. You are hereby commanded to appear on January 26, 2026, at 9:00 AM before the Honorable Lisa D. Campbell, at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, Court Room 240 for a ADVICODY HEARING

310, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTI-TUTES CONSENT TO THE TERMINA-TUTES 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 parneeds 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: Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ada@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less they also show the scheduled appearance is less than 3 days if your 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 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, DOB: 9/25/2019, DOB: 9/21/2020, DOB: 9/4/2022, 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 nate your parental rights and permanently commit the following children for adoption: G.C. born on 2/21/2014, G.R. born on 1/25/2016, A.T. born on 9/25/2019, V.T. born on 9/21/2020, L.C. born on 9/4/2022, and C.C. born on 10/29/2024. You are hereby **commanded** to appear on January 16, 2026, at 9:00 AM before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, Florida 33602,

HILLSBOROUGH COUNTY

for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTI-TUTES CONSENT TO THE TERMINA-TION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL
TO APPEAR ON THE DATE AND TIME
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 par-ticipate in this proceeding, you are entitled at no cost to you, to the provision of certain 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: 1-800-955-8770, e-mail: ada@fijud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance or immediates. scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

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

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

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

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

HEALING ROOM Owner: Layla Hartmann 9929 Carlsdale Dr

Riverview, FL 33578 12/19/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

MITHRIL CAPITAL Owner: MBE Radiology LLC 10500 University Center Drive #153 Tampa, FL 33612

12/19/25LG 1T NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

Notice is hereby given that the under-

CODUNN AUTOMATION SOLUTIONS Owner: CoDUNN Holding Company, LLC 5757 Summerall Vista Cir, Apt 210

Riverview, FL 33578

12/19/25LG 1T IN THE CIRCUIT COURT OF THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 25-CA-005652 LAKEVIEW LOAN SERVICING, LLC

PLAINTIFF. D. CROMARTIE FRANCIE CROMARTIE, ET AL. DEFENDANT(S).
NOTICE OF ACTION

TO: Unknown Tenant in possession of the subject property
Last Known Address: 1717 WOODHAVEN

DR, BRANDON, FL 33510 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following

described property:
Lot 9, Block 3, Green Meadow Estates, Unit No. 2, according to the map or plat thereof as recorded in Plat Book 41, Page 17, of the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 01/19/2026, 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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Elorida Courts.

details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

https://www.fljud13.org/
BusinessOperations/CourtFacilities/
ADAAccommodations.aspx
Phone: (813) 272-7040 or ada@fljud13.org
WITNESS my hand and the seal of this
Court this December day of 12, 2025.
VICTOR D. CRIST
As Clerk of Court

As Clerk of Court By: Patricia Corbin As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1026898

IN THE CIRCUIT COURT OF THE (Continued on next page)

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

CASE NO.: 25-CA-007033 TOORAK CAPITAL PARTNERS LLC PLAINTIFF,

RABBIT WHOLE HOMES, LLC, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Ashleigh Rabideau Last Known Address: 1002 West Beacon Ave, Tampa, FL 33603

Ave, Tampa, FL 33003
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following

described property:
LOT 3, BLOCK 6 OF NEBRASKA
HEIGHTS, AS PER MAP OR PLAT
RECORDED IN PLAT BOOK 4, PAGE
66, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 01/18/2026 within FL 33071, on or before 01/18/2026, 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

demanded in the complaint of the tent of t appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

https://www.fljud13.org/ BusinessOperations/CourtFacilities/ ADAAccommodations.aspx

Phone: (813) 272-7040 or ada@fljud13.org WITNESS my hand and the seal of this Court this December day of 5th , 2025. VICTOR D. CRIST

As Clerk of Court By: /s/ Patricia Corbin As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1026534

THE CIRCUIT COURT OF THE THIRTEENTH AND FOR HILLSBOROUGH COUNTY, FLORIDA.

CASE No. 24-CA-001183 MORTGAGE ASSETS MANAGEMENT,

LLC, PLAINTIFF,

VS.
MARGO PEACE-JONES A/K/A MARGO PEACE JONES A/K/A MARGO PEACE A/K/A MARGO L. PEACE A/K/A MARGO L. SPEEJACKS A/K/A MARGO L. JONES A/K/A MARGO LEE SPEE JACKS A/K/A MARGO LEE PEACE A/K/A MARGO LEE JONES A/K/A MARGO LEE PEACE JONES A/K/A MARGO L. PEACE JONES

DEFENDANT(S).

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

described property:
"LOT 15, BLOCK 33, WEST SUWANEE
HEIGHTS, ACCORDING TO THE MAP
OR PLAT THEREOF AS RECORDED
IN PLAT BOOK 8, PAGE 24, OF THE
PUBLIC RECORDS OF HILLSBOROUGH
COLINITY FLORIDA" 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 the time of the sale. Notice of the change time of sale shall be published as provided

Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard

Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/ Timothy J. Landers
Timothy J. Landers
FBN 127154

FBN 127154

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance or 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.

11080-1026444

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

CIRCUIT CIVIL DIVISION
Freedom Mortgage Corporation Plaintiff(s), CASE NO.: 24-CA-005004

GENERAL CIVIL DIVISION: JOSEPH G DETRAPANI V A/K/A JOSEPH G DE TRAPANI V A/K/A JOSEPH DETRAPANI, UNKNOWN SPOUSE OF JOSEPH G DETRAPANI V A/K/A JOSEPH G DE TRAPANI V A/K/A JOSEPH DETRAPANI, CHARLESTON CORNERS PROPERTY OWNERS ASSOCIATION,

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

INC., ELITE POOL DESIGNS A/K/A ELITE POOL DESIGNS INC. AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY Defendant(s). NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 9th day of December, 2025, and entered in Case No. 24-CA-005004, of the Circuit in Casé No. 24-CA-005004, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JOSEPH G DE TRAPANI V AIK/A JOSEPH G DE TRAPANI V AIK/A JOSEPH DETRAPANI, UNKNOWN SPOUSE OF JOSEPH G DETRAPANI V AIK/A JOSEPH DETRAPANI, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, CHARLESTON CORNERS PROPERTY OWNERS ASSOCIATION, INC. AND ELITE POOL DESIGNS INC. are defendants. Victor D. Crist as the

INC. are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www. hillsborough.realforeclose.com at 10:00 A.M. on the 12th day of February, 2026, the

A.M. of the Earl day of February, 2020, the following described property as set forth in said Final Judgment, to wit:
Lot 50, Block 1, Meadow Brook Unit 1, according to the map or plat thereof as recorded in Plat Book 73, Page 14, Public Peacetes of Willsbargush County Florida Records of Hillsborough County, Florida. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE 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 ENTITLE 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. PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance. before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below

that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/ BusinessOperations/CourtFacilities/ ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org Dated this 9th day of December, 2025.

details the nature of the accommodations

By: /S/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM

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

New Day Financial, LLC Plaintiff(s), CASE NO.: 25-CA-004873

11080-1026512

GENERAL CIVIL DIVISION: GENERAL CIVIL DIVISION:
UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHELDON DONALD DENNARD AKA SHELDON D. DENNARD, UNKNOWN SPOUSE OF SHELDON DONALD DENNARD A/K/A SHELDON D. DENNARD, SELENA LEMONS, DONNA COLEMAN, CYPRESS MILL COMMUNITY ASSOCIATION, INC., LEN-CYPRESS MILL, LLC AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendant(s).
NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 2nd day of December, 2025, and entered in Case No. 25-CA-004873, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsbrough County, Florida, wherein New Day Financial, LLC is the Plaintiff and SELENA LEMONS, DONNA COLEMAN, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHELDON DONALD DENNARD, UNKNOWN SPOUSE OF SHELDON DONALD DENNARD, UNKNOWN SPOUSE OF SHELDON D. DENNARD, LEN-CYPRESS MILL, LLC AND CYPRESS MILL COMMUNITY ASSOCIATION, INC are defendants. Victor of the circuit Court Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose. com at 10 A.M. on the 3rd day of February,

2026, the following described property as set forth in said Final Judgment, to wit: LOT 24, IN BLOCK 13, OF CYPRESS MILL PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A
RIGHT TO FUNDS REMAINING AFTER
THE SALE, YOU MUST FILE A CLAIM
WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL 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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, Sun West Mortgage Company, Inc.

HILLSBOROUGH COUNTY

provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts

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

Dated this 10th day of December, 2025. By: /S/ Liana R. Hall Liana R. Hall

Bar No. 73813 Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR

PURSUANT TO FLA. R. JUD. ADMIN

ESERVICE@MGS-LEGAL.COM 11080-1026621

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

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

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

CERTIFICATES, SERIES 2007-3

PLAINTIFF,

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

CIVIL DIVISION
CASE NO.: 292023CA013582A001HC
NOTICE OF FORECLOSURE SALE NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 6th day of December, 2025, and entered in Case No. 292023CA013582A001HC, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as America National Association, Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Assetfor Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3 is the Plaintiff and CHARLOTTE A. PALMER A/K/A CHARLOTTE A. PALMER A/K/A CHARLOTTE PALMER, CHASE E. PALMER A/K/A CHASE PALMER AND UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the

Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www hillsborough.realforeclose.com at 10 A.M. on the 7th day of January, 2026, following described property as set forth in

Islamming described property as set form in said Final Judgment, to wit:

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

COUNTY, FLORIDA.

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

https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspv.

ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org Dated this 9th day of December, 2025. By: /S/ Liana R. Hall Liana R. Hall

Bar No. 73813 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 PURSUANT TO FLA. R. JUD. ADMIN

ESERVICE@MGS-LEGAL.COM 11080-1026502

HILLSBOROUGH COUNTY

Plaintiff.

Jinyah M. Reid, AKA Jinyah Clark, AKA Jinyah M. Clark, et al. Defendants. Case No.: 23-CA-014306 Division: Civil Judge Paul L. Huey

PUBLISH 2 CONSECUTIVE WEEKS NOTICE OF ACTION AGAINST DEFENDANT JINYAH M. REID, AKA JINYAH CLARK, AKA JINYAH M. CLARK

JINYAH M. REID, AKA JINYAH CLARK, AKA JINYAH M. CLARK 1017 WYNNMERE WALK AVENUE RUSKIN, FL 33570

UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) JINYAH M. REID. AKA JINYAH CLARK. AKA JINYAH M. CLARK, and all parties having or claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an action to procleas a material parties of the following

foreclose a mortgage on the following described property in Hillsborough County, All the certain land situated in the County of

Hillsborough, State of Florida, to wit: Lot 56, Block 1, Wynnmere West Phases 2 and 3, according to the map or plat thereof as recorded in Plat Book 126, Page(s) 160 through 171, inclusive, of the Public Records of Hillsborough County, Florida. has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on CRAIG P. ROGERS, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within highly 200 days for the first halffestien of thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded

in the Complaint.
WITNESS my hand and seal of this Court
on the 04 day of December, 2025.
VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
HILLSBOROUGH COUNTY, FLORIDA
Ry: /s/ Lepnifer Taylor

By: /s/ Jennifer Taylor Deputy Clerk
NOTICE TO
DISABILITIES PERSONS

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. Twiggs Street, Tampa, FL, 33602, Phone: 813-272-7040, ADA@fljud13.org, at least 7 days before your scheduled court appearance, rimmediately upon recipiting this or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are earing or voice-impaired, call 711. OR PUBLICATION – RETURN TO

THE MANLEY LAW FIRM LLC

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily 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

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

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

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

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

CASE NO. 25-CP-4133 Florida Bar #898791

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

NOTICE TO CREDITORS

The administration of the estate of BON-NIE R. MORRISON, deceased, Case Num-NIE R. MORRISON, deceased, Case Num-ber 25-CP-4133, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's

HILLSBOROUGH COUNTY

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 WITH-IN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE 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 WITH-IN THREE MONTHS AFTER THE DATE THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AF-TER DECEDENT'S DATE OF DEATH IS BARRED

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

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

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

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

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

PROBATE DIVISION File No. 25-CP-003736

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

NOTICE TO CREDITORS

The administration of the estate of Ricardo Farias Estrada, a/k/a Ricard Estrada Farias, deceased, whose date of death was October 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 301 North Michigan Avenue, Room 2011, Plant City, FL 33563. The names and addresses of the personal representative and the perso resentative 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 NOTICE ON THEM.

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

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

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

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

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

Personal Representative: /s/ Stephanie G. Estrada Rodriguez Stephanie G. Estrada Rodriguez c/o Barrister Law Firm 901 N. Lake Destiny Road, Suite 151 Maitland, FL 32751

Attorney for Personal Representative: /s/ Robert W. Morris Robert W. Morris, Esq. Florida Bar Number: 114113 Barrister Law Firm, P.A. 901 N. Lake Destiny Road, Suite 151 Maitland, FL 32751 Telephone: (407) 205-2906 Fax: (407) 386-6621 E-Mail: robert@barlaw.com

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

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO. 25-DP-224

DIVISION: S

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 **com**manded to appear on January 21, 2026, at 9:20 AM before the Honorable Leslie K. Schultz-Kin at the Hillsborough Court-house, Edgecomb Courthouse 800 East Twiggs Street Tampa, FL 33602, Court-room 312 for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTI-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 MARED IN THIS CHILD OR CHILDREN NAMED IN THIS

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 assistance: Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call

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

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

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

PROBATÉ DIVISION File No. 25-CP-003973

IN RE: ESTATE OF EDWARD LEE LUM Deceased.

Deputy Clerk

NOTICE TO CREDITORS

The administration of the estate of Edward Lee Lum, deceased, whose date of death was September 4, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative Lisa Grillo 14409 N. 37th St. Phoenix, Arizona 85032

Attorney for Personal Representative: Attorney Florida Bar Number: 096124

AWS LAW FIRM 2202 N. Westshore Blvd., Suite 200 Tampa, Florida 33607 Telephone: (813) 922-5293 E-Mail: attorney@awslaw.org Secondary E-Mail: service@awslaw.org

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-004086 Division A

IN RE: ESTATE OF CHI SHIH, deceased.

NOTICE TO CREDITORS

The administration of the estate of Chi Shih, deceased, whose date of death was January 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the person tative's attorney are set forth below.

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

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

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

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

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

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

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

Personal Representative: Haiming Shih 19735 Greenside Ter. Montgomery Village, MD 20886 Attorney for Personal Representative:

Kelly Y. Forrest E-Mail Addresses: kforrest@millmanlawgroup.com Itammany@millmanlawgroup.com Florida Bar No. 85504 Millman Law Group 2101 Corporate Blvd. NW, Ste. 404 Boca Raton, FL 33431 Telephone: 561.463.6480

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

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

Case No.: 2025-CP-004041 IN RE: The Estate of

JAMES HOWARD HUNT, Deceased

NOTICE TO CREDITORS

The administration of the estate of The administration of the estate of JAMES HOWARD HUNT, whose date of death was July 23, 2025, File Number 2025-CP-004041, is pending in the Clerk of the Circuit Court, Hillsborough County, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and address of the personal representative's attorney are set forth below. resentative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claim with notice is served must file their claim with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 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 decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PER-

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

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

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

Personal Representative: s/Lisa Sullivan Hunt LISA SULLIVAN HUNT

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

Personal Representative's Attorney: s/Carla B Yates Carla B. Yates, Esquire YATES LAW FIRM, P.A. 320 W. Kennedy Boulevard, Suite 600 Tampa, Florida 33606 (813) 254-6516 Florida Bar No.: 709166 cyates@yateslawfirm.com

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

NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY

To: CSSM SECURITY SERVICES Case No.: CD202511004/B 3300017

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

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

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

CASE NO.: 24-CC-071425

SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNERS ASSOCIATION, INC.,

HILLSBOROUGH COUNTY

GEORGE MELO, A MARRIED MAN AND THE UNKNOWN SPOUSE OF GEORGE MELO, Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to the Order entered in 24-CC-071425, on or about October 7, 2025, Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH County. Florida described as:

Lot 16, Block 2, South Fork Tract "L" Phase 1, according to the map or plat thereof, as recorded in Plat Book 122, Page(s) 31 through 40, inclusive, of the Public Records of Hillsborough County, Florida

and commonly known as: 11301 Brighton Knoll Lp, Riverview, FL 33579; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the HILLSBOROUGH County public auction website at http:// www.hillsborough.realforeclose.com, on January 23, 2026 at 10:00AM. Any persons claiming an interest in the surplus from the sale, if any, other than the prop-erty owner as of the date of the Lis pendens must file a claim within 60 days after

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this December 8, 2025 /s/ J. Clarke Brannon

Nathan A. Frazier, Esq., for the firm J. Clarke Brannon, Esq., for the firm Attorney for Plaintiff

Frazier & Bowles, Attorneys at Law 45049.219

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-004045 Division B

IN RE: ESTATE OF MILDRED JO ANN WILSON, A/K/A MILDRED JOANN WILSON

NOTICE TO CREDITORS

The administration of the estate of Mildred Jo Ann Wilson, a/k/a Mildred JoAnn Wilson, deceased, whose date of death was October 30, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME PERI-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 12, 2025.

Personal Representative: Daniel Edward Hossman 3212 Foxwood Boulevard Wesley Chapel, Florida 33543

Attorney for Personal Representative: Jessica Marie Cooper, Esquire Attorney Florida Bar Number: 795011

Cooper Estate Law, PLLC 4805 S. Himes Avenue Tampa, Florida 33611 Telephone: (813) 831-3376 E-Mail: jcooper@cooperestatelaw.com

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

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

Case No: 2025-CP-003785 Division: B

ESTATE OF JOSHUA JAMES COLEMAN Deceased.

NOTICE TO CREDITORS

IN RE:

The administration of the estate of Joshua James Coleman, deceased, whose date of death was August 25, 2025, 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 ad-

HILLSBOROUGH COUNTY

dresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having ciaims or demands agained decedent's estate on whom a copy of this notice is required to be served must persons having claims or demands against this notice is required to be served 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 dethe time of the decedent's death by the de-cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative: Rachel Latham 305 Mill Crossing W Colleyville, Texas 76034

Attorney for Personal Representative: Paul M. Messina, Jr., Esq. Florida Bar Number: 84490 Florida Bar Number: 84490 MESSINA LAW GROUP, P.A. 2550 Permit Place New Port Richey, Florida 34655 Telephone: (813) 492-7798 Fax: (727) 216-4787 paul@messinalawgroup.com service@messinalawgroup.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-004153 Division B

IN RE: ESTATE OF JOHNNY ROBERT ADCOCK, Deceased

NOTICE TO CREDITORS

The administration of the estate of JOHNNY ROBERT ADCOCK, deceased, whose date of death was July 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The name and address of the personal representa-tive and the personal representative's attorney are set forth below.

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

All other creditors of Decedent and other persons having claims or uernanus agains.
Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER WITHIN 1 MONTHS AFTER LOATION persons having claims or demands against THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first pub is December 12, 2025.

Signed on this 10th day of December, 2025. Personal Representative:

/s/ H. BRIAN ADCOCK 311 W. Fletcher Avenue Tampa, Florida 33612 Attorney for Personal Representative: /s/ Joshua T. Keleske, Esq.

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

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

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

CASE NO. 25-CP-4092 DIVISION O Florida Bar #308447 IN RE: ESTATE OF

ROY CLARENCE WILLIAMS, Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROY CLARENCE WILLIAMS, deceased, Case Number 25-CP-4092, 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 rep-

HILLSBOROUGH COUNTY

resentative'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 mand 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 WITH-IN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE 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 WITH-IN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PER IODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AF-TER DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is December 12, 2025.

Personal Representative KRYSTAL C. WILLIAMS 4D Jericho East Drive Jericho, VT 05465

Attorney for Personal Representative: WILLIAM R. MUMBAUER, ESQUIRE WILLIAM R. MUMBAUER, P.A. Email: wrmumbauer@aol.com 205 N. Parsons Avenue Brandon, FL 33510 813/685-3133

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-003657

IN RE: ESTATE OF ROSEANNE FRANCES BRANAGAN (AKA ROSEANNE F. BRANAGAN)

NOTICE TO CREDITORS

The administration of the estate of ROSEANNE FRANCES BRANAGAN (AKA ROSEANNE F. BRANAGAN), deceased, whose date of death was May 27, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative and tive and the personal representative's attorney are set forth below.

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

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

CATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE

FOREVER BARRED. NOTWITHSTANDING THE TIME PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

DEATH IS BARRED. The date of first publication of this notice

is December 12, 2025. Personal Representative: KEVIN M. BRANAGAN 4909 Yacht Club Drive Tampa, FL 33616

Attorney for Personal Representative: Bishop L. Toups Florida Bar Number: 120525 249 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 882-0731 E-Mail: btoups@taxestateplanning.com

IN THE CIRCUIT COURT FOR

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

HILLSBOROUGH COUNTY, FLORIDA File No. 25-CP-003862 Division: B

IN RE: ESTATE OF

WILLIAM L. HICKS, SR.

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION TO: DEIRDRE LOPEZ 190 Arkansas Rd, Tewksbury MA 01876

JASON HICKS 207 Monastery Ct, Valrico FL 33594

YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, for the probate of William L. Hicks, Sr., where you are named as a beneficiary.

You are required to serve a copy of any written response or objection, if any, to: MOONRAY LAW, PLLC

c/o Justin T. Moonray, Esq. 1032 E Brandon Blvd #9933 Brandon, Florida 33511

on or before 1/16/2026, and file the original with the Clerk of this Court, at the Hillsborough County Courthouse, 800 E. Twiggs Street, Room 442 - Edgecomb Courthouse, Tampa, Florida 33602, either before service on Petitioner's attor-

ney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition for Summary

WITNESS my hand and seal of this Court on 12/9/2025.

Victor D. Crist As Clerk of the Court By: s/ Ryan Marsh As Deputy Clerk

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

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

CASE NO.: 25-CC-047606

CROSS CREEK COMMUNITY ASSOCIATION, INC., Plaintiff,

PARAMADEVAN SINNADURAI, Defendant.

NOTICE OF ACTION

TO: PARAMADEVAN SINNADURAI 9413 Rockrose Drive, Tampa, FL 33647

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

Lot 48, Block 7, CROSS CREEK UNIT 1, according to the plat thereof, recorded in Plat Book 67, Page 16 of the Public Records of Hillsborough County, Florida.

Tampa, FL 33606, on or before 1/12/26, 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 4, 2025. /s/ Victor D. Crist As Clerk of the Court 800 E. Twiggs St., Tampa, FL 33602 Deputy Clerk Michelle T. Reiss, Esquire Florida Bar No. 36993 APPLETON REISS, PLLC 215 N. Howard Avenue, Suite 200 Tampa, Florida 33606 (813) 542-8888 Attorneys for Plaintiff

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

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

CIVIL DIVISION Case No.: 25-CC-52492 Div.: H

REGENCY KEY HOMEOWNERS ASSOCIATION, INC., a Florida Corporation not for profit, Plaintiff,

TIA VICTORIA DRITSAS a/k/a TIA SIMPSON, UNKNOWN TENANT IN POSSESSION 1, and UNKNOWN TENANT IN POSSESSION 2, Defendants.

NOTICE OF ACTION

TO: TIA VICTORIA DRITSAS a/k/a TIA SIMPSON:

YOU ARE NOTIFIED that an action to foreclose a lien and for damages on the following property in Hillsborough County,

Lot 5, Block 15, Regency Key Townhomes, according to the Plat thereof recorded in Plat Book 88, Page 33, of the Public Records of Hillsborough County, Florida

Property Address: 2410 Lake Woodberry Circle, Brandon, Florida 33510.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Plaintiff's Attorney, Barbara Prasse-Anderson, Esq., whose address is Prasse-Anderson Law, 15310 Amberly Drive, Suite 250, Tampa, Florida 33647, within thirty (30) days after the first publication of this notice, and to file the original with the Clerk of the Court either before service on the Plaintiff's attorney or immediately thereafter: otherwise a de fault will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court on this 8th day of December, 2025.

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No.: 25-CP-004024

IN RE: ESTATE OF ELSIE INGRID COOPER,

Deceased.

NOTICE TO CREDITORS

The administration of the estate of ELSIE INGRID COOPER, deceased, whose date of death was August 28, 2025, and whose social security number is xxx-xx-1257 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative and the personal representative is attorney. and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

TICE ON THEM.

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

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

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

The date of first publication of this Notice is December 12, 2025.

Personal Representative: MICHELE MARIE COOPER TAYLOR

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

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

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

Case No.: 25-CP-004009

IN RE: THE ESTATE OF SONJI TELa/k/a SONJI LAVERNE TELFAIR

Deceased.

NOTICE TO CREDITORS

The administration of the Estate of SONJI TELFAIR a/k/a SONJI LAVERNE TELFAIR, deceased, whose date of death was April 18, 2025, and whose social security number is xxx-xx-8606, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgecomb Courthouse, 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors must file claims against the Estate within the time provided by law or be forever barred.

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

The date of the first publication of this notice is 12/12/2025

Personal Representative: AZOR BRUNEL 8615 N. Mulberry St. Tampa, FL 33601

Attorney for Personal Representative: PERRY G. GRUMAN, P.A. 3400 W. Kennedy Blvd. Tampa, FL 33609 (813) 870-1614 Florida Bar 396052 perry@grumanlaw.com PGPA: 25-1100

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-003568 Division A

IN RE: ESTATE OF JOSEPH OSVALDO LAINO, Deceased

NOTICE TO CREDITORS

The administration of the estate of JOS-EPH OSVALDO LAINO, deceased, whose date of death was September 15, 2025; File Number 25-CP-003568, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representatives and the of the personal representatives and the rsonal representatives' attorney are set

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

All other creditors of 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 representatives have no duty to discover whether any property held at the time of Decedent's death is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

NOTWITHSTANDING THE TIME PER-IOD 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 12, 2025.

Signed on this 5th day of December, 2025.

Personal Representatives: /s/ PATRICIA M. LLOSA 4219 W. San Juan Street Tampa, Florida 33629 /s/ RICHARD P. LLOSA 4219 W. San Juan Street Tampa, Florida 33629

HILLSBOROUGH COUNTY

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

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

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

PROBATE DIVISION CASE NUMBER: 25-CP-004097 DIVISION: A

IN RE: ESTATE OF: PAUL H. MOORE Deceased.

NOTICE TO CREDITORS

The administration of the estate of PAUL H. MOORE, deceased, file number 25-CP-004097, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. This estate is intestate.

ALL INTERESTED PERSONS ARE NO-TIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of personal representative, venue, sdiction of this Court are required file their objection 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 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 WITH-IN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOR-EVER BARRED

The date of the first publication of this Notice is December 12, 2025.

Personal Representative: /s/ Twili D Moore TWILI D. MOORE 2018 Tidewater Court Tampa, FL 33619

Attorney for Personal Representative: /s/ John P. Flanagan Jr. John P. Flanagan, Jr., Esq. 710 Oakfield Drive, Suite 101 Brandon, FL 33511 (813) 681-5587 patflan@verizon.net FBN: 218499

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

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

PROBATE DIVISION Case No. 25-CP-004124

IN RE: ESTATE OF ANTHONY JOHN LARDARELLO,

NOTICE TO CREDITORS

The administration of the Estate of Anthony John Lardarello, deceased, whose date of death was February 20, 2025, is pending in the Circuit Court for Hillsbor-ough 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 at-

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

under section 732.2211. Florida Statutes All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The first date of publication is December 12, 2025.

Personal Representative: Michael Lardarello 11203 Taft Lane Seffner, Florida 33584

Attorney for Personal Representative: Brice Zoecklein, Esq. Florida Bar No. 0085615 Email Address: brice@zoeckleinlawpa.com Zoecklein Law, P.A. 150 E. Bloomingdale Avenue

HILLSBOROUGH COUNTY

Brandon, Florida 33511

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

NOTICE OF PUBLIC SALE

The following personal property of Tracy Elaine Bourehla, 10436 Pleasant Blvd, Riverview, Florida 33569 will, on December 30, 2025 at 9:00 a.m., be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: at Pleasant Living MHP, 10502 Pleasant Blvd, Riverview, FL 33569.

YEAR/MODEL 1973/SUNS VIN # 7365120999 Title # 0005250288 Additional personal property: unknown

PREPARED BY: MARK C. PAYNE Attorney for Pleasant Living MHP PO Box 1061, Tampa, Florida 33601-1061 Telephone: 813-223-6882

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2025-CA-002688

DIVISION: B NATIONSTAR MORTGAGE LLC,

MICHAEL PARKER, et al.,

Defendants.

NOTICE OF SALE NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on December 2, 2025 in the above-styled cause, Victor D. Crist, Hills-borough county clerk of court, shall sell to the highest and best bidder for cash on January 5, 2026 at 10:00 A.M., at <u>www.</u> hillsborough.realforeclose.com, the fol-

LOT 30, BLOCK 21, RIVERCREST PHASE 2 PARCEL "N", ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 101, PAGE 238, IN THE PUBLIC RECORDS OF HILLS-BOROUGH COUNTY, FLORIDA.

Property Address: 11329 Cocoa Beach Drive, Riverview, FL 33569

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.

AMERICANS WITH DISABILITIES ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed Complete the Request for Accommoda tions Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: 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

Dated December 9, 2025 Dated December 9, 2025
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: septicecopies@growblaw.com E-mail: servicecopies@qpwblaw.com E-mail: kchurch@qpwblaw.com Attorney for Plaintiff

Quintairos, Prieto, Wood & Boyer, P.A. 12/12-12/19/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 24-CC-036974

CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.,

ERICA ANDERSON, A MARRIED WOMAN AND THE UNKNOWN SPOUSE OF ERICA ANDERSON, Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Order Resetting Sale entered in 24-CC-036974, on about December 3, 2025 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Vic-tor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 99, of CREEK PRESERVE PHAS-ES 2, 3, AND 4, according to the plat thereof, as recorded in Plat Book 139, Page 60, of the Public Records of Hillsborough County, Florida.

and commonly known as: 16661 Sunburst Lake St, Wimauma, FL 33598; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the HILLSBOROUGH
County public auction website at http:// County public auction website at http:// www.hillsborough.realforeclose.com, on January 23, 2026 at 10:00AM. Any persons claiming an interest in the surplus from the sale, if any, other than the prop-erty owner as of the date of the Lis pen-dens 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 action cost to you, to line 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 sched-uled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

HILLSBOROUGH COUNTY

Dated this December 4, 2025 /s/ J. Clarke Brannon Nathan A. Frazier, Esq., for the firm J. Clarke Brannon, Esq., for the firm Attorney for Plaintiff

Frazier & Bowles, Attorneys at Law 45401.45 12/12-12/19/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 24-CC-064600

VILLAGES OF BLOOMINGDALE I HOMEOWNERS ASSOCIATION, INC., Plaintiff.

VS. MICHELLE DUNBAR,

Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclos-ure entered in this cause on December 4, 2025, by the County Court of Hillsborough County, Florida, for the following property described as:

Condominium Unit No. 71203, VIL-LAGES OF BLOOMINDALE CON-DOMINIUM NO. 12, a condominium, according to the Declaration of Con-dominium as recorded in Official Records Book 16994, Page 1566, amended in Official Records Book 16994, Page 1656, and all other amendments thereto, and according to the Condominium Plat as recorded in Condominium Plat Book 22, Pages 92 through 94, Hillsborough County, Condominium Unit No. 71203. VIL 92 through 94, Hillsborough County, Florida, together with an undivided interest in the common elements and common surplus.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on January 23, 2026 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coorassistance. Please contact the ADA Coordinator, Hillsborough Country Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Katherine Martinez, Esq.

Florida Bar No. 70879 kmartinez@bushross.com BUSH ROSS, P.A. Post Office Box 3913, Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff 12/12-12/19/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-004112

Division B IN RE: ESTATE OF SUSAN M. HOWARD

a/k/a Susan Myers Howard,

Deceased. NOTICE TO CREDITORS

The administration of the Estate of Susan M. Howard a/k/a Susan Mvers Howari M. Howard ariva susari Myers Howard, deceased, whose date of death was August 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other 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 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is December 12, 2025.

Personal Representative: Amy Howard Anderson 66 Chestnut Dr. Windsor, CT 06095-1152 Attorney for Personal Representative:

Robert H. Mohr Florida Bar No. 0211575 Law Office of Robert H. Mohr 137 S. Pebble Beach Blvd., Suite 100 Sun City Center, FL 33573 Telephone: (813) 634-5500

office@roberthmohr.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-003502 Division: B

IN RE: ESTATE OF CAROL L. CRIST Deceased

NOTICE TO CREDITORS

administration of the estate of CAROL L. CRIST deceased, whose date of death was June 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602 (Mailing Address: Post Office Box 1110, Tampa, Florida 33601). The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below

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 NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative: Daniel M. Crist 708 E. Tremont Ave. Charlotte, NC 28203

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

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 25-CC-016958

COUNTRY PLACE COMMUNITY ASSOCIATION, INC., Plaintiff.

NYLA JAY SANTIAGO. Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on December 2, 2025, by the County Court of Hillsborough County, Florida, for the following property described as:

Lot 56, Block 1, Country Place West – Unit 1, according to the map or plat thereof, as recorded in Plat Book 52, Page(s) 25, of the Public Records of Hillsborough County, Florida.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on January 9, 2026 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Alexa Camareno Caldevilla, Esq. Florida Bar No. 1031636 acaldevilla@bushross.com BUSH ROSS, P.A Post Office Box 3913, Tampa, FL 33601 Phone: 813-204-6492 Fay: 813-223-9620 Attorneys for Plaintiff

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

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

NOTICE TO CREDITORS

File No. 25-CP-003288 IN RF: ESTATE OF

CINDA HITCHCOCK Deceased.

HILLSBOROUGH COUNTY

LEGAL ADVERTISEMENT

The administration of the estate of Cinda Hitchcock, deceased, whose date of death was May 15, 2025, 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 be-

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

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

The personal representative 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 styles, respectively. The styles of the styl

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

NOTWITHSTANDING THE TIME PER-IOD 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 12, 2025.

Personal Representative: Jake Gagne 5910 N. Highland Ave. Tampa, Florida 33604

Attorney for Personal Representative: AARON W. SAOUD, ESQ. Attorney Florida Bar Number: 096124 AWS LAW FIRM 2202 N. Westshore Blvd., Suite 200 Tampa, Florida 33607 Telephone: (813) 922-5293

E-Mail: attorney@awslaw.org Secondary E-Mail: service@awslaw.org 12/12-12/19/25LG 2T

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

Case No.: 25-CA-009262 (Div. E)

DIRECT GENERAL INSURANCE COMPANY, Plaintiff,

TIFFANY KIA WILSON, PATRICH LARISSA BODDEN FELIPE, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of A.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of C.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of T. T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS, Defendants. TIFFANY KIA WILSON, PATRICH

Defendants. NOTICE OF ACTION

TO: SHASHAZALA GORNESHIA ROBERTS; Address Unknown:

YOU ARE NOTIFIED that Direct Gen-YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Hillsborough County and you are required to serve a copy of your written defenses and response to the Complaint for Declaratory Judgment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Caral Springs, Florida 33071, and address is 210 N. Oniversity Drive, but Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 1/8/2026, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered series to the the street desired terms for the street desired terms. tered against you for the relief demanded in the Complaint for Declaratory Judg-

This notice shall be published once each week for four (4) consecutive weeks

Witness my hand and seal of this Court on this 3rd day of December, 2025. Victor D. Crist As Clerk of the Court By: s/ Jennifer Taylor As Deputy Clerk

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

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

STEPHANIE VANESSA NARVAEZ, Petitioner

JESUS ELIGIO RAMIREZ.

Respondent. NOTICE OF ACTION FOR

NAME CHANGE OF MINOR

TO: JESUS ELIGIO RAMIREZ Last known address: 6015 Larmon St, Tampa, FL 33634

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

The action is asking the court to decide how the following real or personal prop-

HILLSBOROUGH COUNTY

erty should be divided: N/A

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

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

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

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

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

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

JUVENILE DIVISION CASE: 25-DP-873 DIVISION: V

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

NOTICE OF PUBLICATION

TO: MICAELA EUSEBIA GUZMAN CASTRO Address: Unknown/Republica de Guatemala The minor child is identified as follows:

Date of Birth: December 22, 2007 Place of Birth: San Juan de Dios Hospital Guatemala City, Republica de Guat

Physical Description of Respondent:

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

YOU THE RESPONDENT ARE NO-**TIFIED** that a Petition for Termination of Parental Rights for the Proposed Adoption of Minor Child and a Petition for the Adjudication of Dependency, under oath, has been filed in this court alleging A.S.G.C. (Date of Birth 12/22/2007) to be dependent under the laws of the State of Florida.

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

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

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

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 law-suit will be mailed or e-mailed to the addresses on record at the clerk's office. dresses on record at the clerk's office.

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

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

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

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

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, within two working days of your receipt of this summons. If you are hearing impaired, call 1-800-955-8771. If you are voice impaired, call 1-800-955-8770. Date:

Clerk of the Circuit Court

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

HILLSBOROUGH COUNTY

Division: AP

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

BRUNO FLEURIDORT,

Petitioner, and

CLEDINE TOUSSAINT, Respondent.

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

TO: CLEDINE TOUSSAINT Last known address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on BRUNO FLEURIDORT, whose address is 16615 Mosaic Oar Drive, Wimauma, FL 33598, on or before 01/07/2026, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Erma Yerdon Deputy Clerk 12/5-12/26/25LG 4T

Dated 12/02/2025

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

> Case No.: 25-DR-015411 Division: C

IN RE THE MARRIAGE OF: MELIZA SEPÚLVEDA GARCÍA, Petitioner,

and LUIS ALBERTO GONZÁLEZ CASTILLO, Respondent.

NOTICE OF ACTION FOR PUBLICATION TO: LUIS ALBERTO GONZÁLEZ CASTILLO

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

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

Dated this 1st day of December, 2025. Victor Crist Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Jennifer Taylor

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

IN THE CIRCUIT COURT OF THE IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 24-DR-010990

Division: B IN RE: ADOPTION OF

A.G.G..

NOTICE OF HEARING AND NOTICE OF **ACTION TO TERMINATE PARENTAL** RIGHTS PENDING ADOPTION

TO: ANDRES FELIPE LONDONO GIRALDO

A petition to terminate parental rights pending adoption has been filed. A Copy of the Petition and Copies of all court documents in this case, including or-ders, are available at the Clerk of the Circuit Court's office, 800 E Twiggs St, Tampa, FL 33602. You may review these documents upon request. The minor child is identified as follows:

Name of child on birth certificate: A.L.G. Date of Birth: 08/12/2014 Place of Birth: Miami, Florida NAME TO BE GIVEN TO CHILD A.G.G.

Physical Description of Respondent: Age: 43, DOB 08/13/1981 Race: White Hair Color: black/ dark brown Eye Color: black/ dark brown Approximate Height: 5'7'

Approximate Weight: 150 LBS There will be a hearing on the petition to terminate parental rights pending adoption

HILLSBOROUGH COUNTY

on JANUARY 22, 2025 at 9:00 a.m. before Judge Joseph M. Tompkins via ZOOM, meeting ID 606-668-2029. The court has

set aside 15 minutes for this hearing FAILURE TO TIMELY FILE A WRIT-TEN RESPONSE AND APPEAR AT THE HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL TERMINATE PARENTAL RIGHTS.

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been tion for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jessica L. Gimenez, Esq., whose address is 505 E JACKSON ST., STE 300, Tampa, FL 33602-4935 on or before December 31, 2025 and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs St., Tampa, Florida 33602, before service on Petitioners or immediately fore service on Petitioners 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

You must keep the Clerk of the Chault 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 the addresses on record at the clerk's

Dated 11/25/2025 Victor Crist Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk 12/5-12/26/25LG 4T

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

CASE NO: 25-DR-009576 DIV: A ROXANA HURTADO DE MENDOZA COUTIN,

Petitioner, SEBASTIAN GALVIS ZAPATA,

Respondent.

NOTICE OF ACTION TO: SEBASTIAN GALVIS ZAPATA

Address Unknown YOU ARE NOTIFIED that an action has YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Taino Law Group at 1107 E Jackson St, Ste 107, Tampa FL 33602 on or before 12/31/2025 and file the original with the Clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter If you fall to do so, a default 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 Cirrout must keep the Clerk of the Chr-cuit Court's office notified of your cur-rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the

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

Dated 11/25/2025 Victor Crist Clerk of the Circuit Court By: s/ Jennifer Taylor Deputy Clerk 12/5-12/26/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA JUVENILE DIVISION CASE NO. 24-DP-73

DIVISION: C IN THE INTEREST OF: A.H. DOB: 10/13/2015 B.H. DOB: 05/24/2018 B.H. DOB: 02/28/2021 B.H. DOB: 06/08/2023 MINOR CHILDREN

NOTICE OF ACTION **TERMINATION OF PARENTAL RIGHTS**

TO: Brian Haynes, 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: A.H. born on 10/13/2015, B.H. born on 05/24/2018, B.H. born on 02/28/2021, and B.H born on 06/08/2023. <u>You are</u> hereby commanded to appear in-person on January 5, 2026, at 2:20 PM before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 308, Tampa, FL 33602, for an ADVISORY HEARING on Department's Amended Petition for Termination of Parental Rights.

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 MAMED IN THIS NOTICE. 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 ADA Coordinator,

800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, e-mail: ada@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 25th day of November, 2025. Victor D. Crist, Clerk of Court

Bv: s/ Santiago Zambrano As Deputy Clerk

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

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

FAMILY LAW DIVISION CASE NO.: 25-DR-010208 DIVISION: C

Tomeka M. Leggett,

Petitioner, Vs.

Kenvatta M. Bell (Deceased), Samuel M.M. Johnson, Jr., Respondents.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Samuel M.M. Johnson, Jr. whose last known addresses are: 4702 Muskogee Ct., Apt 101, Tampa, FL 33610

6915 Silver Run Dr., Tampa, FL 33617

YOU ARE HEREBY NOTIFIED that an action for Temporary Custody of Minor Child by Extended Family has been filed against you by Tomeka M. Leggett, and you are required to serve a copy of your written defenses, if any, to it, on the Attorney, whose name and address is:

Laura Ankenbruck, Esquire Fla. Bar No. 0966400 Fia. Bar No. 0966400 Bay Area Legal Services, Inc. 1302 N. 19th Street, Suite 400 Tampa, Florida 33605 (813) 232-1222, ext. 138

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 01/02/2026; otherwise judgment may be entered against you for the relief demand-ed in the Petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.912.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office. dress on record at the clerk's office.

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

WITNESS my hand and the seal of said Court on November 26, 2025.

Victor D. Crist Clerk of the Circuit Court Bv: s/ Jessica Saladin Deputy Clerk

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

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

FAMILY LAW DIVISION CASE NO.: 25-DR-011955 DIVISION: I

Kesha N. Johnson, Petitioner,

Vs.

Jakeilah R. Weeks, Eric L. Benyard, Respondents

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Eric L. Benyard, Respondent/Father whose last known address is: 3618 Central Ave., Apt 235, Ft. Myers, FL 33901

YOU ARE HEREBY NOTIFIED that an action for Temporary Custody of Minor Child by Extended Family has been filed against you by **Kesha N. Johnson**, 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, Esqu Fla. Bar No. 0966400 Bay Area Legal Services, Inc. 1302 N. 19th Street, Suite 400 Tampa, Florida 33605 (813) 232-1222, ext. 138

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 01/02/2026; otherwise judgment may be entered against you for the relief demanded in the Petition.

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

Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.912.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

WITNESS my hand and the seal of said Court on November 26, 2025

Victor D Crist Clerk of the Circuit Court By: s/ Jessica Saladin Deputy Clerk

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

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

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-CA-009262 (Div. E)

DIRECT GENERAL INSURANCE COMPANY, Plaintiff,

TIFFANY KIA WILSON, PATRICH LARISSA BODDEN FELIPE, PATRICH LARISSA BODDEN FELIPE, PAIRIC LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of A.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of C.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of T. T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS, Defendants.

NOTICE OF ACTION

TO: PATRICH LARISSA BODDEN FELIPE as the Parent, Natural and Legal Guardian of A.T., a minor: Address Unknown:

YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you tion for Declaratory Judgment against you in the Circuit Civil in and for Hillsborough County and you are required to serve a copy of your written defenses and response to the Complaint for Declaratory Judgment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 12/30/2025, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered after: otherwise a default will be entered against you for the relief demanded in the Complaint for Declaratory Judgment.

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

Witness my hand and seal of this Court on this 24th day of November, 2025. Victor D. Crist As Clerk of the Court By: s/ Jennifer Taylor

11/28-12/19/25LG 4T

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

Case No.: 25-CA-009262 (Div. E) DIRECT GENERAL INSURANCE COMPANY,

As Deputy Clerk

Plaintiff,

Defendants.

TIFFANY KIA WILSON, PATRICH LARISSA BODDEN FELIPE, PATRICH LARISSA BODDEN FELIPE, as the LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of A.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of C.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of T. T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS,

NOTICE OF ACTION

TO: PATRICH LARISSA BODDEN FELIPE as the Parent, Natural and Legal Guardian of C.T., a minor: Address Unknown:

YOU ARE NOTIFIED that Direct General YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Hillsborough County and you are required to serve a copy of your written defenses and response to the Complaint for Declaratory Judgment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 12/30/2025, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the against you for the relief demanded in the Complaint for Declaratory Judgment.

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

Witness my hand and seal of this Court on this 24th day of November, 2025. Victor D. Crist As Clerk of the Court By: s/ Jennifer Taylor

As Deputy Clerk 11/28-12/19/25LG 4T

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

Case No.: 25-CA-009262 (Div. E) DIRECT GENERAL INSURANCE

COMPANY, Plaintiff,

TIFFANY KIA WILSON, PATRICH LARISSA BODDEN FELIPE, PATRICH LARISSA BODDEN FELIPE, as the LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of A.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of C.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of T. T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS, Defendants.

NOTICE OF ACTION

TO: PATRICH LARISSA BODDEN FELIPE as the Parent, Natural and Legal Guardian of T.T., a minor; Address Unknown:

YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Hillsborough County and you are required to serve a copy of your written defenses and response to the Complaint for Declaratory Judgment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 12/30/2025, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the

HILLSBOROUGH COUNTY

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

Witness my hand and seal of this Court

on this 24th day of November, 2025 Victor D. Crist As Clerk of the Court By: s/ Jennifer Taylor

11/28-12/19/25LG 4T

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

Case No.: 25DR14310 Division: JP

MONICA CHEVELLE VANN, Petitioner,

As Deputy Clerk

JIMMY ERIC GALLON, Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: JIMMY ERIC GALLON Last address unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MONICA CHEVELLE VANN, whose address is 3005 E. Chelsea St., Tampa, FL 33610, on or before 28 days after the first publication and file the origination. after the first publication, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

You must keep the Clerk of the Circuit 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

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

Dated 10/24/25 Date of First Publication: 11/28/25 Victor D. Crist, Clerk of the Circuit Court Hillsborough Courty Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Sherika Virgil Deputy Clerk

11/28-12/19/25LG 4T

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

Case No.: 25-CA-009262 (Div. E)

DIRECT GENERAL INSURANCE COMPANY, Plaintiff,

TIFFANY KIA WILSON, PATRICH LARISSA BODDEN FELIPE, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of A.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of C.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of T. T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS, Defendants. TIFFANY KIA WILSON, PATRICH Defendants

NOTICE OF ACTION

TO: TYLER ESMELKI TAVERAS; Address Unknown:

YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Hillsborough County and you are required to serve a copy of your written defenses and response to the Complaint for Declaratory Judgment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Cral Springs, Florida 33071, and Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 12/30/2025, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Declaratory Judgment.

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

Witness my hand and seal of this Court on this 24th day of November, 2025. Victor D. Crist As Clerk of the Court By: s/ Jennifer Taylor As Deputy Clerk 11/28-12/19/25LG 4T

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-DR-011645

Division: E

JENNIFER LYNN REAGAN Petitioner, and

JASMINE LÁSHAY HOUSE Respondent NOTICE OF ACTION FOR

DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: JASMINE LÁSHAY HOUSE

Last known address: 6140 Paseo Al Mar Blvd. Apt.1327, Apollo Beach, FL 33572 YOU ARE NOTIFIED that an action

for dissolution of marriage has been filed against you and that you are required to

HILLSBOROUGH COUNTY

serve a copy of your written defenses, if any, to it on JENNIFER LYNN REAGAN, whose address is 6353 Vibernum Ct, Apt 439, Apollo Beach, FL 33572, on or before 12/30/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so. a default may be entered against you for the relief demanded in the petition.

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

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

You must keep the Clerk of the Circuit Tou 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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires cer-tain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated November 24, 2025

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

11/28-12/19/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25 015630

Division: D-P MIGUEL ANGEL DIAZ ALONSO, Petitioner,

MARTA DE LA CARIDAD ACOSTA PONCE DE LEON,

Respondent.

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

TO: MARTA DE LA CARIDAD ACOSTA PONCE DE LEON Last Address Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MIGUEL ANGEL DIAZ ALONSO, whose address is 6808 Monique Ave, Tampa FL 33625, on or before 12/30/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily 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

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

Dated November 24, 2025 Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 Bv: /s/ Jessica Saladin Deputy Clerk

11/28-12/19/25LG 4T

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

Case No.: 25-CA-009262 (Div. E) DIRECT GENERAL INSURANCE COMPANY, Plaintiff.

TIFFANY KIA WILSON, PATRICH LARISSA BODDEN FELIPE, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of A.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of C.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of T. T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS, Defendants.

NOTICE OF ACTION TO: PATRICH LARISSA BODDEN FELIPE; Address Unknown:

YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Hillsborough County and you are required to serve a copy of your written defenses and response to the Complaint for Declaratory Judgment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 12/25/2025, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Declaratory Judgment.

This notice shall be published once each week for four (4) consecutive weeks Witness my hand and seal of this Court

HILLSBOROUGH COUNTY

on this 19th day of November, 2025. Victor D. Crist As Clerk of the Court

11/28-12/19/25LG 4T

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

STATE OF FLORIDA JUVENILE DIVISION CASE NO. 23-DP-33 DIVISION C

IN THE INTEREST OF: DOB: 8/6/2012 D.F. MINOR CHILD

By: s/ Jennifer Taylor

As Deputy Clerk

NOTICE OF ACTION **TERMINATION OF PARENTAL RIGHTS**

TO: JOSE VELASQUEZ, 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: D.F. born on 8/6/2012. You are hereby commanded to appear in-person on January 5, 2026, at 2:40 PM before the Honorable Daryl Manning at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 308, Tampa, FL 33602, for an ADVISORY HEARING on Department's Petition for Termination of Parental

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTI-TUTES CONSENT TO THE TERMINA-TION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LE-GAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

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

WITNESS my hand as Clerk of said Court and the Seal thereof, this 21st day of November, 2025.

Victor D. Crist, Clerk of Court 800 E. Twiggs Street, Tampa, FL 33602 Bv: /s/ Santiago Zambrano As Deputy Clerk

11/28-12/19/25LG 4T

MANATEE COUNTY

NOTICE OF ACTION

Manatee County

BEFORE THE BOARD OF PHARMACY IN RE: The license to practice as a

Christian DeAnda, PSI

1157 Cain Mill Rd. Bradenton, Florida 34212

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

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

If no contact has been made by you con-

cerning the above by January 30, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Pharmacy in an informal proceeding. In accordance with the Americans with Disabilities Act persons needing a s

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

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

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

Owner: Heritage Harbour Dentistry, PA 7105 SR 64 E, Unit 102 Bradenton, FL 34212

12/19/25LG 1T

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

CASE NO. 2025CP002703CPAXMA IN RE: ESTATE OF ALBERT J. BECK,

NOTICE TO CREDITORS

The administration of the estate of ALBERT J. BECK, deceased, Case Num-

(Continued on next page)

Deceased

LA GACETA/Friday, December 19, 2025/Page 27

MANATEE COUNTY

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

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

All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITH-IN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OF THIRTY LICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE 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 WITH-IN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PER-IODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AF-TER DECEDENT'S DATE OF DEATH IS BARRED.

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

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

Attorney for Personal Representative: WILLIAM R. MUMBAUER, ESQUIRE WILLIAM R. MUMBAUER, P.A. Florida Bar #308447 Email: wrmumbauer@aol.com 205 N. Parsons Avenue Brandon, FL 33510 813/685-3133

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

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

CASE NO.: 2025CA000556AX FREEDOM MORTGAGE CORPORATION PLAINTIFF,

VS. JAMES W. MCKINNEY II, ET AL., DEFENDANTS. RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant

to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 11th day of December, 2025, and entered in Case No. 2025CA000556AX, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JAMES W. MCKINNEY II; UNKNOWN SPOUSE OF JAMES W. MCKINNEY II; LEXINGTON TOWNHOMES NEIGHBORHOOD ASSOCIATION, INC.; and LEXINGTON HOMEOWNERS' ASSOCIATION, INC are defendants. Angelina Colonnesso as the Clark of the Circuit Court shall sall to the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 A.M. on the 5th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

said Final Judgment, to wit:
Lot 335, Lexington Phase IV, a subdivision,
according to the plat thereof, recorded at
Plat Book 45, Pages 12 through 13, in the
public records of Manatee County, Florida.
IF YOU ARE A PERSON CLAIMING A
RIGHT TO FUNDS REMAINING AFTER
FLE SALE YOU MIST FILE A CLAIM THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.

Dated this 11th day of December, 2025. By: /S/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF

210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN

ESERVICE@MGS-LEGAL.COM 11080-1026755

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 2842 Division Probate

IN RE- ESTATE OF KELLY REPPEL. Deceased.

NOTICE TO CREDITORS

The administration of the estate of KELLY REPPEL, deceased, whose date of death was August 6, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Attn: Probate and Guardianship,

MANATEE COUNTY

P.O. Box 25400, Bradenton, FL 34206 The names and addresses of the personal representative and the personal representative's attorney are set forth below. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's survivby the decedent of the decedent s surviv-ing spouse is property to which the Flor-ida Uniform Disposition of Community Property Rights at Death Act as set forth in Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as cified under Florida Statutes Sections

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 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.

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 12, 2025.

Personal Representative: DIANE REPPEI 380 Aruba Circle #201 Bradenton, FL 34209

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

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

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

CIVIL DIVISION CASE NO. 412025CA000220CAAXMA

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

ISIAH SMITH, et al, Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated October 30, 2025 and entered in Case No. 412025CA-000220CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein MILL CITY MORTGAGE LOAN TRUST 2018-1, WILMINGTON SAVINGS FUND SO-CIETY, FSB, AS TRUSTEE is the Plain-tiff and ISIAH SMITH, the Defendants. Angelina Colonneso, Clerk of the Circuit Court in and for Manatee County, Florida will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, the Clerk's website for on-line auctions at 11:00 A.M. on January 7, 2026, the following described property as set forth in said Order of Final Judgment, to wit:

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your schedulest seven (8) days before your schedulest seven (8) days before your schedulest seven (9) days before your schedulest your schedulest seven (9) days before your schedulest your schedules least seven (7) days before your sched-uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED at Manatee County, Florida, this 5th day of December 2025 RUBIN LUBLIN, LLC Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603

Telephone: (813) 656-8801 Fax: (813) 656-8802 flemailservice@rlselaw.com By: /s/ Brittany L. Harvey

Brittany L. Harvey, Esq Florida Bar No. 124795 TL/24-F000581

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

ORANGE COUNTY

IN THE CIRCUIT COURT FOR

ORANGE COUNTY

ORANGE COUNTY, FLORIDA

PROBATE DIVISION File No. 2025-CP-003956-O Division: Probate

IN RE: ESTATE OF DAVID EDWARD JOHNSON Deceased

NOTICE TO CREDITORS

The administration of the estate of David Edward Johnson, deceased, whose date of death was September 17th, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the personal representa-tive and the personal representative's at-torney are set forth below.

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

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

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

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

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

Personal Representative: Kevin Johnson 13922 Tallowridge Ct. Orlando, FL 32837

Attorney for Personal Representative: Clyde L. Lemon Florida Bar Number: 1032835 Fighter Law 120 East Robinson St. Orlando, FL 32801 Telephone: 407-344-4837 E-Mail: clyde@fighterlaw.com Secondary E-Mail: discovery@fighterlaw.com

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

NOTICE OF SUSPENSION ORANGE COUNTY

To: SHANAVIA SCOTT Case No.: CD202510114/D 3205104

A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 22214 5708, If a request for begging is not 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

NOTICE OF **ADMINISTRATIVE COMPLAINT ORANGE COUNTY**

To: DANIKA EXILUS

Case No.: CD202510014/D 3507035/3402356 An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120,569 and 120,57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance

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

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

CIVIL DIVISION CASE NO. 482025CA006492A001OX

FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff,

DWAYNE LOY, et al, Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated November 14, 2025, and entered in Case No. 482025-CA006492A001OX of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein FIFTH THIRD BANK, NATIONAL ASSOCIATION is the Plaintiff and DWAYNE LOY, LORI E. LOY, COUNTRY LANDING HOMEOWNER'S ASSOCIATION, INC., the Defendants. Tiffany Russell, Clerk of the Circuit Court in and for Orange County Florida will sell in and for Orange County, Florida will sell to the highest and best bidder for cash at www.orange.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on January 13, 2026, the following described property as set forth in said Order of Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE ALL HAT CERTAIN LAND SITUATE
IN ORANGE COUNTY, FLORIDA,
VIZ: LOT 111, COUNTRY LANDING,
ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 23, PAGES 103, 104 AND 105, AS RECORDED IN THE PUBLIC RECORDS OF OR-ANGE COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN ORANGE COUNTY, FLORIDA.

ORANGE COUNTY

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

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

needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County; ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance or immediately upon court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

DATED at Orange County, Florida, this 11th day of December, 2025. RUBIN LUBLIN, LLC Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 656-8801 Fax: (813) 656-8802 flemailservice@rlselaw.com By: /s/ Brittany L. Harvey Brittany L. Harvey, Esq.

TL/25-F000789 12/19-12/26/25LG 2T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-02295-O **Division Probate**

IN RE: ESTATE OF RANDY JAY CUTLER

Florida Bar No. 124795

Deceased. NOTICE TO CREDITORS

The administration of the estate of Ran-In administration of the estate of Rah-dy Jay Cutler, deceased, whose date of death was August 1, 2025, is pending in the Circuit Court for Orange Country, Flori-da, Probate Division, the address of which is 425 N. Orange Ave. #340, Orlando, Florida 32801. The names and addresses the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUB-LICATION 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 FLORI-DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative: Kim Collins f/k/a Kim Tarantello 811 Johns Point Drive Oakland, Florida 34787 Attorney for Personal Representative:

Rachel M. Alvarez, Esq. E-mail Addresses: rma@rachelalvarez.com assistant@rachelalvarez.com Florida Bar No. 702961 The Alvarez Law Firm 1035 S. Semoran Boulevard, Ste. 1021F Winter Park, Florida 32792 Telephone: (407) 970-2954

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

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 2759 Division Probate

IN RE: ESTATE OF JUNIE LAFOSSE-FONTUS Deceased.

AMENDED NOTICE TO CREDITORS

The administration of the estate of JUN-It LAFOSSE-FONTUS, deceased, whose date of death was January 27, 2025, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, FL. The names and addresses of the newport to the proportion of the proport dresses of the personal representative and the personal representative's attorney are set forth below.

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

ORANGE 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 PUBLI-CATION 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 de-cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must

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

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

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

The date of first publication of this notice is 12/19/2025.

Personal Representative: /s/ KRISHNA T. PIERRE 1412 Marlowe Ave., Unit 310 Davenport, Florida 33896

Attorney for Personal Representative: /s/ Krystal A. Nunez KRYSTAL A. NUNEZ, ESQ. Attorney Florida Bar Number: 1005559 P.O. Box 120112
Clermont, Florida 34712
Clelemont, Florida 34712
Telephone: (407) 791-6735
E-Mail: Krystal@krystallaw.com
Secondary E-Mail:
admin@krystallaw.com

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

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA Case No.: 2025-CA-009514-O

CANDICE SCOTT,

JOSEPH F. BASILE, JR, JAMES BASILE & TERESA BASILE-DENNEY, Defendants

NOTICE OF ACTION – CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION

TO: JAMES BASILE, current address 4418 North Lane, Orlando, FL 32808.

YOU ARE HEREBY NOTIFIED that a complaint for partition has been filed and commenced in this court and you are required to serve a copy of your written defenses, if any, to it on Rocky Rinker, attorney for the Plaintiff, whose address is 735 Arlington Ave N, Suite 203, St. Petersburg, FL 33701 and file the original with the clerk of the above styled court on or before 30 days from the first date of publication of this notice; otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

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

WITNESS my hand and the seal of said court at Orange County, Florida on this 4th day of December, 2025.

Tiffany Moore Russell As Clerk of Circuit Court 425 N. Orange Ave., Suite 350

Orlando, FL 32801 By /s/ Rosa Avilés As Deputy Clerk

Rocky Rinker, Attorney at Law, P.A.

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

NOTICE OF ADMINISTRATIVE COMPLAINT

ORANGE COUNTY To: DANIELLO A. ALTIMERA

Case No.: CD202505469/D 3504607/3502569 An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida 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.

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

OSCEOLA COUNTY

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA
PROBATE DIVISION

File No. 2025 CP 802

IN RE: ESTATE OF LINDA BARTOLI

NOTICE TO CREDITORS

The administration of the estate of Linda Bartoli, deceased, whose date of death was September 18, 2025, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Ste. 2000, Kissimmee, FL 34745. The names and address-

OSCEOLA COUNTY

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

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

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

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

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

Personal Representative: Matthew A. Bartoli 8711 #2 Road Howey In The Hills, FL 34737

Attorney for Personal Representative: Patrick L. Smith Attorney Florida Bar Number: 27044 179 N US Hwy 27, Suite F Clermont, FL 34711 Telephone: (352) 204-0305 Fax: (352) 989-4265 E-Mail: patrick@attorneypatricksmith.com Secondary E-Mail: becky@attorneypatricksmith.com

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

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

CASE NO. 492025CA000285XXXAXA

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I

ELSA ORTIZ, et al,

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order dated November 17, 2025 and entered in Case No. 492025CA000285XXXAXA of the Circuit 492025CA000285XXXAXA of the Circuit Court of the NINTH Judicial Circuit in and for Osceola County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I is the Plaintiff and ASSOCIATION OF POINCIANA VILLAGES, INC, KAREN A. HERNANDEZ, OSCEOLA COUNTY, the Defendants. Kelvin Soto, Esq., Clerk of the Circuit Court in and for Osceola County, Florida will sell to the highest and best Florida will sell to the highest and best bidder for cash at the Osceola County Courthouse, 2 Courthouse Square, Suite 2600/Room 2602, Osceola Florida, at 1:00 a.m. on January 20, 2026, the f lowing described property as set forth in said Order of Final Judgment, to wit:

LOT 16, BLOCK 2213, POINCIANA NEIGHBORHOOD I, VILLAGE 5, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 144 THROUGH 158, PUBLIC RECORDS OF OSCEOLA COUNTY, FI ORIDA

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 at Osceola County, Florida, this 11th day of December, 2025. RUBIN LUBLIN, LLC Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 656-8801 Fax: (813) 656-8802 flemailservice@rlselaw.com By: /s/ Brittany L. Harvey Brittany L. Harvey, Esq. Florida Bar No. 124795 TL/24-F000489

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

OSCEOLA COUNTY

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA CASE NO.: 2024-CA-000725

CARRINGTON MORTGAGE SERVICES

Plaintiff. ELBA LUNA; GRAMERCY FARMS MASTER ASSOCIATION, INC.,

Defendants

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered on November 3, 2025, in the above-captioned action, the following property situated in Osceola County, Florida, described as:

LOT 489 OF GRAMERCY FARMS
PHASE 8, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT
BOOK 27, PAGE(S) 196-197, OF THE
PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, Kelvin Soto, Esq., on the 3rd day of February, 2026 at 11:00 a.m. at the Osceola County Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741, to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

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. ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079 at least 7 days 2417, fax 407-835-5079 at least 7 days before your scheduled court appearance, or immediately if you receive less than a 7 day is notice; if you are hearing or voice impaired, call 711.

Dated this 7th day of November, 2025

s/Michael C. Coyle MICHAEL C. COYLE, ESQ. Florida Bar No.: 1054501 Email: mcoyle@storeylawgroup.com STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd., Suite 300 Orlando, FL 32804 Telephone: 407-488-1225 Facsimile: 407-488-1177 Secondary Email: sbaker@storeylawgroup.com Attorneys for Plaintiff

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

NOTICE OF ADMINISTRATIVE COMPLAINT **OSCEOLA COUNTY**

To: ZION REID

Case No.: CD202409030/D 3436543 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

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

NOTICE OF SUSPENSION OSCEOLA COUNTY

To: TADRE M. WILLIAMS Case No.: CD202508557/D 3501412

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

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

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

CASE NO. 2025 CA 002132 MF DIVISION 20B

BRIGHTHOUSE LIFE INSURANCE COMPANY F/K/A METLIFE INSURANCE COMPANY USA, Plaintiff.

DAVID JONES; UNKNOWN SPOUSE OF DAVID JONES; KATTIA JONES; UNKNOWN SPOUSE OF KATTIA UNKNOWN SPOUSE OF KATTIA
JONES; OSCEOLA COUNTY BOARD
OF COUNTY COMMISSIONERS;
OSCEOLA COUNTY AND HUMAN
SERVICES; SOUTHPORT BAY PHASE
I HOMEOWNERS' ASSOCIATION,
INC.: SOUTHPORT BAY MASTER
HOMEOWNERS' ASSOCIATION, INC. INC.; SOUTHPORT BAY MASTER HOMEOWNERS' ASSOCIATION, INC.; SOLAR MOSAIC, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

OSCEOLA COUNTY

NOTICE OF ACTION

TO: KATTIA JONES Last Known Address: 4668 Huron Bay Cir, Kissimmee, FL 34759 Current Address: N/A Previous Address: N/A

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

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

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

LOT 51, SOUTHPORT BAY, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 25 AND 26, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY

This property is located at the street address of: 4668 Huron Bay Cir, Kissimmee, FL 34759.

YOU ARE REQUIRED to serve a copy of your written defenses on or before January 26, 2026, a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either and file the original with this Court either before service on Plaintiff's Attorney, or im-mediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

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

IN ACCORDANCE WITH THE AMERICAN'S WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534 4686 at least 7 days before your scheduled court appearance, or immediately upon re-ceiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of the court on December 3 2025.

Kelvin Soto, Esq. Clerk of The Circuit Court Attorney for Plaintiff: Annalise Hayes DeLuca, Esq.
Elizabeth A. Wulff, Esq.
Michelle Mason, Esq.
MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: 404-474-7149 ServiceFL@mtglaw.com

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

PASCO COUNTY

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001825

IN RE: ESTATE OF JAMES PAUL HAWKINS, JR., A/K/A JAMES P. HAWKINS, JR., A/K/A JAMES HAWKINS, JR., A/K/A JAMES HAWKINS, A/K/A JIM P. HAWKINS,

NOTICE TO CREDITORS

The administration of the estate of James Paul Hawkins, Jr., a/k/a James P. Hawkins, Jr., a/k/a James Hawkins, Jr., a/k/a James Hawkins, Jr., a/k/a Jim P. Hawkins, deceased, whose date of death was February 13, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth be-

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.

PASCO COUNTY

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

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

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

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

Attorney for Personal Representative: /s/ Linda S. Faingold, Esquire Florida Bar Number: 011542 5334 Van Dyke Road Lutz, Florida 33558 Telephone: (813) 963-7705 Fax: (888) 673-0072 E-Mail: linda@tampabayelderlaw.com

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

NOTICE OF **ADMINISTRATIVE COMPLAINT** PASCO COUNTY

To: AMER ALI

Case No.: CD202505792/D 3109037/3502564 An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance

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

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

CIVIL DIVISION Case No. 2025CC005404

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

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

AMENDED NOTICE OF SALE **PURSUANT TO CHAPTER 45** (to reflect correct year of sale only)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC005404, of the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein GULF LANDINGS ASSOCIATION, INC. is Plaintiff, and KELLY BROWN, a single woman, is Defendant, the Clerk of the Pasco County Court will sell to the highest bidder for cash on January 15, 2006 in an bidder for cash on January 15, 2026, in an online sale at www.pasco.realforeclose.com, beginning at 11:00 a.m., the following property as set forth in said Final Judgment, to wit:

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

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

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.

Any persons with a disability requiring commodations should call 727-464accommodations should call 727-464-4062; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding. Dated December 12, 2025

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

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

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

CASE NO.: 2024-CA-002568-CAAXES CARRINGTON MORTGAGE SERVICES,

Plaintiff,

JONATHAN MCCLAM, et al., Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pur suant to the Uniform Final Judgment of Foreclosure entered on October 31, 2025 in the above-captioned action, the following property situated in Pasco County, Florida, described as: Lot 28: The South 70 Feet of The

North 715 Feet of The East 1/4 of The Northwest 1/4 of The North-east 1/4 of Section 22, Township 26 South, Range 21 East, Pasco County, Florida. LESS the West 173.84 Feet; and LESS the East 15 Feet for Ingress and Egress.

Shall be sold by the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., on the 3rd day of February, 2026 at 11:00a.m. (Eastern Time) at www.pasco.realfore-close.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

PASCO COUNTY

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 dates of the provision of the provision of certain assistance. days of your receipt of this notice please days of your receipt of this notice please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities peeding transportation to court should needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services

Dated this 6th day of November, 2025. s/Michael C. Coyle MICHAEL C. COYLE, ESQ.

Florida Bar No.: 1054501 Email: mcoyle@storeylawgroup.com STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd., Suite 300 Orlando, FL 32804 Telephone: 407-488-1225 Facsimile: 407-488-1177 Secondary Email: sbaker@storeylawgroup.com Attorneys for Plaintiff

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

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**

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, Plain-Live Oak Avenue, Suite 4, Dade City, FL 33523; otherwise, a default will be entered against you for the relief demanded in the Complaint. Due on or before January 12th,

This notice shall be published once a yeek for four consecutive weeks in La Gaceta.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or vision impaired, call 711.

DATED on 12/5/2025 If you are a person with a disability who

DATED on 12/5/2025 Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: /s/ Haley Joyner Deputy Clerk

Warren Law Firm, PLLC 38008 Live Oak Ave, Dade City, FL 33523 12/12-1/2/26 4T

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

CASE NO.: 2025CC006242CCAXES HERITAGE HILLS OF PASCO HOMEOWNERS ASSOCIATION, INC., Plaintiff.

VS. JEFFREY AI DERMAN FRANKLIN and SHARDEY LORETTA WALKER,

NOTICE OF ACTION

TO: SHARDEY LORETTA WALKER 13856 Wineberry Drive Dade City, FL 33525

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

Lot 26, Block E, SUWANNEE LAKE-SIDE PHASE 2 AND 3, according to the plat as recorded in Plat Book 87 Pages 1, of the Public Records of Pasco County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 1/12/2026 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this Notice of Action please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey,

(Continued on next page)

LA GACETA/Friday, December 19, 2025/Page 29

PASCO COUNTY

FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

WITNESS my hand and the seal of this Court on December 9, 2025.

By: /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff B | R File: 020151.00010

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT FOR PASCO COUNTY, FL PROBATE DIVISION

FILE NUMBER: 25-CP-001696

IN RE: THE ESTATE OF ARTHUR WILLIAM FROTTEN, aka ARTHUR W. FROTTEN, aka ARTHUR FROTTEN, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Arthur William Frotten, aka Arthur W. Frotten, aka Arthur Frotten, deceased, whose date of death was August 11, 2025 is pending in the Circuit Court of Pasco County, Florida, the address of which is 38053 Live Oak Avenue, Dade City FL 33523-3894. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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.

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

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

The date of first publication of this Notice is December 12, 2025.

Personal Representative: Janet Frotten 4217 Chase Dr Wesley Chapel FL 33543 Attorney for Personal Repre

Attorney for Personal Representative: SONYA C. COLON, ESQ. 13311 Winding Oak Ct, Suite A Tampa FL 33612 FL Bar #35491 Office: 813-969-0331 Fax: 813-969-2140

Email: sonya.colon.esq@gmail.com 12/12-12/19/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No.: 2025-CP-001924-ES
Division: Probate

IN RE: ESTATE OF WILLIAM L. SHERLOCK Deceased.

NOTICE TO CREDITORS

The administration of the estate of WIL-LIAM L. SHERLOCK, deceased, whose date of death was October 9, 2024 is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE

PASCO COUNTY

AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 12, 2025.

Personal Representative: Thomas L. Sherlock 6201 N. Caldwell Avenue Chicago, IL 60646 Attorney for Personal Representative:

Attorney for Personal Representative Paul James Monsanto, Esq. Florida Bar Number: 1025961 26852 Tanic Drive, Suite 102 Wesley Chapel, FL 33544 Telephone: (813) 997-5290 E-Mail: paul@pjmattorneys.com

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

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 RELATED RELIEF has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MELANIE QUATTRONE, ESQ., Attorney for the Petitioner, whose address is 16114 N Florida Ave., Lutz, FL 33549, on or before January 12, 2026 and file the original with the clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated 12/8/2025 Clerk of the Circuit Court By: /s/ Rita Meyer Deputy Clerk Quattrone Family Law

IN THE CIRCUIT COURT FOR

12/12-1/2/26 4T

PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP000712CPAXWS
IN RE: ESTATE OF
CATHERINE M. PERUSICH

Deceased NOTICE TO CREDITORS

The administration of the estate of CATHERINE M. PERUSICH, deceased, whose date of death was August 4, 2024; File Number 2025CP000712CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE OF T

TICE ON THEM.

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

AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE

CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is December 12, 2025.

Personal Representative: LAURA L. YASAK 6441 Bush Place Downers Grove, IL 60515

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

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

CIVIL DIVISION

CASE NO. 2024CA000167CAAXES

PASCO COUNTY

WILMINGTON SAVINGS FUND SOCI-ETY, FSB, NOT IN ITS INDIVIDUAL CA-PACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2022-R3

Plainti

ULRICK GERMAIN, et al, Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Amended Final Judgement dated October 4, 2025 and entered in Case No. 2024CA-000167CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLE-LY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2022-R3 is the Plaintiff and ASHLEY PINES HOM-EOWNERS ASSOCIATION, INC., BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2007, ULRICK GERMAIN, UNKNOWN SPOUSE OF GERMAIN ULRICK the Defendants. Nikkie Alvarez-Sowles, Clerk of the Circuit Court in and for Pasco County, Florida will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at 11:00 AM on January 7, 2026, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 18, BLOCK 6, ASHLEY PINES, ACCORDING TO THE PLAT THERE-OF, AS RECORDED IN PLAT BOOK 54, PAGES 88 THROUGH 96, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

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

DATED at Pasco County, Florida, this 5th day of December, 2025

5th day of December, 2025. RUBIN LUBLIN, LLC Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 656-8801 Fax: (813) 656-8802 flemailservice@rlselaw.com By: /s/ Brittany L. Harvey Brittany L. Harvey, Esq. Florida Bar No. 124795

TL/103729

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

IN THE CIRCUIT COURT OF THE SIXTH JUDIC CALINITY EIN AND FOR

PASCO COUNTY, FLORIDA CASE NO. 2025CP2052ES

IN RE: ESTATE OF GLENN ANGELO RIDDLE, Deceased

NOTICE TO CREDITORS

The administration of the estate of Glenn Angelo Riddle, deceased, whose date of death was 4/5/2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue Dade City, FL 33523. The name and address of the petitioner 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 petitioner 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 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 12, 2025.

PASCO COUNTY

Signed on this 9th day of December, 2025.

/s/ Gerald Collette
Gerald Collette, Petitioner
16703 Early Riser Ave
Land O Lakes FL 34638-0192
727-457-0300
jerrycollette@gmail.com

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

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

Case No. 25-CP-001712

IN RE: ESTATE OF BERNICE ALICE COLLINS, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Bernice Alice Collins, deceased, whose date of death was August 31, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The first date of publication is December 12, 2025.

Personal Representative: Anthony Stokes 10625 Scenic Hollow Drive Riverview, Florida 33578 Attorney for Personal Representative:

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

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

PROBATE DIVISION File No. 2025CP001265 Division Probate

Division Probate

IN RE: ESTATE OF

MICHAEL WILLIAM WEBER

Deceased. NOTICE TO CREDITORS

The administration of the estate of MICHAEL WILLIAM WEBER, deceased, whose date of death was June 15, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney

are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative: TARA RICKERT 41 Washington St Peru, NY 12972

Attorney for Personal Representative: DAVID J. DAY, ESQ. Attorney Florida Bar Number: 128325

PASCO COUNTY

DAY LAW OFFICE
P.O. Box 5535
Spring Hill, FL 34611
Telephone: (352) 684-6545
Fax: (352) 684-4529
daylaweservice@daylawteam.com
daylawprobate@daylawteam.com

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP001790CPAXES
IN RE: ESTATE OF
CHRISTOPHER LITTLE BEAR INGRAM

Deceased

NOTICE TO CREDITORS

The administration of the estate of CHRISTOPHER LITTLE BEAR INGRAM, deceased, whose date of death was October 28, 2023; File Number 2025CP-001790CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PER-IOD 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 12, 2025.

Personal Representative: FELICIA DONIELLE INGRAM 4426 Fieldview Circle Wesley Chapel, FL 33545

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

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number: 2025-CP-001642

Division: 01
IN RE: ESTATE OF
SUZANNE L. CERUTO

Deceased.

NOTICE TO CREDITORS

The administration of the estate of Suzanne L. Ceruto, deceased, File Number: 2025-CP-001642, whose date of death was 02/24/2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth be-

low.

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

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative: Joel Crosby 635 W. 42 Street, Apt 8B New York, New York 10036

Attorney for Personal Representative:
Constance L. Brandenburg, Esq.
Florida Bar Number: 108855
Constance L. Brandenburg, P.A.
P.O. Box 661506
Miami Springs, Florida 33166
Telephone (305) 887-8666
Fax (305) 887-8816
Email: cb187@bellsouth.net

12/12-12/19/25LG 2T (Continued on next page)

PASCO COUNTY

NOTICE OF ACTION Pasco County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Nursing

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

CASE NO.: 2022-33741 LICENSE NO.: CNA370557

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

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

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

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

PINELLAS COUNTY

Notice of Public Auction

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

2180 BELCHER RD S. LARGO FL 33771 Jessica Isbister \$558.90 13240 WALSINGHAM RD. LARGO, FL 33774 \$281.30 D279 Matthew Peterson \$417.20 C248 Anthony Tubolino C242 \$474 Mercy Hill 4015 PARK BLVD. PINELLAS PARK, FL 33781 Tarnesha King D280 \$1032.20 Denise Singh C017 \$721 D231 \$462.65 Megan Demonbreun 6249 SEMINOLE BLVD SEMINOLE FL 33772 425 \$352 55 Fric Smith Flenard Edwards 431 \$458.03 \$563.40 Carolyn Watson 933 \$664 15 Eulimar Pedrique 5200 PARK ST. ST PETERSBURG FL 33709 283 Forrest West \$946.10 \$489.20 Britney Mallen 558 \$619.35 Sheha Walker 6118 US HWY 19 N. NEW PORT RICHEY, FL 34652 B223 \$458.15 Chantal Henry \$296.95 Christian Pastore B341 \$285.50 David Frizalone

12420 STARKEY RD. LARGO, FL 33773 Kevin Dennis D026 \$805.20 5631 US HWY 19 NEW PORT RICHEY, FL 34652 Caleb Webb 1610 \$921.60 Kathleen McLean 10314-10340 US HWY 19 PORT RICHEY, FL 34668 2130 \$337.40 William Sheehan \$1279.30 Anton Nowak 2507 1458 \$258 20 Octavia Green \$397.70 2563 Tereon Greene \$281.30 Luz Reyes 975 2ND AVE S. ST. PETERSBURG, FL 33705 \$764.90 5064 Vishesh Prasad \$790.40 Deondra Gaines 2002 6209 US HWY 19 NEW PORT RICHEY FL 34652 \$330.95 Anthony Savarse Cynthia Wagner F-039 \$563.40 12/19-12/26/25LG 2T

NOTICE OF ACTION

Pinellas County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Licensed 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

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

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

CIVIL DIVISION Case No. 21-009063-CO

PINELLAS COUNTY

BRIAR CREEK MOBILE HOME COMMUNITY II, INC., a Florida not-for-profit corporation,

LANI A. KIMMEL and UNKNOWN TENANT, Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 21-009063-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein BRIAR CREEK MOBILE HOME COMMUNITY II, INC. is Plaintiff, and LANI A. KIMMEL, is Defendant, the Clerk of the Pinellas County Court will sell to the highest bidder for cash on **January 29**, **2026**, in an online sale at www.pinellas.realforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

That certain condominium parcel described as Lot 7, Block "S", of BRIAR CREEK MOBILE HOME COMMUNITY II, A CONDOMINIUM, according to the Declaration of Condominium thereof. Declaration of Condominium thereor, as recorded in Book 5039, Page 1378, and recorded in Condominium Plat Book 42, Page(s) 86 through 94, inclusive, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with any undivided share in the common elements appurtenant to such unit. Together with that 1981 CELT Mobile Home unit situate thereon with VIN #s KBFLSNA243132 and KBFLSNB243132 and Title #s 21007186 and 21007187.

Property Address: 130 Vinewood Drive, Safety Harbor, FL 34695-4687

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale. days after the sale.

Any persons with a disability requiring accommodations should call 727-464-4062; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding. Dated December 15, 2025

/s/ Scott B. Tankel 7s/ Scott B. Tankel PRIMARY E-MAIL: pleadings@tankellawgroup.com Scott B. Tankel, Esq., FBN 118453 TANKEL LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 Attorney for Plaintiff

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

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

LASTFLYDEALS.COM

Owner: Sky Alliance Air, LLC 7901 4th Street N, Suite 300 St. Petersburg, FL 33702

12/19/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

MY DARLING GROOMER

Owner: Darling Elliott 3305 W. Louisiana Ave Tampa, FL 33614

12/19/25LG 1T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 25-004636-FD

JOAN HENDERSON.

Petitioner,

GEBERT ANDERSON, Respondent.

NOTICE OF ACTION FOR 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 Cirrou must keep the Clerk of the Cir-cuit Court's office notified of your cur-rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents 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

LEGAL ADVERTISEMENT PINELLAS COUNTY

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,

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

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

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

Dated 11/21/2025 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith

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

SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

Case Number: CV2025-011716

David Sanchez, et al. Name of Plaintiff

Brett A Bailey, et al.

Name of Defendant

SUMMONS

FROM THE STATE OF ARIZONA TO: BRETT A BAILEY

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".

2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/ her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on the top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case

- document in this case. 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first pub-
- 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
- 5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
- 6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your schèduled court date.

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

SIGNED AND SEALED this Date: April 02, 2025 JEFF FINE Clerk of Superior Court

By: C. MCWHORTER Deputy Clerk

Ruben Canastillo, Attorney for Plaintiff

PINELLAS COUNTY

231 W. Thomas Rd. Ste. #2 Phoenix, AZ 85013 AZ Bar Number: 035488 litigation@azinjuryattorneys.org

12/19-2/9/26LG 4T

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

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

NOTICE TO CREDITORS

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

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

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

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

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

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

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

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

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

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

IN THE COUNTY COURT IN AND FOR PINELLAS COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 25-008658-CO, SECTION 40 KEYSTONE ESTATES HOMEOWNERS ASSOCIATION, INC.,

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

Defendants. NOTICE OF SALE

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

Lot 17, KEYSTONE RIDGE ESTATES, according to plat thereof as recorded in Plat Book 140, Pages 5-11 inclusive, of the Public Records of Pinellas County, Florida.

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

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

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the 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 the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot ac-commodate such requests. Persons with disabilities needing transportation to court should contact their local public transpor-tation providers for information regarding transportation services.

/s/Charles Evans Glausier Charles Evans Glausier, Esquire Florida Bar No.: 37035 cglausier@glausierknight.com GLAUSIER KNIGHT JONES, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, FL 33602 Telephone No.: (813) 440-4600 Attorneys for Plaintiff 12/19-12/26/25LG 2T

IN THE COUNTY COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND FOR

PINELLAS COUNTY

PINELLAS COUNTY, FLORIDA

CASE NO.: 25-005401-CI TIERRA SHORES TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation,

Plaintiff CATHLEEN MCGILL f/k/a CATHLEEN
C. CLEMSON f/k/a CATHLEEN
MCCAFFERTY; BRIAN SCOTT MCGILL;
TODD CRAIG MCGILL; KERRY
LEA MCGILL n/k/a KERRY PONDO;
ASSET ACCEPTANCE, LLC; and ALL

UNKNOWN PARTIES IN POSSESSION,

PLAINTIFF'S NOTICE OF ACTION

TO: CATHLEEN MCGILL f/k/a CATHLEEN C. CLEMSON f/k/a CATHLEEN MCCAFFERTY:

Defendant(s).

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

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

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

This action has been filed against you as Defendant, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff's attorney, whose address is Sheila M. Lake, Esq., Lake Law Firm, P.A., 475 Central Avenue, Suite 402, St. Petersburg, FL 33701, on or before 28 days after first publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

DATED this 15th day of December, 2025.

Ken Burke Clerk of the Circuit Court and Comptroller 315 Court St, Clearwater, FL 33756-5165 By: /s/ Thomas Smith

Deputy Clerk

IN RE: ESTATE OF

GARY NAVARRO.

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

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

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

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

Name Address NICK NAVARRO 804 Rollins Drive

Davenport, FL 33837 ALL INTERESTED PERSONS ARE NO-TIFIED THAT:

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

All creditors of the estate of the decedent and persons having claims or de-mands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Sum-mary Administration must file their claims mary 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
DEBIOD ANY OLAIM FILED TWO (2) PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Person Giving Notice: **NICK NAVARRO** 804 Rollins Drive Davenport, FL 33837

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

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

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

CIVIL DIVISION CASE NO.: 25-005885-CI NATIONSTAR MORTGAGE LLC

JOHN M. PEREA A/K/A JOHN PEREA. Defendant(s)

NOTICE OF ACTION

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

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

(Continued on next page)

LA GACETA/Friday, December 19, 2025/Page 31

Plaintiff,

PINELLAS COUNTY

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

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

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

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

Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756-5165 By: s/ Stevie Ayars As Deputy Clerk

Miller, George & Suggs, PLLC 12/19-12/26/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 25-004596-CI

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

THOMAS FORBES, ET AL. Defendant(s).

NOTICE OF ACTION

TO: THOMAS FORBES RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 5725 12th Avenue North Unit 302-D, Saint Petersburg, FL 33710

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

UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 5725 12th Avenue North Unit 302-D, Saint Petersburg, FL 33710

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

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

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 Hillshor boro 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 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

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

Date: December 11, 2025 Ken Burke, Pinellas County Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Stevie Ayars Deputy Clerk of the Court

Tromberg, Miller, Morris & Partners, PLLC 12/19-12/26/25LG 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:

PINELLAS COUNTY

THE FIT YOGI BEE Owner: Bianca Rogers, on behalf of BR Wellness, LLC 7901 4th Street N #30018 St. Petersburg, FL 33702

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

12/19/25LG 1T

FLORIDA NEWREZ LLC D/B/A MORTGAGE SERVICING, LLC D/B/A SHELLPOINT

vs.

AARON BLAISE KADISON; et al.,
Defendants. Case No: 2025-CA-003407

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant Final Judgment of Foreclosure dated 12/02/2025, and entered in Case No. 2025-CA-003407 of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and AARON BLAISE KADISON; MARLAINA RAE BOVEE; UNKNOWN SPOUSE OF AARON BLAISE KADISON; UNKNOWN SPOUSE OF MARLAINA RAE BOVEE; UNKNOWN TENANT #1; UNKNOWN ENANT #2, are Defendant(s), Ken Burke CPA, Pinellas County Clerk of Courts, will sell to the highest and best bidder for cash at www.pinellas.realforeclose. com at 10:00 a.m. on January 7, 2026 the following described property set forth in said Final Judgment, to wit: LOT 70, WHISPERING PINES ESTATES

FIRST ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, PAGE 34, OF THE PUBLIC RECORDS OF

34, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Commonly known as: 2003 Whispering Pines St, Largo, FL 33774
Any person or entity claiming an interest in the outplus of the country claiming and interest in the outplus of the country claiming and interest in the outplus of the country claiming and interest in the outplus of the country of the

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

be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED December 11, 2025

Alexandra Kalman, Esq. Florida Bar No. 109137 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails: akalman@lenderlegal.com EService@LenderLegal.com

/s/ Alexandra Kalman

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA. CASE No. 24-002824-CI MORTGAGE ASSETS MANAGEMENT,

LLC, PLAINTIFF,

ANTONIA M. REARDON, ET AL. DEFENDANT(S).

NOTICE OF FORECLOSURE SALE NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated November 19, 2025 in the above action, the Pinellas County Clerk of Court will sell to the highest bidder for cash at Pinellas, Florida, on January 27, 2026, at 10:00 AM, at www.pinellas.realforeclose.com for the following described property:

at www.pirieuss.realineloses.com for the following described property:

LOT 9, BLOCK 59, MEADOW LAWN,

11TH ADDITION, ACCORDING TO A

PLAT THEREOF RECORDED IN PLAT

BOOK 50, PAGE 5, OF THE

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 change time of sale shall be published as provided

Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff 600 West Hillsboro Boulevard

Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com Bidder Number: 202

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. with disabilities transportation to court should contact their local public transportation providers for information regarding transportation services. 11080-1025949

> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

> > File No. 25-011041-ES

IN RE: ESTATE OF MARIA OVELIA CIFUENTES DE SU-

Deceased NOTICE TO CREDITORS

The administration of the estate of MARIA OVELIA CIFUENTES DE SUAR-EZ, deceased, whose date of death was February 1, 2025, is pending in the Circuit

PINELLAS COUNTY

Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: EDILBERTO SUAREZ GONZALEZ 29081 US Highway 19 North, Lot 9 Clearwater, Florida 33761

Attorney for Personal Representative: Attorney for Personal Represen S. Noel White Florida Bar Number: 0823041 Sylvia Noel White P.A. 1108 South Highland Avenue Clearwater, Florida 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail:

noel@clearwaterprobateattorney.com 12/19-12/26/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 25-011044-ES

IN RE: ESTATE OF LAWRENCE EDWARD MORRISON SR. a/k/a LAWRENCE EDWARD MORRISON a/k/a LAURENCE E. MORRISON, Deceased.

NOTICE TO CREDITORS

The Administration of the Estate of Lawrence Edward Morrison Sr. a/k/a Lawrence Edward Morrison, Deceased, whose date of death was August 23, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211 Florida Statutes. The written demand must be filed with the Clerk.

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

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

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

Personal Representative: Lawrence Edward Morrison, Jr. Jacksonville, North Carolina 28546 Attorney for Personal Representative:

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

12/19-12/26/25I G 2T

NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE **FORECLOSURE**

Re: Voyager Beach Club Condominium Association, Inc. Pinellas County, Florida NOTICE IS HEREBY GIVEN that, pursuant to an action for non-judicial foreclosure ant to an action for non-judicial rofectosure of timeshare units on the Claim of Lien, which is dated August 19, 2025, and was recorded August 20, 2025 in the Official Records of Pinellas County, Florida as Instrument #2025240475, I will sell, to the highest and best bidder for cash, at VOY-

PINELLAS COUNTY

AGER BEACH CLUB CONDOMINIUM ASSOCIATION, INC, Resort Manager's Office, 11860 Gulf Boulevard, Treasure Island, FL 33706, on the 16th day of December, 2025 at 11:00 am, the following described real property located in Pinellas County, Florida to-wit County, Florida, to-wit:

Unit Numbers and Week Numbers as set forth below in VOYAGER BEACH CLUB, A Condominium, according to the Declara tion of Condominium thereof, as recorded in Official Records Book 5477, Page 1561 et seq. 1631, in the Public Records of Pi-nellas County, Florida, and all subsequent amendments and exhibits thereto, if any. Unit Number: Week Number:

TO: Owner(s)

Address Unit /Week Number(s) Amount due:

Paula Louise Schmidt 4604 49th Street N #10037 St Petersburg, FL 33709 The assessment lien created by the Claim

of Lien was properly created and authorized pursuant to the timeshare instrument and applicable law, and the amounts secured by said lien are as set above. You may cure the default at any time prior

to the public auction by paying the amount due, as set forth in this notice, to the un-dersigned Trustee at the address set forth THIS NOTICE OF PUBLIC AUCTION/ SALE is dated this 4th day of December,

THOMAS L AVRUTIS THOMAS L AVRUTIS, AS TRUSTEE FOR VOYAGER BEACH CLUB CONDO-MINUM ASSOCIATION, INC 201 Fletcher Avenue, Second Floor Sarasota, FL 34237 Telephone (941) 955-7715 Facsimile (941) 953-7625

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

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

CASE NO. 25-005241-CI

TODD C. WERNER,

Plaintiff,

WORLDWIDE TRUSTEE SERVICES LLC, AS TRUSTEE OF THE 50421 LAND TRUST DATED FEBRUARY 6, 2019; et al.; Defendants

NOTICE OF ACTION

TO: Defendants, RANDOLPH BERNARD HEGWOOD AKA RANDY HEGWOOD UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2, and any and all Unknown Parties claiming by, through under, and against the herein named Individual Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or other Claimants

YOU ARE NOTIFIED that an action to impose and foreclose an equitable lien on the following property in Pinellas County,

That certain parcel consisting of Apartment 306, of Caravel I, Capri Isle Condominium Apartments, Unit Number One, a Condominium, according to the Condominium Plat Book 7, Pages 60 and 61, Public Records of Pinellas County, Florida and being further described in that certain Declaration of Condominium recorded March 18, 1971 in Official Records Book 3505, Pages 790 through 821, together with such additions and amendments to said Declaration and amendments to said Declaration and Condominium Plat as from time to time may be made, all as recorded in the Public Records of Pinellas County, Florida; together with all exhibits attached thereto and made a part thereof; and together with an undivided share in the common

elements appurtenant thereto. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Kristine M. Reighard, Esquire, plantiff's attorney whose address is Reighard Law & Title, PLLC, 2451 N McMullen Booth Rd #245, PLLC, 2451 N McMullen Booth Rd #245, Clearwater, FL 33759, within 30 days from first publication, and file the original with the Clerk of this court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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 notifi cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711.

Dated on December 5th, 2025 Ken Burke, Pinellas County Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk

Reighard Law & Title 12/12-1/2/26LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-010446-ES

Division 004

IN RE: ESTATE OF JUNE FLANIGAN Deceased.

NOTICE TO CREDITORS

The administration of the estate of June Flanigan, deceased, whose date of death was October 1, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 23766 Theomosca and address. Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set

PINELLAS COUNTY

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 THE NOTICE. LICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative: /s/ Patrick Flanigan
Patrick Edmond Flanigan, Jr. 733 W. 14th Street Port Angels, Washington 98363 Attorney for Personal Representative:

/s/ Ann-Eliza M. Taylor Ann-Eliza M. Taylor Florida Bar Number: 70852 Older Lundy Koch & Martino 1000 W. Cass Street Tampa, Florida 33606 Telephone: (813) 254-8998 Fax: (813) 839-4411 E-Mail: ataylor@olderlundylaw.com Secondary E-Mail: dmorris@olderlundylaw.com

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

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

CIVIL DIVISION Case No.: 24-004296-CI Division: Section 7

REGIONS BANK d/b/a REGIONS MORTGAGE, Plaintiff,

JEREMY A. MILLER and UNKNOWN SPOUSE OF JEREMY A. MILLER, if living, and all unknown parties claiming by, through, under or against the above named Defendants who are not known unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants claimants. other claimants, claiming by, through, under or against the above-named Defendants; UNKNOWN TENANT #1; and UNKNOWN TENANT #2,

NOTICE OF SALE

Notice is hereby given that, pursuant to an Order Rescheduling Foreclosure Sale and a Uniform Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Pinellas County. Florida, Ken Burke, the Clerk of the Circuit Court, will sell the property situate in Pinellas County, Florida, described as:

THE WEST 1/2 OF LOT 17 AND ALL OF LOT 18, BLOCK 13, SHORE ACRES CENTER, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93-S, PUBLIC RECORDS OF PINEL-LAS COUNTY, FLORIDA.

at public sale, to the highest and best bidder, for cash, in an online sale at www. pinellas.realforeclose.com beginning at 10:00 a.m. on January 28, 2026.

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

NOTE: THIS COMMUNICATION FR A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756. Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

DATED this 3rd day of December, 2025. ROD B. NEUMAN, Esquire

For the Court By: /s/ ROD B. NEUMAN, Esquire

Gibbons | Neuman 3321 Henderson Blvd, Tampa, FL 33609 12/12-12/19/25LG 2T

IN THE CIRCUIT COURT FOR PROBATE DIVISION

File No. 25-009491-ES

IN RE: ESTATE OF PAUL DOIT ROSS, Deceased

NOTICE TO CREDITORS

PINELLAS COUNTY

The Administration of the Estate of Paul Doit Ross, Deceased, whose date of death was June 22, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

The Personal Representative 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 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk

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

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

The date of first publication of this Notice is December 12, 2025.

Personal Representative: Katherine Storm 2501 Gatlin Creek Road Dripping Springs, Texas 78620

Attorney for Personal Representative: Ashly Mae Guernaccini, Florida Bar Number: 102 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: shelby@atcauselaw.com

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File No. 25-010442-ES

IN RE: ESTATE OF MARK STEVEN CURTIS a/k/a MARK S. CURTIS,

NOTICE TO CREDITORS

The administration of the Estate of Mark Steven Curtis a/k/a Mark S. Curtis, deceased, whose date of death was August 22, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the Personal Penersonal Pener Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative: Brenda Lee Curtis 3227 South Eason Street Fountain, North Carolina 27829

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

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 25-010839-ES Division 004

IN RE: ESTATE OF **GREGORY CHARLES WILSON** a/k/a GREGORY C. WILSON

Deceased.

PINELLAS COUNTY

NOTICE TO CREDITORS

The administration of the estate of GREGORY CHARLES WILSON a/k/a GREGORY C. WILSON, deceased, whose date of death was September 18, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representa-tive's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative: /s/ Donna M Lloyd Donna M. Lloyd 2230 Harbor Pointe Place Palm Harbor, Florida 34683

Attorney for Personal Representative: /s/ Ann-Eliza M. Taylor Ann-Eliza M. Taylor Attorney Florida Bar Number: 70852 Older Lundy Koch & Martino 1000 W. Cass Street Tampa, Florida 33606 Telephone: (813) 254-8998 Fax: (813) 839-4411 E-Mail: ataylor@olderlundylaw.com Secondary E-Mail: dmorris@olderlundvlaw.com

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

NOTICE OF DEFAULT AND INTENT TO FORECLOSE ALL SEASONS VACATION RESORT CONDOMINIUM

Pursuant to Section 721.855, Florida Statutes, ALL SEASONS VACATION RESORT CONDOMINIUM ASSOCIA-TION, INC. (hereinafter referred to as "ALL SEASONS"), has recorded a Claim of Lien in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, and recorded in O.R. Book 23255 at Pages 1969-1971, Public Records of Pinellas County, Florida, and the undersigned Trustee as appointed by ALL SEASONS, hereby formally notifies (See Exhibit "A") that due to your failure to pay the annual assessment(s) due on (See Exhibit "A") and all assessment(s) thereafter, you are currently in default of your obligations to pay assessments due to ALL SEASONS on the following described real property located in Pinellas County, Florida: Unit Week (SEE EXHIBIT "A") in Time Share Unit (SEE EXHIBIT "A") of ALL SEASONS VACATION RE-SORT CONDOMINIUM, (formerly known as FOUR SEASONS VACATION RE-SORT) a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5978, Page 1994 as amended and as per plat Page 1994, as amended and as per plat recorded in Condominium Plat Book 84, Page 9, all being in the Public Records of Pinellas County, Florida, having an address of 13070 Gulf Blvd., Madeira Beach, FL 33708 (herein "Timeshare Plan (Property) Address"). As a result of the aforementioned default, ALL SEASONS hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that your obligation is not brought current (including the payment of any fees incurred by ALL SEASONS in commencing this foreclosure process) within thirty (30) days from the first date of publication, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, in which case, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof: (2) Record the notice of sale in the Public Records of Pinellas County, Florida; and (3) Publish a copy of the notice of sale two (2) successive weeks, in a Pinellas County newspaper, provided such a newspaper exist at the time of publishing. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this office appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the Trustee the enclosed objection form, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned Trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the Trustee's sale of your timeshare interest and redeem your timeshare interest by paying the amounts secured by the lien in cash or certified funds to the Trustee. If you do not object to the use of the trustee foreclo-

sure procedure you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest

PINELLAS COUNTY

are insufficient to offset the amounts secured by the lien. Daniel F. Martinez, II, P.A., Trustee, 2701 W. Busch Boulevard, Ste. 159, Tampa, Florida 33618.

EXHIBIT "A" – NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Owner(s)/Obligor(s), Unit, Week, Default Date, Amount of Lien, Per Diem Amount Barbara R. Clark, Barbara Erdelyi, P.O. Box 602, Hardy, Virginia 24101, Unit 501, Week 46, 01/01/2024, \$3,136.75, \$-0-; Leonard J. Giaquinto, Keti Giaquinto, 2806 S. Grant Street, Arlington, Virginia 22202, Unit 501, Week 29, 01/01/2024, \$2,780.85, \$-0-; Alice A. Holland, 13426 Harvest Bend, San Antonio, Texas 78217, Unit 202, Week 18, 01/01/2024, \$1,868.30, \$-0-; Robert J. Kokocha, Jeffrey P. Ko-kocha, Michael A. Kokocha, Virginia D. Boyer, 4862 Basswood Street, Land O' Lakes, Florida 34639, Unit 306, Week 40, Lakes, Florida 34639, Unit 306, Week 40, 01/01/2024, \$3,825.93, \$-0-; Joe B. Lewis, Constance Lewis, 19575 Stanley, Street, Melvindale, Michigan 48122, Unit 402, Week 12, 01/01/2025, \$1,749.27, \$-0-; Joe B. Lewis, Constance Lewis, 2758 Margaret Street, Melvindale, Michigan 48122, Unit 402, Week 13, 01/01/2024, \$2,198.99, \$-0-; Mike Miller, Laurie Miller, 9400 Orangewood Trail, Denton, Texas 76207 Unit 402, Week 50, 01/01/2024 9400 Orangewood Trail, Denton, Texas 76207, Unit 402, Week 50, 01/01/2024, \$2,834.41, \$-0-; Rt. Arthur Pranschke, 3456 Pine Terrace Drive, Tyler, Texas 75709, Unit 601, Week 2, 01/01/2025, \$3,409.40, \$-0-; Peter W. Schmidt, Susan E. Schmidt, 220 N. Brighton Place, Arlington Heights, Illinois 60004, Unit 301, Week 27, 01/01/2025, \$1,896.60, \$-0-; Lance A. Vogt, P.O. Box 18562, Golden, Colorado 80402, Linit 202, Week 30, 01/01/2024 80402, Unit 202, Week 30, 01/01/2024, \$2,323.93, \$-0-; John B. Wier, Jr., 1144 - 3rd Avenue S, Tierra Verde, Florida 33715, Unit 206, Week 38, 01/01/2025, \$1,749.27, \$-0-; John B. Wier, Jr., Joan Hay Wier, 1144 - 3rd Avenue S, Tierra Verde, Feisida 32745, Unit 206, Week 144 - 3rd Avenue S, Tierra Verde, Florida 33715, Unit 502, Week 51, 01/01/2025, \$1,775.17, \$-0-.

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

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

PROBATE DIVISION CASE NO.: 25-007674-ES DIVISION: 004 BAR NO.: 341827

IN RE: The Estate of: MARIE J. LOWERY, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Marie J. Lowery, deceased, whose date of death was March 8, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 property to which the Florida Uniform is position 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 PUB-LICATION 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 12, 2025.

Personal Representative: /s/ Kathleen Johnson 332 South Glenwood Avenue Clearwater, Florida 33755

/s/ Mark J. Albrechta Attorney Florida Bar Number: 341827 3853 Northdale Boulevard, Ste. 346
Tampa, Florida 33624
Telephone: (813) 679-2877
Fax: (813) 298-0622
E-Mail: mark.albrechta@outlook.com
Secondary E-Mail:

Attorney for Personal Representative:

markalbrechta@gmail.com 12/12-12/19/25LG 2T

NOTICE OF ACTION Pinellas County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Nursing

Destiny Collins, C.N.A. 13265 116th Lane Largo, FL 33778

1114 Pinellas Street, Apt. 8 Clearwater, FL 33756 CASE NO.: 2022-33741

LICENSE NO.: CNA370557

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Philip Crawford, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Flor-

PINELLAS COUNTY

ida 32399-3265, (850) 558-9829

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

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

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

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

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

IN RE: THE MARRIAGE OF JAMES EDGINGTON, Petitioner,

KRISTIN KAYE EDGINGTON, Respondent.

SUMMONS: PERSONAL SERVICE ON AN INDIVIOUAL

TO/PARA/A: KRISTIN KAYE EDGINTON **IMPORTANT**

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

The mailing address is: Pinellas County Clerk of the Circuit Court 315 Court Street, Clearwater, FL 33756

Please use this address when filing documents by mail with the Pinellas County Clerk of the Court. If you do not file your written response on time, you may lose the case, and your wages, money, and property may be taken thereafter without further warning from the Court. There are

other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book). If you choose to file a written response yourself, at the same time you file your written response to the Court, you must also serve a copy of your written response on the party serv-ing this summons at: Richard McCluskey Esquire 209 Lithia Pinecrest Road, Brandon, FL 33511. You may review these documents, upon request. Florida Family Law Rules of Procedure Form12.910(a), Summons: Personal Service on an Indi-vidual(09/12) You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

THE STATE OF FLORIDA TO EACH SHERIFF OF THE STATE:

You are commanded to serve this summons and a copy of the complaint in this lawsuit on the above-named person. Dated: 11/10/2025 12:20:00 PM

Ken Burke. Clerk Circuit Court 315 Court Street, Clearwater Pinellas County, FL 33756-5165 By: Thomas Smith Deputy Clerk

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

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

CASE NO.: 25-005401-CI

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

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

PLAINTIFF'S NOTICE OF ACTION TO: KERRY LEA MCGILL n/k/a KERRY PONDO and TODD CRAIG MCGILL:

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

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

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

This action has been filed against you as Defendants, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff's attorney, whose address is Sheila M. Lake, Esq., Lake Law Firm, P.A., 475 Central Avenue, Suite 403 ct. Peterburg El 32701 and Suite 402, St. Petersburg, FL 33701, on or before 30 days from first publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint

DATED this 26th day of November, 2025. Ken Burke, Clerk Circuit Court 315 Court St, Clearwater, FL 33756 By: /s/ Stevie Ayars

Deputy Clerk
Lake Law Firm, P.A.
12/5-12/26/25LG 4T Deputy Clerk

PINELLAS COUNTY

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

Case No.: 25-003887-FD

ROMAN ALEXANDROVIEH DANILCHENKO

Petitioner,

OLGA IGOREVNA SEMINENKO Respondent.

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

TO: OLGA IGOREVNA SEMINENKO

Last known address: Yantarnaya Street 3 Saratov Novogu Selskiy City Saratov Navogu Selskiy City Saratov Russia

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been against you and that you are required to against you and that you are required to serve a copy of your written defenses, if any, to it on ROMAN ALEXANDROVIEH DANILCHENKO, whose address is 551 North Saturn Ave, Clearwater, Florida 33755, on or before 28 days after first publication, and file the original with the clerk of this Court at Ken Burke, Clerk of the Circuit Court, Civil Court Records, 315 Court Street, Room 170, Clearwater. 315 Court Street, Room 170, Clearwater, Florida 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 11/14/2025

Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk 11/28-12/19/25LG 4T

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

FAMILY LAW DIVISION Case No.: 2025-DR-004590

ZIQUAHRI SWAIN Petitioner/Father, and

Ken Burke

BRITTANY SCOTT Respondent/Mother.

NOTICE OF ACTION FOR FAMILY CASES WITH MINOR CHILD(REN)

TO: BRITTANY SCOTT, whose residence is unknown.

YOU ARE NOTIFIED that an action for custody and timesharing determination (and related relief) has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on LaTerria Sherer, Esq., Attorney for Petitioner, ZIQUAHRI SWAIN, whose address is The Sherer Law Firm, 10150 Highland Manor Drive, Tampa, FL 33610, on or before December 11, 2025 and file the origin fore December 11, 2025 and file the original with the Clerk of Court at 545 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 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 com ply can result in sanctions, including dismissal or striking of pleadings.

Dated 11/19/2025 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk

11/28-12/19/25 4T

POLK 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 page of: trade name of:

ARBOR OAKS AT LAKELAND

ASSISTED LIVING FACILITY
Owner: Colliers at Lakeland OPCO, LLC 4141 Lakeland Hills Blvd. Lakeland, FL 33805

POLK COUNTY

12/19/25LG 1T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-001343

NORMAN HARRIS SERVICES, INC.,

LAKE CLINCH RESORT, LLC and JOHN KILGORE, Defendants.

NOTICE OF ACTION

TO: LAKE CLINCH RESORT, LLC 500 Vonderburg Drive, Suite 11 Brandon, FL 33511

286 State Road 60 W Plant City, FL 33567 JOHN KILGORE 286 State Road 60 W Plant City, FL 33567

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

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

ollows, to-wit:

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

MOBILE HOME 1964 AZTE TITLE# 1785784 VIN# 5110575

MOBILE HOME 1970 STAT TITLE# 3777412 VIN# 3932

MOBILE HOME 1965 MERC TITLE# 2150992 VIN# 41102123F

MOBILE HOME 1965 RITE TITLE#

7855652 VIN# 40760275 MOBILE HOME 1971 MANA TITLE#

4374596 VIN# 0619644697T MOBILE HOME 1963 NASH TITLE#

6570998 VIN# S34277 MOBILE HOME 1972 FREE TITLE# 4779107 VIN# FF10066F

has been filed against you and you are has been filed against you and you are required to serve a copy of your written defense, if any, to it on Michael C. Coyle, Storey Law Group, 221 NE Ivanhoe Blvd., Suite 300, Orlando, FL 32804 and file the original with the Clerk of the above-styled Court on or before 30 days from the date of the first publication, 1/20/2026 otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are en-titled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on the 10th day of December, 2025.

Stacy M. Butterfield, CPA Clerk of the Circuit Court Bv: /s/ Sebastian Irlanda Deputy Clerk

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

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No 2025-CP-3830 Section 14

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

NOTICE TO CREDITORS

The administration of the estate of CAR-OL ANN SHERMAN, deceased, whose date of death was August 22, 2025 is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney

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

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

LEGAL ADVERTISEMENT POLK COUNTY

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

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

Personal Representative: Ashley M. Donnelly 8209 N. Sierra Drive Muncie, IN 47303

Attorney for Personal Representative: Paul James Monsanto, Esq. Florida Bar Number: 1025961 Ze852 Tanic Drive, Suite 102 Wesley Chapel, FL 33544 Telephone: (813) 997-5290 E-Mail: paul@pjmattorneys.com

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

PUBLIC NOTICE LANDLORD LIEN SALE REBECCA M. COFFMAN 4831 1ST STREET NW LAKELAND, FL 33810 2013 TOYO 5YFBU4EEXDP183797 Sale Date 01-09-26@10AM

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

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISIÓN

CASE NO.: 24-CC-001353

CHRISTINA HAMMOCK OWNERS' Plaintiff.

JAMES CLAY FIELDING, Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclos-ure entered in this cause on December 5, 2025, by the County Court of Polk County, Florida, for the following property described as:

Lot 41, CHRISTINA HAMMOCK, as per plat thereof, recorded in Plat Book 109, Pages 14 and 15, Public Records of Polk County, Florida.

will be sold at public auction by the Polk County Clerk of Court, to take place electronically online at www.polk.realforeclose.com. on January 9, 2026 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

/s/ Alexa C. Caldevilla, Esq. Florida Bar No. 1031636 acaldevilla@bushross.com BUSH ROSS, P.A. Post Office Box 3913, Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff

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

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 24-CC-006367

WILDWOOD HOMEOWNERS ASSOCIATION, INC.,

Plaintiff.

RICHARD ARANA, Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pur-NOTICE IS HEREBY GIVEN triat, pur-suant to the Final Judgment of Foreclos-ure entered in this cause on December 8, 2025, by the County Court of Polk Coun-ty, Florida, for the following property de-scribed as:

Lot 221, Wildwood II, according to the Plat thereof, as recorded in Plat Book 80 Page 11 of the Public Records of Polk County, Florida.

will be sold at public auction by the Polk County Clerk of Court, to take place electronically online at www.polk.realforeclose.com. on January 12, 2026 at 10:00 A.M., he highest and best bidder, for in accordance with Section 45.031 of the

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service Florida Relay Service.

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

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

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 24-CC-000780

SUNSET COVE OF CENTRAL FLORIDA HOMEOWNERS ASSOCIATION, INC., Plaintiff,

DENNIS L. RUISE, Defendant(s).

POLK COUNTY

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclos-ure entered in this cause on December 5, 2025, by the County Court of Polk County, Florida, for the following property described as:

Lot 80, Sunset Cove Phase Two, as recorded in Plat Book 120, Pages 5 and 6, Public Records of Polk County,

will be sold at public auction by the Polk County Clerk of Court, to take place electronically online at www.polk.realforeclose.com, on January 9, 2026 at 10:00 A.M., to the highest and best bidder, for cash, in action of the highest and best bidder, for cash, in actions of the highest and best bidder. cordance with Section 45.031 of the 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 with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

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

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

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

CASE NO.: 2025-CA-003933

ROBERT N. BURNS and REINHILDE A. BURNS REVOCABLE LIVING TRUST, Plaintiffs,

ESTATE OF MARK SOARES; UNKNOWN HEIRS OF MARK SOARES; CHRISTIAN MEYER; and JULIA C. MEYER, Defendants.

NOTICE OF ACTION

TO: ESTATE OF MARK SOARES 1050 DEBORAH DRIVE MISSISSAUGA, ONTARIO L5E 3H3

UNKNOWN HEIRS OF MARK SOARES 1050 DEBORAH DRIVE MISSISSAUGA, ONTARIO L5E 3H3

CHRISTIAN MEYER 5680 SW 4TH COURT PLANTATION, FLORIDA 33317 JULIA C. MEYER 5680 SW 4TH COURT

PLANTATION, FLORIDA 33317

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

THE FOLLOWING DESCRIBED LANDS SITUATE, LYING, AND BEING IN POLK COUNTY, FLORIDA, TO WIT:

LOTS 14 AND 15, BLOCK 75, INDIAN LAKE ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGE 1 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

-and-

LOT 23, BLOCK 154, INDIAN LAKE ESTATES, UNIT 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGE 30, OF THE PUBLIC RECORDS OF POLK COUNTY, **FLORIDA**

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

DATED this 18th day of November, 2025 Stacy M. Butterfield Clerk of the Circuit Court By: /s/ R Pacheco

As Deputy Clerk

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

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

COLLIERS AT LAKELAND Owner: Colliers at Lakeland OPCO, LLC 4141 Lakeland Hills Blvd.

Lakeland, FL 33805 12/19/25LG 1T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff.

WILMER L. COLEMENARES MONCADA A/K/A WILMER LEONEL COLMENARES MONCADA; et al., Defendants. Case No: 2024-CA-004459 NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Consent Final Summary Judgment of Foreclosure dated November 24, 2025, and entered in Case No. 2024-CA-004459 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and WILMER L. COLEMENARES MONCADA A/K/A
WILMER LEONEL COLMENARES
MONCADA; VANESSA FABIOLA
MENDOZA BALLESTEROS and
WILLIAM'S PRESERVE HOMEOWNERS

POLK COUNTY

ASSOCIATION, INC., are Defendant(s), Stacy M. Butterfield, CPA, Polk County Clerk of Courts, will sell to the highest and best bidder for cash at 10:00 a.m. at www polk.realforeclose.com on March 5, 2026 the following described property set forth

in said Final Judgment, to wit:

LOT 310, WILLIAM'S PRESERVE
PHASE II C, ACCORDING TO THE MAP
OR PLAT THEREOF, AS RECORDED IN
PLAT BOOK 170, PAGE(S) 23 AND 24,
OF THE PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.
Commonly known as: 951 Repiamin Trail

Commonly known as: 951 Benjamin Trail, Davenport, FL 33837

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 Mortgagee's attorney.
DATED December 4, 2025 /s/ Alexandra Kalman Alexandra Kalman, Esq.

Florida Bar No. 109137 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: akalman@lenderlegal.com EService@LenderLegal.com CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and exact I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 4th day of December 2025 to:
KINLEY I. ENGVALSON, ESQUIRE
The Law Offices of Paul A. Krasker, P.A.
1615 Forum Place, 5th Floor
West Palm Beach, FL 33401
Kengvalson@kraskerlaw.com Kengvalson@kraskerlaw.com serviceHAD@kraskerlaw.com ATTORNEY FOR WILMER L. COLEMENARES MONCADA A/K/A WILMER LEONEL COLMENARES

WILMER LEONEL COLMENARES MONCADA KINLEY I. ENGVALSON, ESQUIRE The Law Offices of Paul A. Krasker, P.A. 1615 Forum Place, 5th Floor West Palm Beach, FL 33401 West Palm Beach, FL 33401
Kengyalson@kraskerlaw.com
serviceHAD@kraskerlaw.com
ATTORNEY FOR VANESSA FABIOLA
MENDOZA BALLESTEROS
Jason Martell, Esquire
MARTELL & OZIM, P.A.
213 South Dillard Street, Ste. 210
Winter Cordon, FL 32787

Winter Garden, FL 34787 jmartell@martellandozim.com ATTORNEY FOR WILLIAM'S PRESERVE HOMEOWNERS ASSOCIATION, INC. /s/ Alexandra Kalman Alexandra Kalman, Esq

11080-1026053

IN THE CIRCUIT COURT OF THE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, FLORIDA DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT3, ASSET-BACKED CERTIFICATES, SERJIES 2006-OPT2. SERIES 2006-OPT3, Plaintiff,

PATRICK I. SIEGFRIED A/K/A PATRICK SIEGFRIED, ET AL., Defendants

Case No: 532023CA006521000000
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 11/14/2025, and entered in Case No. 532023CA006521000000 of Case No. 53/20/33/A006521000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006 SOUNDVIEW HOME LOAN TRUST 2006-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT3, is the Plaintiff and PATRICK I. SIEGFRIED A/K/A PATRICK SIEGFRIED; THERESA F. SIEGFRIED A/K/A THERESA SIEGFRIED; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE; SCOTTSLAND COVE PROPERTY OWNERS' ASSOCIATION, INC.; PATRICK'S LAWN SERVICE, INC., are Defendants, Polk County Clerk of Courts, Stacy M. Butterfield, will sell to the highest and best

Polk County Clerk of Courts, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose. com at 10:00 a.m. on December 29, 2025 the following described property set forth in said Final Judgment, to wit: LOT 29, SCOTTSLAND COVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA FLORIDA

Commonly known as: 5805 Coveview Dr E, Lakeland, FL 33813

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 26, 2025
/s/ Bradford Petrino
Bradford Petrino, Esq.

Florida Bar No. 41883 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: bpetrino@lenderlegal.com EService@LenderLegal.com CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 26th day of November, 2025 to:
PATRICK I. SIEGFRIED
301 FORREST AVE, APT 142
COCOA, FL 32922-4812
TRACY THERESA F. SIEGFRIED

POLK COUNTY

5805 Coveview Dr. E. Lakeland, FL 33813 siegfriedtheresa@yahoo.com RUDY JOHN F III, ESQ. 400 North Tampa Street, Suite 3200 Tampa, Florida 33602 Jampa, Florida 35052
John.Rudy@usdoj.gov
amber.watson@usdoj.gov
usaflm.state.foreclosures@usdoj.gov
Attorney for UNITED STATES OF
AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL R
SERVICE
LANDON J. SCHNEIDER, ESQ. REVENUE Reed Mawhinney & Link, PLLC 53 Lake Morton Dr. Ste. 100 Lakeland, FL 33801-5341 landon@polklawyer.com anna@polklawyer.com Attorney for SCOTTSLAND COVE PROPERTY OWNERS' ASSOCIATION, PATRICK'S LAWN SERVICE, INC C/O JULIA F. MARSHALL, REGISTERED AGENT 6135 STRICKLAND AVE. LAKELAND, FL 33813 /s/ Bradford Petrino

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No.: 2025-CP-002516

IN RE: ESTATE OF LYNDA D. WILLETT. Deceased.

Bradford Petrino, Esq.

11080-1025970

NOTICE TO CREDITORS

The administration of the estate of LYN-DA D. WILLETT, deceased, whose date of death was May 23, 2025, and whose social security number is XXX-XX-4869, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PER-IODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice

is December 19, 2025. Personal Representative: /s/ Philip Willett PHILIP WILLETT

Attorney for Personal Representative: /s/ O. Reginald Osenton O. Reginald Osenton, Esq. Florida Bar Number: 693251 Osenton Law, P.A. 3433 Lithia Pinecrest Road, PMB 324 Valrico, FL 33596 (813) 776-1282 oro@osentonlaw.com

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

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 25CP-002436

Division 14 IN RE: ESTATE OF ANGELITA GRETCHEN

Deceased.

NOTICE TO CREDITORS The administration of the estate of Angelita Gretchen, deceased, whose date of death was May 18, 2024, is pending in the Circuit Court for Polk County, Florida, Protate 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 and the personal representative and the personal representative. representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against this notice is required to be served file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:

(Continued on next page)

Page 34/LA GACETA/Friday, December 19, 2025

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

Dated 11/24/25

POLK COUNTY

/s/ Shirley Daniels 3305 Reedy Road Reading, Pennsylvania 19608

Attorney for Personal Representative: /s/ J. Scott Reed, Esquire Attorney Florida Bar Number: 124699 Pilka Adams & Reed, P.A. 330 Pauls Drive, Suite 100 Brandon, Florida 33511 Telephone: (813) 653-3800 Fax: (813) 651-0710 E-Mail: sreed@pilka.com Secondary E-Mail: probate@pilka.com

12/19-12/26/25 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:

ARBOR HILLS INDEPENDENT LIVING FACILITY

Owner: Colliers at Lakeland IL OPCO 4141 Lakeland Hills Blvd. Lakeland, FL 33805

12/19/25LG 1T

IN THE CIRCUIT COURT FOR PROBATE DIVISION

File No. 2025CP003636A000BA

IN RF: ESTATE OF BARBARA J. BIATHROW, Deceased.

NOTICE TO CREDITORS

The administration of the estate of BAR-BARA J. BIATHROW, deceased, whose date of death was April 1, 2025; File Number 2025CP003636A000BA, is pending in the Circuit Court for Polk County, Florida PROBATE Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The name and address of the personal representative and the personal representative's attorney are set forth be-

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in \$732, 216,732,298, applies or may apply the decedent of the property Rights at Death Act as described in \$732, 216,732,298, applies or may apply the decedent of the property Rights at Death Act as described in \$732, 216,732,298, applies or may apply the property Rights at Death Act as described in \$732, 216,732,298, applies or may apply the property and the prope 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

Signed on December 10, 2025. Personal Representative:

DOUGLAS A. COHEN, ESQ. Attorneys for Personal Representative:

Sean F. Bogle, Esq. Email: sean@boglelawfirm.com Florida Bar No. 0106313 Douglas A. Cohen, Esq. Email: doug@boglelawfirm.com Florida Bar No.: 124063 BOGLE LAW FIRM 101 S. New York Ave., Sui Winter Park, FL 32789 Telephone: 407-834-3311 Fax: 407-834-3302 , Suite 205

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

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

CASE NO: 2025-CA-2414

CARRINGTON MORTGAGE SERV LLC.

Plaintiff.

VS. RICKY D. BURGESS, JR.; et al.,

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on December 5, 2025, in the above-captioned action, the following property situated in Polk County, Florida, described as:

LOT 14, WINCHESTER ESTATES, AS PER PLAT THEREOF, RECORD-ED IN PLAT BOOK 143, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, Stacy M. Butterfield, on the 20th day of January, 2026 on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

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

POLK COUNTY

fice of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notifica-tion if the time before the scheduled ap-pearance is less than seven days; if you are hearing or voice impaired, call 711.

Dated this 10th day of December, 2025.

MICHAEL C. COYLE, ESQ. Florida Bar No.: 1054501 Email: mcoyle@storeylawgroup.com STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd., Suite 300 Orlando, FL 32804 Telephone: 407-488-1225 Facsimile: 407-488-1177 Secondary Email: sbaker@storeylawgroup.com Attorneys for Plaintiff

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

NOTICE OF **ADMINISTRATIVE COMPLAINT POLK COUNTY**

To: ERICA D. WILLIAMS

Case No.: CD202509941/D 3509685/3402356

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

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

NOTICE OF ADMINISTRATIVE COMPLAINT **POLK COUNTY**

To: ROGER A. RIVAS Case No.: CD202511442/D 3307071

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

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

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

2025CA003320A000BA

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

JAMES R. LEWIS; et al.

NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY

TO: SAMANTHA LEWIS WHOSE LAST KNOWN ADDRESS IS 8924 BEVERLY HILLS RD, LAKELAND, FL 33809.

YOU ARE HEREBY NOTIFIED of an action to foreclose a mortgage on the follow-ing described property, to-wit:

THE WEST 132 FEET OF THE EAST 264 FEET OF LOT 24 OF UNRE-CORDED BEVERLY HILLS ESTATES, DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 5, TOWN-SHIP 27 SOUTH, RANGE 24 EAST, THENCE RUN NORTH 0 DEGREES 4 MINUTES 36 SECONDS EAST 990.0 FEET, THENCE SOUTH 88 DE-GREES 37 MINUTES 46 SECONDS EAST 660.0 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE SOUTH 88 DEGREES 37 MINUTES 46 SECONDS EAST 660.0 FEET, THENCE NORTH 0 DEGREES 4 MINUTES 36 SECONDS EAST 330.0 FEET, THENCE NORTH 88 DE-GREES 37 MINUTES 46 SECONDS WEST 660.0 FEET, THENCE SOUTH WEST 660.0 FEET, THENCE SOUTH
O DEGREES 4 MINUTES 36 SECONDS WEST 330.0 FEET TO THE
POINT OF BEGINNING, LESS THE
EAST 25.0 FEET AND THE SOUTH
25.0 FEET FOR ROAD RIGHT-OFWAY PURPOSES.

TOGETHER WITH A 2001 MERI DOUBLE WIDE MOBILE HOME HAVING IDENTIFICATION NUMBERS FLHML2Y166524502A AND FLHM-L2Y166524502B.

more commonly known as 8924 Beverly Hills Rd, Lakeland, FL 33809.

This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, RUBIN LUBLIN, LLC, whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before 12/29/2025, 30 days after date of first publication and file the original with the publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-manded 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, Polk County, 255 N. Broadway Avenue, Bartow, Florida 33830, County phone: (863) 534-4000, via Florida Relay Service."

WITNESS my hand and seal of this Court on the 17th day of November, 2025. Stacv M. Butterfield POLK County, Florida By: /s/ Illegible

POLK COUNTY

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-001998

NOTICE OF ACTION

(formal notice by publication)

TO: MADGE FRANCES, nominated

Personal Representative in Decedent's Last Will and Testament, ADDRESS UNKNOWN

Personal Representative in Decedent's Last Will and Testament, ADDRESS UNKNOWN

PAUL FRANCES, nominated successor

YOU ARE NOTIFIED that a Petition for

Administration has been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petitioner's at-

Ashly Mae Guernaccini, Esq. 314 South Missouri Avenue, Suite 201,

on or before January 11, 2026, and to file the original of the written defenses with the

clerk of this Court either before service or immediately thereafter. Failure to serve

and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 25th day of November,

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

PROBATE DIVISION

Case No. 2024CP001220

NOTICE TO CREDITORS

The administration of the estate of Judith Dlugozima, deceased, whose date of death was August 6, 2023, is pending in

the Circuit Court for Polk County, Florida, Probate Division, the address of which is

255 N. Broadway, Bartow, Florida 33830

The names and addresses of the personal representative and the personal represen-

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviv-

ing spouse is property to which the Florida

Uniform Disposition of Community Property Rights at Death Act as described in

ss. 732.216-732.228, applies, or may ap-

ply, unless a written demand is made by a creditor as specified under s. 732.2211,

ALL CLAIMS NOT FILED WITHIN THE

TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE

NOTWITHSTANDING THE TIME PERI-

ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

The date of first publication of this notice is December 12, 2025.

/s/ Gail Brown 536 Crazy Horse School Drive, P.O. 33 Wanblee, South Dakota 57577

Attorney for Personal Representative:

tative's attorney are set forth below. All creditors of the decedent and other

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

torney, whose name and address is:

Clearwater, Florida 33756

Stacv M. Butterfield

By: /s/ H. Ward

As Deputy Clerk

IN RE: ESTATE OF

NOTICE ON THEM.

Florida Statutes.

FOREVER BARRED.

DEATH IS BARRED.

Personal Representative:

/s/ Marley Dodd, Esq. Fla. Bar No.: 1058457 Brice Zoecklein, Esq. Fla. Bar. No.: 0085615

Zoecklein Law P.A. 150 E. Bloomingdale Avenue Brandon, Florida 33511

marley@zoeckleinlawpa.com brice@zoeckleinlawpa.com

Telephone: (813) 501-5071 Fax: (813) 925-4310

JANEE DONALDSON, SOLE

Plaintiff

Defendants

eservice4@zoeckleinlawpa.com

IN THE COUNTY COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2025CC-003730-A000-BA

SOLIVITA COMMUNITY ASSOCIATION

TRUSTEE OF THE HOWARD FAMILY REVOCABLE TRUST DATED MAY 3, 2010; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT and

UNKNOWN PARTIES IN POSSESSION,

NOTICE OF ACTION

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

LICATION OF THIS NOTICE.

Deceased

JUDITH DLUGOZIMA,

As Clerk of the Court

Deputy Clerk

IN RE: ESTATE OF

Deceased.

LURLINE L. MITCHELL

a/k/a LURLINE MITCHELL,

25-F001626

POLK COUNTY

in Plat Book 136, Page(s) 3, 4 and 5, of the Public Records of Polk County, Florida

LEGAL ADVERTISEMENT

A lawsuit has been filed against you A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, to it on JANA M. DALMIDA, ESQUIRE, Plaintiff's Attorney, whose address is CLAYTON & MCCULLOH, 1065 MAITLAND CENTER COMMONS BLVD., MAITLAND, FLORI-DA 32751, within thirty (30) days after the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Lien Foreclosure Complaint. Default date January 9, 2026.

DATED on December 3, 2025. Stacy M. Butterfield, CPA Clerk of the Circuit Court & Comptroller By: /s/ A. Nieves As Deputy Clerk

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

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

File No. 2025-CP-003541

IN RE: ESTATE OF RICHARD CONNELL III Deceased.

NOTICE TO CREDITORS

The administration of the estate of Richard Connell III, deceased, whose date of death was May 15, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Fl. 33830-3912. The names and addresses of the personal representative and the person al representative's attorney are set forth

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 The control of the co

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative: Candace Lynn Connell 1317 Wakeby Lane Schaumburg, Illinois 60193

Attorney for Personal Representative: AARON W. SAOUD, ESQUIRE Florida Bar Number: 096124 AWS LAW FIRM

2002 N. Westshore Boulevard, Suite 200 Tampa, Florida 33607 Telephone: (813) 922-5293 E-Mail: attorney@awslaw.org Secondary E-Mail: service@awslaw.org

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

NOTICE OF SUSPENSION AND ADMINISTRATIVE COMPLAINT

To: JEREMIAH M. BOBADILLA Case No: CD202508599/D 3447764

A Notice of Suspension to suspend and 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 Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Flori-da 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.

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

CIRCUIT COURT TENTH JUDICIAL CIRCUIT POLK COUNTY FLORIDA CASE NO: 2025DR-4723

SECTION: 05

IN THE MATTER OF THE ADOPTION OF: BRANDIE MASHELL NOBLE GOGEL Adoptee.

NOTICE OF ACTION FOR ADULT ADOPTION

TO: DAVID HAVLIK 4567 SDFGHJ Tampa, Florida 33610

for Adult Adoption has been filed against you and that you are required to serve a copy of your written defenses, if any, the Petitioner's counsel of record, Michael of the control of the country of the Petitioner's counsel of the country Amico, whose address is PO Box 2044 Winter Haven, Florida 33883, on or before 12/31/2025, and file the original with the clerk of Polk County, Florida before service on the Mother or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the

Copies of all court documents in this

POLK COUNTY

review these documents upon request.

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

Stacy M. Butterfield Clerk of The Circuit Court By: Shari Reed (Deputy Clerk) 12/5-12/26/25LG 4T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-003264

IN RE: ESTATE OF

JUAN CARLOS SANTIAGO Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: Unknown Heir 1, Address unknown Unknown Heir 2, Address unknown

YOU ARE NOTIFIED that Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's wither deterises, if any, on pentioner sattorney, whose name and address are: Aaron W. Saoud, AWS LAW FIRM, 2202 N. Westshore Blvd., Suite 200, Tampa, FL 33607, within 30 days, and to file the original of the written defenses with the color of the court of the cour clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 24th day of November, 2025

Stacy M. Butterfield As Clerk of the Court

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

SARASOTA COUNTY

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN & FOR SARASOTA COUNTY, FLORIDA Clerk Case Number: 2025 CA 001136 NC FREEDOM MORTGAGE CORPORA-TION Plaintiff(s),

V. TROY ROBERT JORDAN; DRUFORM INVESTMENTS 1 LLC; JACARANDA WEST HOMEOWNERS' ASSOCIATION #1, INC.; DURA GUARD ROOFING A/K/A DURA GUARD ROOFING, LLC; AND UNKNOWN TENANT IN POSSESSION OF THE CLIP BLOT PROPERTY

THE SUBJECT PROPERTY Defendant(s).
NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to

Final Judgment of Foreclosure dated the 20th day of November, 2025, and entered in Case No. 2025 CA 001136 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and TROY ROBERT JORDAN; ACARANDA WEST HOMEOWNERS' ASSOCIATION #1, INC.; DURA GUARD ROOFING A/K/A DURA GUARD ROOFING, LLC; DRUFORM INVEST-MENTS 1 LLC; and UNKNOWN TEN-ANTS IN POSSESSION OF THE SUB-JECT PROPERTY are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.sarasota.realforeclose.com 9:00 A.M. on the 20th day of March, 2026, 9.00 A.M. On the 20th day of Mariati, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 33259 OF VENICE GARDENS UNIT
33, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE(S) 36, OF THE PUBLIC RECORDS
DESABLACITA COLUNITY EL DEIDA

PAGE(S) 36, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS AFTER THE FUNDS ARE REFUNDS AFTER THE FUNDS AFTER THE FUNDS AFTER THE FUNDS AFTER THE PUNDS AFT FUNDS. AFTER THE FUNDS ARE RE-PORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (241) 864, 2000, at least source, (7) days (941) 861-8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please

Dated this 10th day of December, 2025. By: /S/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR

PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM

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

11080-1026664

CIVIL DIVISION Case No. 2025 CC 005740

RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,

(Continued on next page)

LA GACETA/Friday, December 19, 2025/Page 35

case, including orders, are available at the Clerk of the Circuit Court's office. You may

YOU ARE NOTFILED that an action

TO: JANEE DONALDSON, SOLE TRUSTEE OF THE HOWARD FAMILY REVOCABLE TRUST DATED MAY 3, 2010 and UNKNOWN PARTIES IN POSSESSION

YOU ARE NOTIFIED that an action to enforce a lien foreclosure on the following property in Polk County, Florida: Lot 88 of SOLIVITA PHASE 7C, according to the plat thereof as recorded

SARASOTA COUNTY

Plaintiff

TROY W. ARMSTRONG and SHEILA Z. ARMSTRONG, husband and wife and UNKNOWN TENANT,

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025 CC 005740, of the County Court of the Twelfth Judicial Cir-cuit in and for Sarasota County, Florida, wherein RAMBLEWOOD ACRES CON-DOMINIUM ASSOCIATION, INC. is Plaintiff, TROY W. ARMSTRONG and SHEILA Z. ARMSTRONG, husband and wife and UNKNOWN TENANT n/k/a ERMA TY-LOR, are Defendants. The Clerk of the Court, Karen E. Rushing, will sell to the highest bidder for cash on **January 28**, 2026 in an online sale at www.sarasota.realforeclose.com beginning at 9:00 AM the following property as set forth in said Final Judgment, to wit:

Unit 18-D-1, Ramblewood Acres, a Condominium according to the Declaration of Condominium recorded in Official Record Book 1044, Pages 1842 to 1874, inclusive, and all amendments thereto, as per plat thereof recorded on Condominium Book 8, Page 4, of the Records of Sarasota County, Florida. Property Address: 3200 Ramblewood Drive North, Sarasota, FL 34237

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

In accordance with the Americans with

SARASOTA COUNTY

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 (941) 861-7400. If hear-ing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay

Dated December 10, 2025 /s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453 Primary E-Mail: pleadings@tankellawgroup.com . TANKEĽ LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 Fax (727) 736-2305 Attorney for Plaintiff

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

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

CASE NO.: 2025-CA-001181

BARCLAYS MORTGAGE LOAN TRUST 2024-NQM2 Plaintiff.

FARRAH DENISE GALLO, MICHAEL GALLO AND TOSCANA ISLES MASTER ASSOCIATION, INC.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on December 5, 2025 in the above-captioned action, the following property situated in Sarasota County, Florida, described as:

SARASOTA COUNTY

LOT 737, TOSCANA ISLES, UNIT 2, PHASE 6, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 55, PAGES 336 THROUGH BOOK 55, PAGES 336 THROUGH 346, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

shall be sold by the Clerk of Court, Karen E. Rushing, on <u>January 21, 2026 on-line</u> at 9:00 a.m. (Eastern Time) Online at www.sarasota.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, 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 within 60 days after the sale. 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.

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are participate in a courr proceeding, you are entitled, at no cost to you, to the provision of certain assistance: Please contact Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-7400, 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 im-paired, call 711.

s/ Michael C. Coyle
MICHAEL C. COYLE, ESQ. Florida Bar No.: 1054501 Email: mcoyle@storeylawgroup.com STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd, Suite 300 Orlando, FL 32804

Dated December 8, 2025

Telephone: 407-488-1225

SARASOTA COUNTY

Secondary Email: sbaker@storeylawgroup.com Attornevs for Plaintiff

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

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 005841 SC

Division H2

IN RE: ESTATE OF VIOLET COURDUFF

NOTICE TO CREDITORS

The administration of the estate of Violet Courduff, deceased, whose date of death was June 27, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is South County Courthouse, 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representa-tive'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 PUB-LICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM

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

SARASOTA COUNTY

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative: /s/ Mary Lynne Bartholomew Trant Mary Lynne Trant 616 Argus Road Venice, Florida 34293

Attorney for Personal Representative: /s/ Scott Wallace Astroney
Florida Bar Number: 0190969
Wallace & Packer, PL
14201 W. Sunrise Boulevard, Suite 203
Sunrise, Florida 33323 Telephone: (954) 236-0492 Fax: (954) 236-5437 E-Mail: swallace@floridaelderlaw.com

Secondary E-Mail: pvisbal@floridaelderlaw.com

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



NOTICE OF FINDING OF NO SIGNFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

AMIGOS DE LA CASA JOSHUA PROYECTO DE ENTRADA PARA VEHÍCULOS (FASE II)

23 de diciembre de 2025

County Florida

Condado Hillsborough, Florida 601 East Kennedy Blvd., Tampa, Florida 33601-1110 (813) 274-6673

Estos avisos cumplen con dos requisitos procesales, distintos pero relacionados, para las actividades que realizarán el Departamento de Servicios de Vivienda Asequible del Condado Hillsborough, Florida.

SOLICITUD DE LIBERACIÓN DE FONDOS

Alrededor del 14 de enero de 2025, el Departamento de Servicios de Vivienda Asequible del Condado Hillsborough presentarán una solicitud al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) para la liberación de los fondos de la Subvención en Bloque para el Desarrollo Comunitario (CDBG), en virtud del Título I de la Ley de Vivienda y Desarrollo Comunitario de 1974, con sus modificaciones, para llevar a cabo el siguiente proyecto: Proyecto de Entrada para Autos de Amigos de Joshua House (Fase II).

- Financiamiento estimado del CDBG: \$600,000.00
- Ubicación del proyecto: 1515 Michelin Court, Lutz, FL 33549

El proyecto propuesto implica la construcción de vías de servicio pavimentadas y permeables, áreas de estacionamiento pavimentadas y aceras adaptadas a la ADA en toda la propiedad de Joshua House. El alcance del trabajo también incluye nuevas áreas verdes y el diseño de vías de servicio mejoradas para optimizar la gestión de aguas pluviales y el drenaje. Todas las mejoras están diseñadas para una larga duración, con una vida útil prevista de más de 30 años. El proyecto fortalecerá la infraestructura comunitaria, mejorará la accesibilidad del sitio y promoverá la seguridad juvenil en todo el campus.

CONCLUSIÓN DE IMPACTO SIGNIFICATIVO

Condado Hillsborough, Florida, Departamento de Servicios de Vivienda Asequible ha determinado que el proyecto no tendrá un impacto significativo en el medio ambiente humano. Por lo tanto, no se requiere una Declaración de Impacto Ambiental según la Ley Nacional de Política Ambiental de 1969 (NEPA). Información adicional del proyecto se encuentra en el Registro de Revisión Ambiental (ERR), archivado en el Servicio de Vivienda Asequible del Condado Hillsborough, Florida, ubicado en 601 E. Kennedy Blvd., piso 24, Tampa, FL 33602. Una descripción completa del proyecto y la revisión ambiental puede estar disponible para su revisión, ya sea electrónicamente o por correo postal. Envíe su solicitud por correo postal a Servicios de Vivienda Asequible del Condado Hillsborough, 601 E. Kennedy Blvd., piso 24, Tampa, Florida 33602, o por correo electrónico a JohnsonKi@hcfl.gov. Puede examinarla o copiarla de lunes a viernes de 9:00 a.m. a 3:00 p.m.

COMENTARIOS DEL PÚBLICO

Cualquier persona, grupo o agencia puede enviar comentarios por escrito sobre el ERR a Servicios de Vivienda Asequible del Condado Hillsborough, 601 E. Kennedy Blvd., Tampa, FL. Atención: Kiera Johnson, Gerente de Proyecto de Planificación y Recursos de AHS. Todos los comentarios recibidos hasta el 9 de enero de 2026 serán considerados por los Servicios de Vivienda Asequible del Condado Hillsborough antes de autorizar la presentación de una solicitud de liberación de fondos. Los comentarios deben especificar a qué aviso se refieren.

CERTIFICACIÓN AMBIENTAL EL Departamento de Servicios de Vivienda Asequible del Condado Hillsborough, Florida, certifican al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) que Brenda Brackins, en su calidad de Directora de los Servicios de Vivienda Asequible del Condado Hillsborough, acepta la jurisdicción de los Tribunales Federales si se interpone una acción para exigir el cumplimiento de las responsabilidades en relación con el proceso de revisión ambiental y que estas responsabilidades se han cumplido. La aprobación de la certificación por parte del HUD cumple con sus responsabilidades bajo la NEPA y las leyes y autoridades relacionadas, y permite a los Servicios de Vivienda Asequible del Condado Hillsborough, Florida, utilizar los

fondos del programa. **OBJECIONES A LA LIBERACIÓN DE FONDOS**

El Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) aceptará objeciones a la liberación de fondos y a la certificación de los Servicios de Vivienda Asequible del Condado Hillsborough, Florida, durante un período de quince días a partir de la fecha prevista de presentación o de la recepción efectiva de la solicitud (la que ocurra más tarde) solo si se basan en una de las siguientes razones: (a) la certificación no fue ejecutada por el Oficial Certificador de los Servicios de Vivienda Asequible del Condado Hillsborough, Florida; (b) los Servicios de Vivienda Asequible del Condado Hillsborough, Florida, han omitido un paso o no han tomado una decisión o constatación requerida por las regulaciones del HUD en el Título 24 del Código de Regulaciones Federales (CFR), parte 58; (c) el beneficiario de la subvención u otros participantes en el proceso de desarrollo han comprometido fondos, incurrido en costos o realizado actividades no autorizadas por el Título 24 del CFR, parte 58, antes de la aprobación de la liberación de fondos por parte del HUD; o (d) otra agencia federal que actúe de conformidad con el Título 40 del CFR, parte 1504, ha presentado una constatación por escrito de que el proyecto es insatisfactorio desde el punto de vista de la calidad ambiental. Las objeciones deben prepararse y enviarse por correo electrónico, de acuerdo con los procedimientos establecidos en el Título 24 del Código de Regulaciones Federales (CFR), Parte 58, Sección 58.76, y deben dirigirse a la Oficina Local de Jacksonville, Florida, ubicada en 400 W. Bay Street, Suite 1015, Jacksonville, FL 32202, a la atención de: Tonya Madison, Representante de Desarrollo Profesional Continuado (CPD) del Programa HUD. Quienes deseen presentar objeciones deben comunicarse con el HUD para verificar la fecha límite del período de objeción.

Oficial certificador: Brenda Brackins, condado Hillsborough, Florida, Directora de Servicios de Vivienda Asequible.



Nota: Los períodos de quince o dieciocho días para comentarios públicos son los plazos mínimos exigidos por la normativa antes de la presentación de una Solicitud de Liberación de Fondos y Certificación (formulario HUD-7015.15) al HUD/Estado. La entidad responsable puede optar por un período de comentarios más largo. El Título 24 del Código de Regulaciones Federales (CFR), Parte 58, exige, en la Sección 58.46, «Retrasos por circunstancias excepcionales», un período de comentarios de 30 días para proyectos controvertidos o singulares, o similares a proyectos que normalmente requieren la elaboración de una Declaración de Impacto Ambiental. El período de objeción de quince días es un requisito legal. El período de objeción se presenta a partir de la fecha de presentación especificada en el aviso o de la fecha efectiva de recepción por parte del HUD/Estado, la que sea posterior.

NOTICE OF PRACTICE CLOSURE

MVMT Health, located in Tampa, Florida, has closed effective November 17, 2025. Former patients may obtain copies of their medical records by contacting:

Email: drjefflangmaid@mac.com or jeff@mvmt.health Records will be maintained for the mandatory term from the date of this notice.

11/28-12/19/25I G 4T

NOTICE OF BOARD MEETING SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Spring Lake Community Development District will hold a meeting to address any and all business which may properly come before them on Tuesday, January 27, 2026, at 6:30 p.m., at the Lucaya Lake Clubhouse located at 11305 Lake Lucaya Drive, Riverview, FL 33579.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained on the District's website at www.springlakecdd.org or from the District Manager, Halifax Solutions, LLC., via email at edailey@halifax-solutions.com or by calling (813) 575-1955.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 575-1955 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Eric Dailey District Manager

12/19/25LG 1T

NOTICE OF INTENT

This is a notice of intent to designate three additional positions in the Hillsborough County Property Appraiser's office for inclusion in the Senior Management Class of the Florida Retirement System as per section 121.055 of the Florida Statutes, which becomes effective January 1, 2026.

The designated positions are Assistant Chief Deputy, Assistant General Legal Counsel, and Associate Director of Facilities, Emergency Management, & Operational Support.

Bob Henriquez, Property Appraiser

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

NOTICE OF INTENT TO SELL

Pursuant to Section 373.089, Florida Statues, the Southwest Florida Water Management District intends to sell an interest in certain lands owned by the District.

SWF Parcel 20-503-251S (LH-1)

Real estate in Polk County consisting of approximately 77 acres in Section 25, Township 29, South, Range 24 East and Section 30, Township 29 South, Range 25 East. The Property Appraiser of Polk County, Florida, identifies this property as Parcel ID 24-29-25-000000-011020 and a portion of Parcel ID 25-29-30-000000-031010.

Specifications may be obtained from the District by calling (352) 796-7211 or 1-800-423-1476 (Florida only). 12/12-12/26/25LG 3T



AVISO DE DETERMINACIÓN DE IMPACTO NO SIGNIFICATIVO Y AVISO DE INTENCIÓN DE SOLICITAR LA LIBERACIÓN DE FONDOS

CONDADO HILLSBOROUGH
PROYECTO DE MEJORAS DEL PARQUE PALM RIVER (FASE I)

23 de diciembre de 2025

Condado Hillsborough, Florida 601 East Kennedy Blvd., Tampa, Florida 33601-1110 (813) 274-6673

Estos avisos cumplen dos requisitos procesales, distintos pero relacionados, para las actividades que realizarán El Departamento de Servicios de Vivienda Asequible del Condado Hillsborough,

LIBERACIÓN DE FONDOS

El 14 de enero de 2025, o alrededor de esa fecha, el Departamento de Servicios de Vivienda Asequible del Condado Hillsborough presentarán una solicitud al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) para la liberación de fondos de la Subvención Global para el Desarrollo Comunitario (CDBG), en virtud del Título I de la Ley de Vivienda y Desarrollo Comunitario de 1974, con sus modificaciones, para llevar a cabo el siguiente proyecto: Mejoras al Parque Palm River – Fase I.

- Financiamiento estimado de CDBG: \$1,000,000.00
- Ubicación del proyecto: 715 y 725 South 58th Street, Tampa, FL 33619

El proyecto propuesto mejorará la infraestructura recreativa pública del Parque Palm River para mejorar la seguridad, la accesibilidad y la usabilidad general de la comunidad. La Fase I incluye la modernización de las instalaciones del parque obsoletas e incumplidas, la corrección de las deficiencias de drenaje y accesibilidad, y la eliminación de los riesgos de seguridad existentes. Estas mejoras son esenciales para garantizar que los residentes, especialmente las familias y los niños, puedan utilizar el parque de forma segura y eficaz. Este aviso informa al público sobre la intención del Condado de proceder con el proyecto una vez que el HUD apruebe la solicitud de liberación de fondas.

CONCLUSIÓN DE IMPACTO SIGNIFICATIVO

El Departamento de Servicios de Vivienda Asequible del Condado Hillsborough, Florida, ha determinado que el proyecto no tendrá un impacto significativo en el medio ambiente. Por lo tanto, no se requiere una Declaración de Impacto Ambiental (EIA) según la Ley Nacional de Política Ambiental de 1969 (NEPA). Puede encontrar información adicional sobre el proyecto en el Registro de Revisión Ambiental (ERR), archivado en el Departamento de Servicios de Vivienda Asequible del Condado Hillsborough, Florida, ubicado en 601 E. Kennedy Blvd., piso 24, Tampa, FL 33602. Puede obtener una descripción completa del proyecto y la revisión somiental para su revisión, ya sea electrónicamente o por correo postal. Envíe su solicitud por correo postal a: Servicios de Vivienda Asequible del Condado Hillsborough, 601 E. Kennedy Blvd., piso 24, Tampa, Florida 33602, o por correo electrónico a JohnsonKi@hcfl.gov. Puede examinarla o copiarla de lunes a viernes de 9:00 a.m. a 3:00 p.m.

COMENTARIOS PÚBLICOS

Cualquier persona, grupo o agencia puede enviar comentarios por escrito sobre la ERR al Departamento de Servicios de Vivienda Asequible del Condado Hillsborough, 601 E. Kennedy Blvd., Tampa, FL. Atención: Kiera Johnson, Gerente de Proyecto de Planificación y Recursos de AHS. Todos los comentarios recibidos hasta el 9 de enero de 2026 serán considerados por los Servicios de Vivienda Asequible del Condado Hillsborough antes de autorizar la presentación de una solicitud de liberación de fondos. Los comentarios deben especificar a qué aviso se refieren.

CERTIFICACIÓN AMBIENTAL

EL Departamento de Servicios de Vivienda Asequible del Condado Hillsborough, Florida, certifican al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) que Brenda Brackins, en su calidad de Directora de los Servicios de Vivienda Asequible del Condado Hillsborough, acepta la jurisdicción de los Tribunales Federales si se interpone una acción para exigir el cumplimiento de las responsabilidades en relación con el proceso de revisión ambiental y que estas responsabilidades se han cumplido. La aprobación de la certificación por parte del HUD cumple con sus responsabilidades bajo la NEPA y las leyes y autoridades relacionadas, y permite a los Servicios de Vivienda Asequible del Condado Hillsborough, Florida, utilizar los fondos del programa.

OBJECIONES A LA LIBERACIÓN DE FONDOS

El Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) aceptará objeciones a la liberación de fondos y a la certificación de los Servicios de Vivienda Asequible del Condado Hillsborough, Florida, durante un período de quince días a partir de la fecha prevista de presentación o la recepción efectiva de la solicitud (la que ocurra más tarde) solo si se basan en una de las siguientes razones: (a) la certificación no fue ejecutada por el Oficial Certificador de los Servicios de Vivienda Asequible del Condado Hillsborough, Florida; (b) los Servicios de Vivienda Asequible del Condado Hillsborough, Florida, han omitido un paso o no han tomado una decisión o constatación requerida por las regulaciones del HUD en el Título 24 del Código de Reglamentos Federales (CFR), Parte 58; (c) el beneficiario de la subvención u otros participantes en el proceso de desarrollo han comprometido fondos, incurrido en costos o realizado actividades no autorizadas por el Título 24 del CFR, Parte 58, antes de la aprobación de la liberación de fondos por parte del HUD; o (d) otra agencia federal, actuando de conformidad con el Título 40 del Código de Regulaciones Federales (CFR), Parte 1504, ha presentado una constatación por escrito de que el proyecto es insatisfactorio desde el punto de vista de la calidad ambiental. Las objeciones deben prepararse y enviarse por correo electrónico, de acuerdo con los procedimientos establecidos en el Título 24 del CFR, Parte 58, Sección 58.76, y deben dirigirse a la Oficina Local de Jacksonville, Florida, ubicada en 400 W. Bay Street, Suite 1015, Jacksonville, FL 32202, a la atención de: Tonya Madison, Representante del Departamento de Desarrollo Profesional (DPC) del Programa del HUD. Quienes deseen presentar objeciones deben comunicarse con el HUD para verificar la fecha límite del plazo para presentar objeciones.

Oficial certificador: Brenda Brackins, condado Hillsborough, Florida, Directora de Servicios de Vivienda Asequible.



Nota: Los períodos de quince o dieciocho días para comentarios públicos son los plazos mínimos exigidos por la normativa antes de la presentación de una Solicitud de Liberación de Fondos y Certificación (formulario HUD-7015.15) al HUD/Estado. La entidad responsable puede optar por un período de comentarios más largo. El Título 24 del Código de Regulaciones Federales (CFR), Parte 58, exige, en la Sección 58.46, «Retrasos por circunstancias excepcionales», un período de comentarios de 30 días para proyectos controvertidos o singulares, o similares a proyectos que normalmente requieren la elaboración de una Declaración de Impacto Ambiental. El período de objeción de quince días es un requisito legal. El período de objeción se inicia a partir de la fecha de presentación especificada en el aviso o de la fecha real de recepción por parte del HUD/Estado, la que sea posterior.



AVISO DE DETERMINACIÓN DE IMPACTO SIGNIFICATIVO Y AVISO DE INTENCIÓN DE SOLICITAR LA LIBERACIÓN DE FONDOS

FLORIDA HOME PARTNERSHIP, INC. PROYECTO HACIENDA WEST

23 de diciembre de 2025

Condado Hillsborough, Florida 601 East Kennedy Blvd., Tampa, Florida 33601-1110 (813) 274-6673

Estos avisos cumplen con dos requisitos procesales, distintos pero relacionados, para las actividades que realizará el Departamento de Servicios de Vivienda Asequible del Condado Hillsborough, Florida.

SOLICITUD DE LIBERACIÓN DE FONDOS

Alrededor del 14 de enero de 2025, el Departamento de Servicios de Vivienda Asequible del Condado Hillsborough presentará una solicitud al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) para la liberación de fondos del Programa de Asociaciones de Inversión HOME, en virtud del Título I de la Ley de Vivienda y Desarrollo Comunitario de 1974, con sus modificaciones, para llevar a cabo el siguiente proyecto: Hacienda West: Viviendas unifamiliares de nueva construcción.

- Financiamiento estimado de HOME: \$1,295,293.00
- Ubicación del proyecto: 5902 Bassa Street, Wimauma, FL 33598

El Proyecto Hacienda West construirá 11 viviendas unifamiliares asequibles dentro del Área de Estrategia de Revitalización del Vecindario de Wimauma (NRSA). El proyecto está diseñado para ampliar el acceso a viviendas seguras, sostenibles y asequibles para familias de ingresos bajos a moderados en la zona rural del sur del condado Hillsborough. Este aviso informa al público sobre la intención del Condado de proceder con el proyecto una vez que el HUD apruebe la solicitud de liberación de fondos.

CONCLUSIÓN DE IMPACTO SIGNIFICATIVO

Condado Hillsborough, Florida, Servicios de Vivienda Asequible ha determinado que el proyecto no tendrá un impacto significativo en el medio ambiente. Por lo tanto, no se requiere una Declaración de Impacto Ambiental según la Ley Nacional de Política Ambiental de 1969 (NEPA). Información adicional del proyecto se encuentra en el Registro de Revisión Ambiental (ERR), archivado en el Departamento de Servicios de Vivienda Asequible del Condado Hillsborough, Florida, ubicado en 601 E. Kennedy Blvd., piso 24, Tampa, FL 33602. Una descripción completa del proyecto y la revisión ambiental puede estar disponible para su revisión, ya sea electrónicamente o por correo postal. Envíe su solicitud por correo postal a Servicios de Vivienda Asequible del Condado Hillsborough, 601 E. Kennedy Blvd., piso 24, Tampa, Florida 33602, o por correo electrónico a JohnsonKi@hcfl.gov. Puede examinarla o copiarla de lunes a viernes de 9:00 a.m. a 3:00 p.m.

COMENTARIOS DEL PÚBLICO

Cualquier persona, grupo o agencia puede enviar comentarios por escrito sobre el ERR a Servicios de Vivienda Asequible del Condado de Hillsborough, 601 E. Kennedy Blvd., Tampa, FL. Atención: Kiera Johnson, Gerente de Proyecto de Planificación y Recursos de AHS. Todos los comentarios recibidos hasta el 9 de enero de 2026 serán considerados por el Departamento de Servicios de Vivienda Asequible del Condado Hillsborough antes de autorizar la presentación de una solicitud de liberación de fondos. Los comentarios deben especificar a qué aviso se refieren.

CERTIFICACIÓN AMBIENTAL

EL Departamento de Servicios de Vivienda Asequible del Condado Hillsborough, Florida, certifican al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) que Brenda Brackins, en su calidad de Directora de los Servicios de Vivienda Asequible del Condado Hillsborough, acepta la jurisdicción de los Tribunales Federales si se interpone una acción para exigir el cumplimiento de las responsabilidades en relación con el proceso de revisión ambiental y que estas responsabilidades se han cumplido. La aprobación de la certificación por parte del HUD cumple con sus responsabilidades bajo la NEPA y las leyes y autoridades relacionadas, y permite a los Servicios de Vivienda Asequible del Condado Hillsborough, Florida, utilizar los fondos del Programa.

OBJECIONES A LA LIBERACIÓN DE FONDOS

El Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD) aceptará objeciones a la liberación de fondos y a la certificación de los Servicios de Vivienda Asequible del Condado Hillsborough, Florida, durante un período de quince días a partir de la fecha de presentación prevista o la recepción efectiva de la solicitud (la que ocurra más tarde) solo si se basan en una de las siguientes razones: (a) la certificación no fue ejecutada por el Oficial Certificador de los Servicios de Vivienda Asequible del Condado Hillsborough, Florida; (b) los Servicios de Vivienda Asequible del Condado Hillsborough, Florida, han omitido un paso o no han tomado una decisión o constatación requerida por las regulaciones del HUD en 24 CFR parte 58; (c) el beneficiario de la subvención u otros participantes en el proceso de desarrollo han comprometido fondos, incurrido en costos o realizado actividades no autorizadas por 24 CFR parte 58 antes de la aprobación de la liberación de fondos por parte del HUD; o (d) otra agencia federal, actuando de conformidad con el Título 40 del Código de Regulaciones Federales (CFR). Parte 1504, ha presentado una constatación por escrito de que el proyecto es insatisfactorio desde el punto de vista de la calidad ambiental. Las objeciones deben prepararse y enviarse por correo electrónico, de acuerdo con los procedimientos establecidos en el Título 24 del CFR. Parte 58, Sección 58.76, y deben dirigirse a la Oficina Local de Jacksonville, Florida, ubicada en 400 W. Bay Street, Suite 1015, Jacksonville, FL 32202, a la atención de: Tonya Madison, Representante del Departamento de Desarrollo Profesional (DDP) del Programa del HUD. Quienes deseen presentar objeciones deben comunicarse con el HUD para verificar la fecha límite del plazo para presentar objeciones.

Oficial certificador: Brenda Brackins, condado Hillsborough, Florida, Directora de Servicios de Vivienda Asequible.



Nota: Los períodos de quince o dieciocho días para comentarios públicos son los plazos mínimos exigidos por la normativa antes de la presentación de una Solicitud de Liberación de Fondos y Certificación (formulario HUD-7015.15) al HUD/Estado. La entidad responsable puede optar por un período de comentarios más largo. El Título 24 del Código de Regulaciones Federales (CFR), Parte 58, exige, en la Sección 58.46, «Retrasos por circunstancias excepcionales», un período de comentarios de 30 días para proyectos controvertidos o singulares, o similares a proyectos que normalmente requieren la elaboración de una Declaración de Impacto Ambiental. El período de objeción se presenta a partir de la fecha de presentación especificada en el aviso o de la fecha efectiva de recepción por parte del HUD/Estado, la que sea posterior.

PUBLIC NOTICE AMENDMENT TO THE 2024/25 ANNUAL ACTION PLAN

Notice is hereby given that the City of St. Petersburg ("City") is making available for citizen review and public comment a proposed amendment to the 2024/25 Annual Action Plan. The U.S. Department of Housing and Urban Development ("HUD") Consolidated Annual Action Plan regulations at 24 CFR 91.105 require that the City receive and consider comments on substantial amendments to the Consolidated Plan for 30 days before implementing those amendments. The City is proposing to make the following substantial amendment to the Program Year 2024/25 Annual Action Plan:

• Provide additional funding to Boley Centers, Inc. located at 445 31st Street N, St. Petersburg, FL 33705 to increase HOME Tenant-Based Rental Assistance (TBRA)

Written comments on the proposed amendment may be submitted to the City's Housing and Community Development Department, P.O. Box 2842, St. Petersburg, Florida 33731 until January 18, 2026. The City Council of the City of St. Petersburg will hold a public hearing to receive comments on the proposed amendment on Thursday, January 22, 2026, beginning at or about 5:00 PM, in City Council Chambers, 175 Fifth Street North, St. Petersburg, Florida. Interested parties are invited to attend.

For any non-English speaking citizen who may require interpretation, an interpreter may be provided upon request. Persons with disabilities requiring reasonable accommodations under the Americans with Disabilities Act of 1990, please contact the City Clerk, (727) 893-7202, or call our TDD number (727) 892-5259, at least 24 hours prior to the proceedings. The City cannot guarantee the availability of persons capable of assisting individuals with a hearing impairment or who are unfamiliar with the English language but will attempt to provide such assistance if requested.

NOTICIA PÚBLICA

ENMIENDA A LA Plan de acción anual 2024/25

Por medio del presente, se notifica que la Ciudad de St. Petersburg ("Ciudad") pone a disposición del público, para su revisión y comentarios, una enmienda propuesta al Plan de Acción Anual 2024/25. Las regulaciones del Plan Consolidado del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos ("HUD"), conforme a 24 CFR 91.105, requieren que la Ciudad reciba y considere comentarios sobre enmiendas sustanciales al Plan Consolidado durante un período de 30 días antes de implementar dichas enmiendas. La Ciudad propone realizar la siguiente enmienda sustancial al Plan de Acción Anual del Año Programático 2024/25:

• Proporcionar fondos adicionales a Boley Centers, Inc., ubicado en 445 31st Street N, St. Petersburg, FL 33705, para asistencia de alquiler basada en el inquilino (TBRA, por sus siglas en inglés) del programa HOME.

Los comentarios por escrito sobre la enmienda propuesta pueden enviarse al Departamento de Vivienda y Desarrollo Comunitario de la Ciudad, P.O. Box 2842, St. Petersburg, Florida 33731, hasta el 18 de enero de 2026. El Concejo Municipal de la Ciudad de St. Petersburg llevará a cabo una audiencia pública para recibir comentarios sobre la enmienda propuesta el jueves, 22 de enero de 2026, comenzando a las 5:00 pm., en la Cámara del Concejo Municipal, ubicada en 175 Fifth Street North, St. Petersburg, Florida. Las personas interesadas están invitadas a asistir.

Para cualquier ciudadano que no hable inglés y requiera interpretación, se podrá proporcionar un intérprete previa solicitud. Las personas con discapacidades que necesiten adaptaciones razonables conforme a la Ley de Estadounidenses con Discapacidades de 1990 (ADA), deben comunicarse con la Oficina del Secretario Municipal al (727) 893-7202, o llamar a nuestro número TDD (727) 892-5259, al menos 24 horas antes del procedimiento. La Ciudad no puede garantizar la disponibilidad de personas capaces de asistir a individuos con impedimentos auditivos o que no estén familiarizados con el idioma inglés, pero hará todo esfuerzo posible para brindar dicha asistencia si es solicitada.

12/19/25LG 1T