

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY SUMMONS AND NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP (30 DAYS) TO: COLLIN TRUMAN WELCH The Petitioners have filed with the Clerk of the above Court a Petition requesting that any parent-child relationship between you and the above-named child be terminated. FRANCES LYNN POPE was born on January 23, 2023, at Providence Regional Medical Center in Everett, Snohomish County, Washington. FRANCES LYNN POPE was born to JAZMINE FAY POPE, Natural Mother, and you, COLLIN TRUMAN WELCH, Alleged Natural Father. Additional requests, if any, are stated in the Petition. In order to defend against this Petition, you must respond to the Petition by stating your defense in writing, and by serving a copy upon the person signing this Summons within 30 days after the service of this Summons and Notice of Hearing, excluding the day of service, or a default judgment may be entered against you without notice. A default judgment is one where Petitioner is entitled to what he or she asks for because you have not responded. If you serve a Notice of Appearance on the undersigned person, you are entitled to notice before a default judgment may be entered. If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your written response, if any, may be served on time. This Summons is issued pursuant to Rule 4 of the Superior Court Civil Rules of the State of Washington. The Court has set the time and place of the court hearing on this matter. The court hearing on this matter shall be on February 13, 2026, at 10:00 am at Remann Hall, 5501 6th Ave., Tacoma, WA 98406. Your failure to appear at this hearing may result in the termination of any parent-child relationship you have with the child named above. You are further notified that any non-consenting parent or alleged father has the right to be represented by an attorney, and an attorney will be appointed for an indigent person who requests an attorney. You are further notified that failure to respond to this termination action within 30 days of service will result in the termination of any parent-child relationship you have with respect to the above-named child. You are further notified that failure to file a claim of paternity under Chapter 26.26A RCW, or to respond to the Petition, within 30 days of the date of the service of this Summons and Notice is grounds to terminate any parent-child relationship you may have with respect to the child named above. You are further notified that, if the child named above is an Indian child and if you acknowledge paternity of the child, or if your paternity of the child is established prior to the termination of the parent-child relationship, your parental rights may not be terminated unless you (i) give valid consent to termination, or (ii) your parent-child relationship is terminated involuntarily pursuant to chapter 26.33 or 13.34 RCW. DATED 16 December 2025. Christina T. Sherman, PLLC /s/ CHRISTINA T. SHERMAN WSBA No. 35964 1201 Regents Blvd., Suite B Fircrest, WA 98466 FILE RESPONSE WITH: Clerk of Court Pierce County Superior Court 920 Tacoma Avenue S, Room 110 Tacoma, Washington 98402 SERVE A COPY OF YOUR RESPONSE ON: Christina T. Sherman, PLLC CHRISTINA T. SHERMAN 1201 Regents Blvd., Suite B Fircrest, WA 98466 Tel: (253) 268-5068 Christina@shermanlegalsolutions.com Attorney for Petitioners 12/19-1/2/26LG 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 v. LENNY LEE TORRES Respondent. NOTICE OF ACTION FOR ADOPTION TO: LENNY LEE TORRES Last address unknown YOU ARE NOTIFIED that an action for Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Dolores Taylor & Thomika Taylor, whose address is c/o Lindsay Ruiz Bash, P.O. Box 1981, Land O' Lakes, FL 34639 on or before 1/22/2026, and file the original with the clerk of this Court at Hillsborough County Clerk of Court, 800 E Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: NA Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</div>	<div>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, Tampa, Florida 33613, on or before 1/20/2026, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, Florida 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: NA Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 12/15/2025 Victor Crist, Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk 12/19-1/9/26LG 4T ----- PUBLIC NOTICE PARTS BEING AUCTIONED BY VITA VEA 1. QA1 Struts Front and Rear Mount Kit 2. LS Motor Mount Kit and Cross Member Kit 3. Beyma 6.5 Speakers (x2) 4. Beyma SQL-60/B Set 5. Solo X Subwoofers (x2) 6. QA1 Trailing Arms Upper Set 7. QA1 Trailing Arms Lower Set 8. QA1 Upper Control Arm Set 9. QA1 Lower Control Arm Set 10. QA1 Rear Sway Bar Kit 11. QA1 Front Sway Bar Set 12. QA1 Front Springs 13. QA1 Rear Springs 14. QA1 Rear Frame Bracket 15. Chevrolet 10-Speed Transmission with Torque Converter 16. Chevrolet LT4 Supercharged Complete Engine 17. 24" Armai Wheels with Tires (set of 4) Sale Date and location 12/29/2025 @ 10am, 4415 N. Lois Ave., Tampa, FL 33614 12/19-12/26/25LG 2T ----- IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO. 25-DP-224 DIVISION: S IN THE INTEREST OF: E.D.F. DOB: 3/15/2025 MINOR CHILD NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: NOVA FORMOLO 12/02/1987 12208 N Florida Ave. Room 4 Tampa, FL 33612 YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: E.D. born on 3/15/2025. You are hereby commanded to appear on January 21, 2026, at 9:20 AM before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Edgcomb Courthouse 800 East Twiggs Street Tampa, FL 33602, Courtroom 312 for an ADVISORY HEARING. ZOOM INSTRUCTIONS: • Join Zoom Meeting information to be used by all parties. • https://tjud13-org.zoom.us/j/84572956762 • No Password is required. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE</div>	<div>HILLSBOROUGH COUNTY CHILD OR CHILDREN NAMED IN THIS NOTICE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@tjud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand as Clerk of said Court and the Seal thereof, this 12th day of December, 2025. Victor D. Crist, Clerk of Circuit Court Hillsborough County, Florida By: /s/ Santiago Zambrano Deputy Clerk 12/19-1/9/26LG 4T ----- 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: DARIN CAREER SERVICES Owner: Nancy J Siegel 3914 W Bay Court Ave Tampa, FL 33611 12/19/25LG 1T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-004136 IN RE: ESTATE OF : ESTATE OF GRACIA J. NICHOLSON AKA JOYCE NICHOLSON AKA GRACIA JOYCE NICHOLSON, Deceased. NOTICE TO CREDITORS The administration of the estate of 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-</div>	<div>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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 19, 2025. Personal Representative: 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: 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</div>	<div>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 Edgcomb 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 unmaturred, 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 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, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE 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 PROBATE DIVISION Case No.: 2025-CP-004193 IN RE: The Estate of PIERRE CONRAD HYDE, Deceased. NOTICE TO CREDITORS The administration of the estate of PIERRE CONRAD HYDE, whose date of death was November 6, 2025, File Number 2025-CP-004193, is pending in the Clerk of the Circuit Court, Hillsborough County, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claim with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 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 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 §§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/Cynthia Hyde CYNTHIA HYDE c/o YATES LAW FIRM, P.A. 320 W. Kennedy Boulevard, Suite 600 Tampa, Florida 33606 Personal Representative's Attorney: s/Carla B. Yates Carla B. Yates, Esquire YATES LAW FIRM, P.A. 320 W. Kennedy Boulevard, Suite 600 Tampa, Florida 33606 (813) 254-6516 Florida Bar No.: 709166 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. (Continued on next page)</div>

HILLSBOROUGH COUNTY	HILLSBOROUGH COUNTY	HILLSBOROUGH COUNTY	HILLSBOROUGH COUNTY	HILLSBOROUGH COUNTY
<p>NOTICE TO CREDITORS</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The date of first publication of this notice is December 19, 2025.</p> <p>Personal Representative: Yvette Pitts 10066 Victory Gallop Loop Ruskin, Florida 33573</p> <p>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</p> <p>12/19-12/26/25LG 2T</p> <p>-----</p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No: 25-DR-0011917 Section: E</p> <p>IN RE: The Matter Of: CLAIRE DELACOUR, Petitioner, And PASCAL PLOURDE, Respondent.</p> <p>NOTICE OF ACTION — DOMESTICATION OF FOREIGN JUDGMENT</p> <p>TO: PASCAL PLOURDE 1/k/a 996 Portsmouth Avenue Kingston, Ontario Canada K7M 1X3</p> <p>YOU ARE NOTIFIED that an action for domestication of a foreign judgment has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Thomas F. Gilbert, Esq., Law Offices of Robert M. Geller, P.A., 807 W. Azeele St., Tampa, Florida 33606, U.S.A., Petitioner's attorney, on or before 1/20/2026, and file the original with the clerk of this court either before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.</p> <p>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.</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking pleadings.</p> <p>WITNESS my hand and seal of said Court on this 15th day of December 2025.</p> <p>Victor Crist, Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: s/ Jennifer Taylor As Deputy Clerk</p> <p>12/19-1/9/26LG 4T</p> <p>-----</p> <p>IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-4236 DIVISION B Florida Bar #898791</p> <p>IN RE: ESTATE OF NICHOLAS J. HENGEMIHLE, Deceased.</p> <p>NOTICE TO CREDITORS</p> <p>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.</p> <p>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.</p> <p>All creditors of decedent and other persons, who have claims or demands against</p>	<p>HILLSBOROUGH COUNTY</p> <p>decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of the first publication of this Notice is December 19, 2025.</p> <p>Personal Representative: LAURIE ANN BADZEK 1746 Marengo Road Warriors Mark, PA 16877</p> <p>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</p> <p>12/19-12/26/25LG 2T</p> <p>-----</p> <p>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-037716</p> <p>VILLAGES OF BLOOMINGDALE I HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. MIGUEL ANTONIO TORRES and SHELBY JEAN GABRIELLE BURKI, Defendant(s).</p> <p>NOTICE OF ACTION</p> <p>TO: MIGUEL ANTONIO TORRES 9816 Carlsdale Drive Riverview, FL 33578</p> <p>YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Hillsborough County, Florida:</p> <p>Lot 8, Block 38, Villages of Bloomingdale – Phases 2 & 3, Plat Book 105, Page 170, of the Public Records of Hillsborough County, Florida.</p> <p>A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 1/20/2026 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.</p> <p>This notice shall be published once each week for two consecutive weeks in La Gaceta.</p> <p>ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 33602, 813.272.7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; If you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court on this 15th day of December, 2025.</p> <p>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 BJR File: 015564.00284</p> <p>12/19-12/26/25LG 2T</p> <p>-----</p> <p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001774</p> <p>IN RE: ESTATE OF IGNAZIO NELSON LIGORI Deceased.</p> <p>NOTICE TO CREDITORS</p> <p>The administration of the estate of IGNAZIO NELSON LIGORI, deceased, whose date of death was January 12, 2025; File Number 2025-CP-001774, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PER-</p>	<p>HILLSBOROUGH COUNTY</p> <p>RIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 19, 2025.</p> <p>CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE</p> <p>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.</p> <p>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.</p> <p>CASES TO BE HEARD AT THE 9:00 A.M. HEARING</p> <p>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</p> <p>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</p> <p>CASE NO: COD-25-0003515 NAME OF VIOLATOR: SIMON WESTON LOCATION OF VIOLATION: 2906 N 16TH ST, TAMPA, FL CODE SECTIONS: 19-231(15)a 19-231(15)c LEGAL DESCRIPTION: YBOR HEIGHTS S 15 FT OF LOT 10 AND E 1/2 OF CLOSED ALLEY ABUTTING ON W BLOCK 5 FOLIO: 187392.0000</p> <p>CASE NO: COD-25-0003555 NAME OF VIOLATOR: THOMAS D MOLZAHN JR LOCATION OF VIOLATION: 3001 W NAPOLEON AVE, TAMPA, FL CODE SECTIONS: 19-231(15)c 19-233(a) LEGAL DESCRIPTION: BUTLER MC INTOSH SUBDIVISION LOT 1 & S 25 FT OF VACATED R/W ABUTTING ON N FOLIO: 136889.0000</p> <p>CASE NO: COD-25-0003674 NAME OF VIOLATOR: REYNALDO A GONZALEZ II LOCATION OF VIOLATION: 4113 E RICHMERE ST, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: TERRACE PARK SUBDIVISION UNIT NO 3 LOTS 16 AND 17 BLOCK 112 FOLIO: 142205.0000</p> <p>CASE NO: COD-25-0003690 NAME OF VIOLATOR: ESTATE OF PEGGY JOYCE LOCATION OF VIOLATION: 11323 N ROME AVE, TAMPA, FL CODE SECTIONS: 19-231(10) 19-231(15)a 19-231(15)b 19-231(15)c 19-234 LEGAL DESCRIPTION: GOLFLAND OF TAMPA'S NORTH SIDE COUNTRY CLUB AREA NORTH SIDE COUNTRY CLUB AREA NO 2 LOTS 30 AND 31 BLOCK 53 FOLIO: 96680.0000</p> <p>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</p> <p>CASE NO: COD-25-0003782 NAME OF VIOLATOR: MICHAEL LEROY ANDERSON LOCATION OF VIOLATION: 1501 HEATHER AVE, TAMPA, FL CODE SECTIONS: 19-49 19-56 LEGAL DESCRIPTION: TILSEN MANOR SUBDIVISION LOT 23 AND N 5 FT OF LOT 24 BLOCK 1 FOLIO: 141223.0000</p> <p>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</p> <p>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</p> <p>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) 19-231(15)c 19-231(17) LEGAL DESCRIPTION: EASTERN HEIGHTS LOT 66 FOLIO: 154612.0000</p> <p>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</p> <p>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</p> <p>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</p> <p>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 VACATED ALLEY ABUTTING THEREON FOLIO: 175583.0000</p> <p>CASES TO BE HEARD AT THE 1:00 P.M. HEARING</p> <p>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 3 BLOCK 3 FOLIO: 141293.0000</p> <p>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</p> <p>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</p> <p>IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.</p> <p>INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING. SHIRLEY FOXX-KNOWLES, CMC CITY CLERK</p> <p>12/12-1/2/26LG 4T</p>	<p>HILLSBOROUGH COUNTY</p> <p>Personal Representative: NICK J. LIGORI P.O. Box 1248 Odessa, FL 33556</p> <p>Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com</p> <p>12/19-12/26/25LG 2T</p> <p>-----</p> <p>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-071159</p> <p>WALDEN LAKE COMMUNITY ASSOCIATION, INC., Plaintiff, vs. JOHN MILLER and JUDY CAMINERO, Defendant(s).</p> <p>NOTICE OF ACTION</p> <p>TO: JOHN MILLER and JUDY CAMINERO 1909 Masters Way, Plant City, FL 33566</p> <p>YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Hillsborough County, Florida:</p> <p>Lot 12, Block 1, WALDEN LAKE UNIT 18, according to the map or plat thereof, as recorded in Plat Book 61, Page 32, of the Public Records of Hillsborough County, Florida.</p> <p>A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 1/20/2026 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.</p> <p>This notice shall be published once each week for two consecutive weeks in La Gaceta.</p> <p>ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 33602, 813.272.7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; If you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court on this 15th day of December, 2025.</p> <p>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 BJR File: 008943.00781</p> <p>12/19-12/26/25LG 2T</p> <p>-----</p> <p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-004119 Division A</p> <p>IN RE: ESTATE OF ROBERT L. SYLVESTER, SR. also known as ROBERT LEE SYLVESTER also known as ROBERT L. SYLVESTER Deceased.</p> <p>NOTICE TO CREDITORS</p> <p>The administration of the estate of ROBERT 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 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The Personal Representative or curator has no duty to discover whether any property held at the time of 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.</p> <p>The date of first publication of this notice is December 19, 2025.</p> <p>(Continued on next page)</p>	

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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 under- signed intend(s) to register with the Flor- ida Department of State, Division of Cor- porations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the 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, Deceased.

NOTICE OF TRUST

MARTIN CEPIN, deceased, a resident of Hillsborough County, Florida, who died on September 23, 2025, was the settlor of a trust entitled: Revocable Trust Agreement of Martin Cepin dated March 11, 2010, which trust was amended and restated by that certain Revocable Trust Agreement of Martin Cepin as Amended and Restat- ed 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 administra- tion of the Decedent's estate and enforce- able claims of the Decedent's creditors to the extent the Decedent's estate is insuf- ficient 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 Admin- istration* 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 mat- ter, should contact the Clerk of Court's ADA Coordinator at (813) 276-8100 ext 4347 no later than 7 days prior to the pro- ceeding; If you are hearing or voice im- paired, call 711.

Signed on this 10th day of December, 2025.

Victor Crist, Clerk of the Courts
800 E Twigg's 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 Rob- ert J. O'Brien, deceased, whose date of death was November 30, 2025, is pend- ing 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 de- cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss 732.216- 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Stat- utes. 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.

Personal Representative:

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
office@roberthmohr.com

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.

NOTICE TO CREDITORS

The administration of the estate of Jos- eph Frederick Lohr, deceased, whose date of death was October 12, 2025, is pending in the Circuit Court of Hillsbor- ough County, Florida, Probate Division, the address of which is 800 E. Twigg's Street, Tampa, Florida 33601. 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.

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, ap- plies, 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 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 Avenue
Tampa, Florida 33612-3363
(813) 265-4051 ** FL Bar no.: 157330
Email service:
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 Hills- borough County, Probate Division, the address of which is 800 E. Twigg's Street, Tampa, FL 33602. The names and ad- dresses of the personal representative and the personal representative's attorney are set forth below.

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

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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 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 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, 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: lsegall@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

IN RE:

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

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. Twigg's Street, Tampa, Florida 33601. 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the 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, ap- plies, 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 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:

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
Email 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,

vs.

RHONDA COOK, unmarried, Defendant.

NOTICE OF SALE

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

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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

COMMON ELEMENTS APPURTE- NANT THERETO, IN ACCORDANCE WITH, AND SUBJECT TO THE COVENANTS, CONDITIONS, RE- STRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF THE OAKS UNIT VII, A CONDO- MINIUM 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 ADDI- TIONS AND AMENDMENTS TO SAID DECLARATION AND CONDO- MINIUM 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 Hang- ing Moss Circle #201, Tampa, FL 33613.

will be sold by the Hillsborough County Clerk at public sale on **January 30, 2026 at 10:00 A.M.**, electronically online at [http:// www.hillsborough.realfordclose.com](http://www.hillsborough.realfordclose.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 pen- dens 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 partic- ipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coord- inator, Hillsborough County Courthouse, 800 E. Twigg's Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appear- ance, 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.

/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:

A.K. DOB: 5/4/2011

MINOR CHILD

NOTICE OF ACTION

TERMINATION OF PARENTAL RIGHTS

TO: AL KELLY, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to termi- nate your parental rights and permanently commit the following child for adoption: A.K. born on 5/4/2011. You are hereby **com- manded** to appear on January 26, 2026, at 9:00 AM before the Honorable Lisa D. Campbell, at the Hillsborough Courthouse, Edgcomb Courthouse, 800 East Twigg's Street, Tampa, FL 33602, Court Room 310, for an **ADVISORY HEARING**.

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

If you are a person with a disability who needs any accommodation in order to partic- ipate 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. Twigg's Street, Tampa, FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the sched- 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,

A.T. DOB: 9/25/2019,

V.T. DOB: 9/21/2020,

L.C. DOB: 9/4/2022,

C.C. DOB: 10/29/2024,

MINOR CHILDREN

NOTICE OF ACTION

TERMINATION OF PARENTAL RIGHTS

TO: JESENIA CRUZ, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to termi- 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, Edgcomb Courthouse, 800 East Twigg's Street, Tampa, Florida 33602,

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

for an **ADVISORY HEARING**.

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

If you are a person with a disability who needs any accommodation in order to partic- ipate 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 Coor- dinator, 800 E. Twigg's Street, Tampa, FL 33602, phone: 813-272-7040, hearing im- paired: 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 immedi- ately 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 under- signed intend(s) to register with the Flor- ida Department of State, Division of Cor- porations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the 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 under- signed intend(s) to register with the Flor- ida Department of State, Division of Cor- porations, 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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 25-CA-007033
TOORAK CAPITAL PARTNERS LLC PLAINTIFF,
VS.
RABBIT WHOLE HOMES, LLC, ET AL., DEFENDANT(S).
NOTICE OF ACTION
TO: Ashleigh Rabideau
Last Known Address: 1002 West Beacon Ave, Tampa, FL 33603
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 or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
<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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN 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 A/ ET AL.
DEFENDANT(S).

/
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated December 6, 2025 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on January 7, 2026, at 10:00 AM, at www.hillsborough.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 COUNTY, FLORIDA."
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/ Timothy J. Landers
Timothy J. Landers
FBN 127154
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1026444

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
Freedom Mortgage Corporation Plaintiff(s),
CASE NO.: 24-CA-005004
v.
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 Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and 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, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, CHARLESTON CORNERS PROPERTY OWNERS ASSOCIATION, INC. AND ELITE POOL DESIGNS A/K/A ELITE POOL DESIGNS 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 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 Records of Hillsborough County, Florida.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx>
Phone: (813) 272-7040 or ada@fljud13.org
Dated this 9th day of December, 2025.
By: /s/ Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900 Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1026512

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
v.
GENERAL CIVIL DIVISION:
UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHELDON DONALD DENNARD A/K/A 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 Hillsborough County, Florida, wherein New Day Financial, LLC is the Plaintiff and SELENA LEMONS, DONNA COLEMAN, UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHELDON DONALD DENNARD A/K/A SHELDON D. DENNARD, UNKNOWN SPOUSE OF SHELDON DONALD DENNARD A/K/A SHELDON D. DENNARD, LEN-CYPRESS MILL, LLC AND CYPRESS MILL COMMUNITY ASSOCIATION, INC. are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.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.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx>
Phone: (813) 272-7040 or ada@fljud13.org
Dated this 10th day of December, 2025.
By: /s/ Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900 Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1026621

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 292023CA013582A001HC
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3 PLAINTIFF,
VS.
CHARLOTTE A. PALMER A/K/A CHARLOTTE A S PALMER A/K/A CHARLOTTE PALMER, CHASE E. PALMER A/K/A CHASE PALMER, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, DEFENDANTS.
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 292023CA013582A001HC
NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 6th day of December, 2025, and entered in Case No. 292023CA013582A001HC, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3 is the Plaintiff and CHARLOTTE A. PALMER A/K/A CHARLOTTE A S PALMER A/K/A CHARLOTTE PALMER, CHASE E. PALMER A/K/A CHASE PALMER AND UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 A.M. on the 7th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 11, BLOCK 10, GANDY MANOR ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 64 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx>
Phone: (813) 272-7040 or ada@fljud13.org
Dated this 9th day of December, 2025.
By: /s/ Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900 Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1026502

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-4133
Florida Bar #898791
IN RE: ESTATE OF BONNIE R. MORRISON, Deceased.
NOTICE TO CREDITORS
The administration of the estate of BONNIE R. MORRISON, deceased, Case Number 25-CP-4133, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Plaintiff, vs.
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 To: 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 foreclose a mortgage on the following described property in Hillsborough County, Florida:
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 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
By: /s/ Jennifer Taylor
Deputy Clerk
NOTICE TO PERSONS WITH DISABILITIES
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, 800 E. Twiggs Street, Tampa, FL, 33602, Phone: 813-272-7040, 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.
FOR PUBLICATION – RETURN TO COPY:
THE MANLEY LAW FIRM LLC
11080-1026271
/
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-016429
Division: C-P
ANNETTE JOY MARTIN, Petitioner, and
FREDERICK JEROME COAKLEY, Respondent.
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
TO: FREDERICK JEROME COAKLEY
Last known address:
Berry Islands, Bahamas East Street
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ANNETTE JOY MARTIN, whose address is 2624 Durham St, Tampa, FL 33605, on or before 1/20/2026, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, Florida 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**
The action is asking the court to decide how the following real or personal property should be divided: NA
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Dated December 12, 2025
Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
By: /s/ Mary Glover
Deputy Clerk
12/19-1/9/26LG 4T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-4133
Florida Bar #898791
IN RE: ESTATE OF BONNIE R. MORRISON, Deceased.
NOTICE TO CREDITORS
The administration of the estate of BONNIE R. MORRISON, deceased, Case Num-

LEGAL ADVERTISEMENT

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 unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of decedent and other persons who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.
The date of the first publication of this Notice is 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 personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS 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 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
(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY 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, Edgcomb Courthouse 800 East Twiggs Street Tampa, FL 33602, Court-room 312 for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fjud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand as Clerk of said Court and the Seal thereof, this 12th day of December, 2025. Victor D. Crist, Clerk of Circuit Court Hillsborough County, Florida By: /s/ Santiago Zambrano Deputy Clerk 12/19-1/9/26LG 4T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003973 IN RE: ESTATE OF EDWARD LEE LUM Deceased. NOTICE TO CREDITORS The administration of the estate of Edward Lee Lum, deceased, whose date of death was September 4, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is 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 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: Lisa Grillo 14409 N. 37th St. Phoenix, Arizona 85032 Attorney for Personal Representative: AARON W. SAOUD, ESQUIRE 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 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.</div>	<div>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 PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 19, 2025. Personal Representative: Haiming Shih 19735 Greenside Ter. Montgomery Village, MD 20886 Attorney for Personal Representative: Kelly Y. Forrest E-Mail Addresses: kforrest@millmanlawgroup.com ltammany@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 PROBATE DIVISION Case No.: 2025-CP-004041 IN RE: The Estate of JAMES HOWARD HUNT, Deceased. NOTICE TO CREDITORS 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 and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claim with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 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 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 §§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 with law. 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., Plaintiff,</div>	<div>HILLSBOROUGH COUNTY vs. 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 property owner as of the date of the Lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this December 8, 2025 /s/ J. Clarke Brannon Nathan A. Frazier, Esq., for the firm J. Clarke Brannon, Esq., for the firm <i>Attorney for Plaintiff</i> 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 Deceased. 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 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: 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 IN RE: ESTATE OF JOSHUA JAMES COLEMAN Deceased. NOTICE TO CREDITORS 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-</div>	<div>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 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: Rachel Latham 305 Mill Crossing W Colleyville, Texas 76034 Attorney for Personal Representative: Paul M. Messina, Jr., Esq. Florida Bar Number: 84490 MESSINA LAW GROUP, P.A. 2550 Permit Place New Port Richey, Florida 34655 Telephone: (813) 492-7798 Fax: (727) 216-4787 paul@messinawalawgroup.com service@messinawalawgroup.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 representative and the personal representative's attorney are set forth below. All creditors of Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of Decedent's death by Decedent or 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 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. 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-</div>	<div>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 under Section 732.2211, Florida Statutes. All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of decedent and other persons who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is 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) Deceased. 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's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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: 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 12/12-12/19/25LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA File No. 25-CP-003862 Division: B IN RE: ESTATE OF WILLIAM L. HICKS, SR. Deceased. 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 - Edgcomb Courthouse, Tampa, Florida 33602, either before service on Petitioner's attorney (Continued on next page)</div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>MANATEE COUNTY</div> <div>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.</div> <div>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.</div> <div>All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of decedent and other persons who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of the first publication of this Notice is December 19, 2025.</div> <div>Personal Representative: TYLER FREDERICK BECK 14059 Riveredge Drive, Unit #8309 Tampa, FL 33637</div> <div>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</div> <div>12/19-12/26/25LG 2T</div> <div>-----</div> <div>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 Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 A.M. on the 5th day of February, 2026, the following described property as set forth in said Final Judgment, to wit: Lot 335, Lexington Phase IV, a subdivision, according to the plat thereof, recorded at Plat Book 45, Pages 12 through 13, in the public records of Manatee County, Florida. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711. Dated this 11th day of December, 2025. By: /s/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1026755</div> <div>IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 2842 Division Probate</div> <div>IN RE: ESTATE OF KELLY REPPPEL, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of KELLY REPPPEL, 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,</div>	<div>MANATEE COUNTY</div> <div>P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as set forth in Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Sections 732.2211.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 12, 2025.</div> <div>Personal Representative: DIANE REPPPEL 380 Aruba Circle #201 Bradenton, FL 34209</div> <div>Attorney for Personal Representative: Jami C. Worley, Esq. Florida Bar Number: 1003559 WORLEY ELDER LAW, PLLC 4916 26th St. W., Suite 152 Bradenton, FL 34207 Telephone: (941) 448-1302 E-Mail: jami@worleyelderlaw.com</div> <div>12/12-12/19/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 412025CA000220CAAXMA</div> <div>MILL CITY MORTGAGE LOAN TRUST 2018-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE Plaintiff, vs. ISIAH SMITH, et al, Defendants</div> <div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div> <div>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 SOCIETY, FSB, AS TRUSTEE is the Plaintiff and ISIAH SMITH, the Defendants. Angelina Colonnesso, Clerk of the Circuit Court in and for Manatee County, Florida will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, the Clerk's website for on-line auctions at 11:00 A.M. on 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.</div> <div>If you are a person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, you must file a claim with the clerk of court before or no later than the date that the clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the lis pendens may claim the surplus.</div> <div>If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</div> <div>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</div> <div>TL/24-F000581</div> <div>12/12-12/19/25LG 2T</div> <div>-----</div> <div>ORANGE COUNTY</div> <div>IN THE CIRCUIT COURT FOR</div>	<div>ORANGE COUNTY</div> <div>ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-003956-O Division: Probate</div> <div>IN RE: ESTATE OF DAVID EDWARD JOHNSON Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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 representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 19, 2025.</div> <div>Personal Representative: Kevin Johnson 13922 Tallowridge Ct. Orlando, FL 32837</div> <div>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</div> <div>12/19-12/26/25LG 2T</div> <div>-----</div> <div>NOTICE OF SUSPENSION ORANGE COUNTY</div> <div>To: SHANAVIA SCOTT</div> <div>Case No.: CD202510114/D 3205104</div> <div>A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>12/19-1/9/26LG 4T</div> <div>-----</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY</div> <div>To: DANIKA EXILUS</div> <div>Case No.: CD202510014/D 3507035/3402356</div> <div>An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>12/19-1/9/26LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 482025CA006492A0010X</div> <div>FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. DWAYNE LOY, et al, Defendants</div> <div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div> <div>NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated November 14, 2025, and entered in Case No. 482025-CA006492A0010X 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, LORIE LOY, COUNTRY LANDING HOMEOWNER'S ASSOCIATION, INC., the Defendants. Tiffany Russell, Clerk of the Circuit Court in and for Orange County, Florida will sell to the highest and best bidder for cash at www.orange.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on January 13, 2026, the following described property as set forth in said Order of Final Judgment, to wit: ALL THAT 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 ORANGE COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN ORANGE COUNTY, FLORIDA.</div>	<div>ORANGE COUNTY</div> <div>If you are a person claiming an interest in the surplus from the sale, if any, other than the Property Owner as of the date of the lis pendens, you must file a claim with the Clerk of Court before or no later than the date that the clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the Owner of the Record as of the date of the lis pendens may claim the surplus.</div> <div>If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in 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 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.</div> <div>DATED at Orange County, Florida, this 11th day of December, 2025.</div> <div>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</div> <div>TL/25-F000789</div> <div>12/19-12/26/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-02295-O Division Probate</div> <div>IN RE: ESTATE OF RANDY JAY CUTLER Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Randy Jay Cutler, deceased, whose date of death was August 1, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave. #340, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 19, 2025.</div> <div>Personal Representative: Kim Collins f/k/a Kim Tarantello 811 Johns Point Drive Oakland, Florida 34787</div> <div>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</div> <div>12/19-12/26/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 2759 Division Probate</div> <div>IN RE: ESTATE OF JUNIE LAFOSSE-FONTUS Deceased.</div> <div>AMENDED NOTICE TO CREDITORS</div> <div>The administration of the estate of JUNIE 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 personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of</div>	<div>ORANGE COUNTY</div> <div>this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is 12/19/2025.</div> <div>Personal Representative: /s/ KRISHNA T. PIERRE 1412 Marlowe Ave., Unit 310 Davenport, Florida 33896</div> <div>Attorney for Personal Representative: /s/ Krystal A. Nunez KRISTAL A. NUNEZ, ESQ. Attorney Florida Bar Number: 1005559 P.O. Box 120112 Clermont, Florida 34712 Telephone: (407) 791-6735 E-Mail: krystal@krystallaw.com Secondary E-Mail: admin@krystallaw.com</div> <div>12/19-12/26/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA Case No.: 2025-CA-009514-O</div> <div>CANDICE SCOTT, Plaintiff, vs. JOSEPH F. BASILE, JR, JAMES BASILE & TERESA BASILE-DENNEY, Defendants.</div> <div>NOTICE OF ACTION – CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION</div> <div>TO: JAMES BASILE, current address 4418 North Lane, Orlando, FL 32808.</div> <div>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.</div> <div>This notice shall be published once each week for four consecutive weeks in La Gaceta.</div> <div>WITNESS my hand and the seal of said court at Orange County, Florida on this 4th day of December, 2025.</div> <div>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.</div> <div>12/12-1/2/26LG 4T</div> <div>-----</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY</div> <div>To: DANIELLO A. ALTIMERA</div> <div>Case No.: CD202505469/D 3504607/3502569</div> <div>An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>12/12-1/2/26LG 4T</div> <div>-----</div> <div>OSCEOLA COUNTY</div>

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LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>OSCEOLA COUNTY</div> <div>es of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 19, 2025.</div> <div>Personal Representative: Matthew A. Bartoli 8711 #2 Road Howey In The Hills, FL 34737</div> <div>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</div> <div>12/19-12/26/25LG 2T</div> <div>-----</div> <div><div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO. 492025CA000285XXXAXA</div><div>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I</div><div>Plaintiff,</div><div>vs.</div><div>ELSA ORTIZ, et al,</div><div>Defendants.</div><div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div><div>NOTICE IS HEREBY GIVEN pursuant to an Order dated November 17, 2025 and entered in Case No. 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. HERMANDEZ, 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 bidder for cash at the Osceola County Courthouse, 2 Courthouse Square, Suite 2600/Room 2602, Osceola Florida, at 11:00 a.m. on January 20, 2026, the following described property as set forth in said Order of Final Judgment, to wit:</div><div>LOT 16, BLOCK 2213, POINCIANA NEIGHBORHOOD I, VILLAGE 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 144 THROUGH 158, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.</div><div>If you are a person claiming an interest in the surplus from the sale, if any, other than the Property Owner as of the date of the lis pendens, you must file a claim with the Clerk of Court before or no later than the date that the clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the Owner of the record as of the date of the lis pendens may claim the surplus.</div><div>If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.</div><div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</div><div>DATED at Osceola County, Florida, this 11th day of December, 2025.</div><div>RUBIN LUBLIN, LLC Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 656-8801 Fax: (813) 656-8802 flemailservice@rlselaw.com</div><div>By: /s/ Brittany L. Harvey Brittany L. Harvey, Esq. Florida Bar No. 124795 TL/24-F000489</div><div>12/19-12/26/25LG 2T</div></div>	<div>OSCEOLA COUNTY</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA</div> <div>CASE NO.: 2024-CA-000725</div> <div>CARRINGTON MORTGAGE SERVICES, LLC,</div> <div>Plaintiff,</div> <div>vs.</div> <div>ELBA LUNA; GRAMERCY FARMS MASTER ASSOCIATION, INC.,</div> <div>Defendants.</div> <div>NOTICE OF SALE</div> <div>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:</div> <div>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.</div> <div>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.</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 if you receive less than a 7 day is notice; if you are hearing or voice impaired, call 711.</div> <div>Dated this 7th day of November, 2025</div> <div>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</div> <div>12/19-12/26/25LG 2T</div> <div>-----</div> <div><div>NOTICE OF ADMINISTRATIVE COMPLAINT OSCEOLA COUNTY</div><div>To: ZION REID</div><div>Case No.: CD202409030/D 3436543</div><div>An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law</div><div>12/12-1/2/26LG 4T</div><div>-----</div><div><div>NOTICE OF SUSPENSION OSCEOLA COUNTY</div><div>To: TADRE M. WILLIAMS</div><div>Case No.: CD202508557/D 3501412</div><div>A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div><div>12/12-1/2/26LG 4T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO. 2025 CA 002132 MF DIVISION 20B</div><div>BRIGHTHOUSE LIFE INSURANCE COMPANY F/K/A METLIFE INSURANCE COMPANY USA,</div><div>Plaintiff,</div><div>vs.</div><div>DAVID JONES; UNKNOWN SPOUSE OF DAVID JONES; KATTIA JONES; 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.; 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, DEWISEES, GRANTEES, OR OTHER CLAIMANTS</div><div>Defendant(s).</div></div></div></div>	<div>OSCEOLA COUNTY</div> <div>NOTICE OF ACTION</div> <div>TO: KATTIA JONES</div> <div>Last Known Address: 4668 Huron Bay Cir, Kissimmee, FL 34759</div> <div>Current Address: N/A</div> <div>Previous Address: N/A</div> <div>TO: ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS</div> <div>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</div> <div>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:</div> <div>LOT 51, SOUTHPORT BAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 25 AND 26, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.</div> <div>This property is located at the street address of: 4668 Huron Bay Cir, Kissimmee, FL 34759.</div> <div>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 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.</div> <div>This Notice shall be published once a week for two consecutive weeks in La Gaceta.</div> <div>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 receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</div> <div>WITNESS my hand and the seal of the court on December 3 2025.</div> <div>Kelvin Soto, Esq. Clerk of The Circuit Court</div> <div>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</div> <div>12/12-12/19/25LG 2T</div> <div>-----</div> <div><div>PASCO COUNTY</div><div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-CP-001825</div><div>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, Deceased.</div><div>NOTICE TO CREDITORS</div><div>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, 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 below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div></div>	<div>PASCO COUNTY</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 19, 2025.</div> <div>Personal Representative: /s/ Karen Gaudette Hawkins 9701 Land O'Lakes Blvd. Land O'Lakes, Florida 34638</div> <div>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</div> <div>12/19-12/26/25LG 2T</div> <div>-----</div> <div><div>NOTICE OF ADMINISTRATIVE COMPLAINT PASCO COUNTY</div><div>To: AMER ALI</div><div>Case No.: CD202505792/D 3109037/3502564</div><div>An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div><div>12/19-1/9/26LG 4T</div><div>-----</div><div><div>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>Case No. 2025CC005404</div><div>GULF LANDINGS ASSOCIATION, INC., a Florida not-for-profit corporation,</div><div>Plaintiff,</div><div>vs.</div><div>KELLY BROWN, a single woman and UNKNOWN TENANT,</div><div>Defendants.</div><div>AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45 (to reflect correct year of sale only)</div><div>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, 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:</div><div>LOT 20, RESERVE AT SEA FOREST, according to the plat thereof, as recorded in Plat Book 59, Pages 17-20, Public Records of Pasco County, Florida.</div><div>Property Address: 4536 Heron Landings, New Port Richey, FL 34652</div><div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.</div><div>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.</div><div>Dated December 12, 2025</div><div>/s/ Scott B. Tankel PRIMARY E-MAIL: pleadings@tankellawgroup.com Scott B. Tankel, Esq., FBN 118453 TANKEL LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 Attorney for Plaintiff</div><div>12/19-12/26/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div><div>CASE NO.: 2024-CA-002568-CAAXES</div><div>CARRINGTON MORTGAGE SERVICES, LLC,</div><div>Plaintiff,</div><div>vs.</div><div>JONATHAN MCCLAM, et al.,</div><div>Defendants.</div><div>NOTICE OF SALE</div><div>NOTICE IS HEREBY GIVEN that, pursuant 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:</div><div>Lot 28: The South 70 Feet of The North 715 Feet of The East 1/4 of The Northwest 1/4 of The Northeast 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.</div><div>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.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.</div><div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.</div></div></div></div>	<div>PASCO COUNTY</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working 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 needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</div> <div>Dated this 6th day of November, 2025.</div> <div>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</div> <div>12/19-12/26/25LG 2T</div> <div>-----</div> <div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div><div>Case No.: 2025-CA-787</div><div>In Re:</div><div>RICHARD GRAVES o/b/o SHIRLEY GRAVES,</div><div>Plaintiffs</div><div>vs.</div><div>NORA M. DONAGHY and NORA GRAVES,</div><div>Defendants.</div><div>NOTICE OF ACTION</div><div>TO: NORA M. DONAGHY and NORA GRAVES</div><div>Last Known Address: Unknown</div><div>Current Address: Unknown</div><div>YOU ARE NOTIFIED that an action for Quiet Title via Adverse Possession on the following property in Pasco County, Florida:</div><div>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.</div><div>has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 60 days after the first publication of the Notice of Action on Warren Law Firm, PLLC, Plaintiff's attorney, whose address is 38008 Live Oak Avenue, Suite 4, Dade City, FL 33523; otherwise, a default will be entered against you for the relief demanded in the Complaint. Due on or before January 12th, 2026.</div><div>This notice shall be published once a week for four consecutive weeks in La Gaceta.</div><div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</div><div>DATED on 12/5/2025</div><div>Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller</div><div>By: /s/ Haley Joyner Deputy Clerk Warren Law Firm, PLLC 38008 Live Oak Ave, Dade City, FL 33523</div><div>12/12-1/2/26 4T</div><div>-----</div><div><div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO.: 2025CC00624CCAXES</div><div>HERITAGE HILLS OF PASCO HOMEOWNERS ASSOCIATION, INC.,</div><div>Plaintiff,</div><div>vs.</div><div>JEFFREY ALDERMAN FRANKLIN and SHARDEY LORETTA WALKER,</div><div>Defendant(s).</div><div>NOTICE OF ACTION</div><div>TO: SHARDEY LORETTA WALKER</div><div>13856 Wineberry Drive Dade City, FL 33525</div><div>YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Pasco County, Florida:</div><div>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.</div><div>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.</div><div>This notice shall be published once each week for two consecutive weeks in La Gaceta.</div><div>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,</div><div>(Continued on next page)</div></div></div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>PASCO COUNTY</div> <div>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.</div> <div>WITNESS my hand and the seal of this Court on December 9, 2025.</div> <div>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</div> <div>12/12-12/19/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT FOR PASCO COUNTY, FL PROBATE DIVISION FILE NUMBER: 25-CP-001696</div> <div>IN RE: THE ESTATE OF ARTHUR WILLIAM FROTTEN, aka ARTHUR W. FROTTEN, aka ARTHUR FROTTEN, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their 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.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this Notice is December 12, 2025.</div> <div>Personal Representative: Janet Frotten 4217 Chase Dr Wesley Chapel FL 33543</div> <div>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</div> <div>12/12-12/19/25LG 2T</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-001924-ES Division: Probate</div> <div>IN RE: ESTATE OF WILLIAM L. SHERLOCK Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of WILLIAM 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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE</div>	<div>PASCO COUNTY</div> <div>AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 12, 2025.</div> <div>Personal Representative: Thomas L. Sherlock 6201 N. Caldwell Avenue Chicago, IL 60646</div> <div>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</div> <div>12/12-12/19/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA FAMILY LAW DIVISION Case No.: 25-DR-005414-ES</div> <div>DYLAN BORDELON, Petitioner/Father, and ALEXIA ELLIOTT, Respondent/Mother.</div> <div>NOTICE OF ACTION FOR VERIFIED PETITION TO ESTABLISH PATERNITY, PARENTING PLAN, CHILD SUPPORT, AND FOR RELATED RELIEF</div> <div>TO: ALEXIA ELLIOTT ADDRESS UNKNOWN</div> <div>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 QUATRONE, 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.</div> <div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated 12/8/2025 Clerk of the Circuit Court By: /s/ Rita Meyer Deputy Clerk Quattrone Family Law</div> <div>12/12-12/26 4T</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000712CPAXWS</div> <div>IN RE: ESTATE OF CATHERINE M. PERUSICH Deceased</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court 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.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 12, 2025.</div> <div>Personal Representative: LAURA L. YASAK 6441 Bush Place Downers Grove, IL 60515</div> <div>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</div> <div>12/12-12/19/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2024CA000167CAAXES</div>	<div>PASCO COUNTY</div> <div>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2022-R3</div> <div>Plaintiff,</div> <div>vs.</div> <div>ULRICK GERMAIN, et al, Defendants</div> <div>NOTICE OF ACTION PURSUANT TO CHAPTER 45</div> <div>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 SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2022-R3 is the Plaintiff and ASHLEY PINES HOMEOWNERS ASSOCIATION, INC., BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR CWHQ 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:</div> <div>LOT 18, BLOCK 6, ASHLEY PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGES 88 THROUGH 96, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</div> <div>If you are a person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, you must file a claim with the clerk of court before or no later than the date that the clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the lis pendens may claim the surplus.</div> <div>If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.</div> <div>If you are a person with a disability who needs 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.</div> <div>DATED at Pasco County, Florida, this 5th day of December, 2025.</div> <div>RUBIN LUBLIN, LLC Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 656-8801 Fax: (813) 656-8802 flemailservice@rlselaw.com</div> <div>By: /s/ Brittany L. Harvey Brittany L. Harvey, Esq. Florida Bar No. 124795 TL/103729</div> <div>12/12-12/19/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2025CP2052ES</div> <div>IN RE: ESTATE OF GLENN ANGELO RIDDLE, Deceased</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 12, 2025.</div> <div>Personal Representative: TARA RICKERT 41 Washington St Peru, NY 12972</div> <div>Attorney for Personal Representative: DAVID J. DAY, ESQ. Attorney Florida Bar Number: 128325</div>	<div>PASCO COUNTY</div> <div>Signed on this 9th day of December, 2025.</div> <div>/s/ Gerald Collette Gerald Collette, Petitioner 16703 Early Riser Ave Land O Lakes FL 34638-0192 727-457-0300 jerrycollette@gmail.com</div> <div>12/12-12/19/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No. 25-CP-001712</div> <div>IN RE: ESTATE OF BERNICE ALICE COLLINS, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The first date of publication is December 12, 2025.</div> <div>Personal Representative: Anthony Stokes 10625 Scenic Hollow Drive Riverview, Florida 33578</div> <div>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</div> <div>12/12-12/19/25LG 2T</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001265 Division Probate</div> <div>IN RE: ESTATE OF MICHAEL WILLIAM WEBER Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 12, 2025.</div> <div>Personal Representative: TARA RICKERT 41 Washington St Peru, NY 12972</div> <div>Attorney for Personal Representative: DAVID J. DAY, ESQ. Attorney Florida Bar Number: 128325</div>	<div>PASCO COUNTY</div> <div>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</div> <div>12/12-12/19/25LG 2T</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001790CPAXES</div> <div>IN RE: ESTATE OF CHRISTOPHER LITTLE BEAR INGRAM Deceased</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court 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.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 12, 2025.</div> <div>Personal Representative: FELICIA DONIELLE INGRAM 4426 Fieldview Circle Wesley Chapel, FL 33545</div> <div>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</div> <div>12/12-12/19/25LG 2T</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number: 2025-CP-001642 Division: 01</div> <div>IN RE: ESTATE OF SUZANNE L. CERUTO Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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 below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>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.</div> <div>The date of first publication of this notice is December 12, 2025.</div> <div>Personal Representative: Joel Crosby 635 W. 42 Street, Apt 8B New York, New York 10036</div> <div>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</div> <div>12/12-12/19/25LG 2T</div> <div>(Continued on next page)</div>

LEGAL ADVERTISEMENT

PASCO COUNTY

NOTICE OF ACTION

Pasco County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Nursing Assistance

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

CASE NO.: 2022-33741
LICENSE NO.: CNA370557

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

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

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

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

PINELLAS COUNTY

Notice of Public Auction

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

2180 BELCHER RD S. LARGO FL 33771

A011 \$558.90 Jessica Isbister

13240 WALSINGHAM RD. LARGO, FL 33774

D279 \$281.30 Matthew Peterson

C248 \$417.20 Anthony Tubolino

C242 \$474 Mercy Hill

4015 PARK BLVD. PINELLAS PARK, FL 33781

D280 \$1032.20 Tarnesha King

C017 \$721 Denise Singh

D231 \$462.65 Megan Demonbreun

6249 SEMINOLE BLVD SEMINOLE FL 33772

425 \$352.55 Eric Smith

431 \$458.03 Flenard Edwards

843 \$563.40 Carolyn Watson

933 \$664.15 Eulimar Pedrique

5200 PARK ST. ST PETERSBURG FL 33709

283 \$946.10 Forrest West

400 \$489.20 Britney Mallen

558 \$619.35 Sheba Walker

6118 US HWY 19 N. NEW PORT RICHEY, FL 34652

B223 \$458.15 Chantal Henry

C551 \$296.95 Christian Pastore

B341 \$285.50 David Frizalone

12420 STARKEY RD. LARGO, FL 33773

D026 \$805.20 Kevin Dennis

5631 US HWY 19 NEW PORT RICHEY, FL 34652

1319 \$462.65 Caleb Webb

1610 \$921.60 Kathleen McLean

10314-10340 US HWY 19 PORT RICHEY, FL 34668

2130 \$337.40 William Sheehan

2507 \$1279.30 Anton Nowak

1458 \$258.20 Octavia Green

2563 \$397.70 Tereon Greene

1448 \$281.30 Luz Reyes

975 2ND AVE S. ST. PETERSBURG, FL 33705

5064 \$764.90 Vishesh Prasad

2002 \$790.40 Deondra Gaines

6209 US HWY 19 NEW PORT RICHEY FL 34652

F-049 \$330.95 Anthony Savarse

F-039 \$563.40 Cynthia Wagner

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

NOTICE OF ACTION

Pinellas County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Licensed Practical Nursing

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

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

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Caitlin Harden, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9870.

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

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

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

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

CIVIL DIVISION

Case No. 21-009063-CO

LEGAL ADVERTISEMENT

PINELLAS COUNTY

BRIAR CREEK MOBILE HOME COMMUNITY II, INC.,
a Florida not-for-profit corporation,
Plaintiff,
vs.
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, 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.

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
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 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:

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

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

Dated 12/11/2025

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

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,
and
KELLY P. BROWN,
Respondent.

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

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on TATHIANA D. BROWN, whose address is 737 Pinellas Bayway South #204, Tierra Verde, FL 33715, on or before 28 days after first publication, and file the original with the clerk of this Court at 1st Ave. N, St. Petersburg, FL 33701 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the Petition.**

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

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

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

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

Dated 11/21/2025

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

By: /s/ Thomas Smith
Deputy Clerk

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

SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

Case Number: CV2025-011716

David Sanchez, et al.
Name of Plaintiff
and
Brett A Bailey, et al.
Name of Defendant

SUMMONS

FROM THE STATE OF ARIZONA

TO: BRETT A BAILEY

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".

2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or a "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 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.

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 publication.

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

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

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

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

SIGNED AND SEALED this Date:
April 02, 2025

JEFF FINE
Clerk of Superior Court

By: C. MCWHORTER
Deputy Clerk

Ruben Canastillo, Attorney for Plaintiff

LEGAL ADVERTISEMENT

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

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

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE 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,
vs.
MELISSA A. CUTHBERTSON and
GERALD C. CUTHBERTSON, JR.,
wife and husband,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on December 10, 2025 by the County Court of Pinellas County, Florida, the property described as:
Lot 17, KEYSTONE RIDGE ESTATES, according to plat thereof as 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 accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

/s/Charles Evans Glausier
Charles Evans Glausier, Esquire
Florida Bar No.: 37035
cglausier@cglausiernight.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

LEGAL ADVERTISEMENT

PINELLAS COUNTY

PINELLAS COUNTY, FLORIDA

CASE NO.: 25-005401-CI

TIERRA SHORES TOWNHOMES HOMEOWNERS ASSOCIATION, INC.,
a Florida Not-For-Profit Corporation,
Plaintiff,
v.
CATHLEEN MCGILL f/k/a CATHLEEN C. CLEMSON f/k/a CATHLEEN MCCAFFERTY;
BRIAN SCOTT MCGILL;
TODD CRAIG MCGILL; KERRY LEA MCGILL n/k/a KERRY PONDO;
ASSET ACCEPTANCE, LLC; and ALL UNKNOWN PARTIES IN POSSESSION, Defendant(s).

PLAINTIFF'S NOTICE OF ACTION

TO: CATHLEEN MCGILL f/k/a CATHLEEN C. CLEMSON f/k/a CATHLEEN MCCAFFERTY:

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

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

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

This action has been filed against you as Defendant, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff's attorney, whose address is Sheila M. Lake, Esq., Lake Law Firm, P.A., 475 Central Avenue, Suite 402, St. Petersburg, FL 33701, on or before 28 days after first publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

DATED this 15th day of December, 2025.

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

By: /s/ Thomas Smith
Deputy Clerk

Lake Law Firm, P.A.

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-011581-ES

IN RE: ESTATE OF
GARY NAVARRO,
Deceased

NOTICE TO CREDITORS

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

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

Name	Address
NICK NAVARRO	804 Rollins Drive Davenport, FL 33837

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

Person Giving Notice:
NICK NAVARRO
804 Rollins Drive
Davenport, FL 33837

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

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

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

CIVIL DIVISION

CASE NO.: 25-005885-CI

NATIONSTAR MORTGAGE LLC
Plaintiff,
vs.
JOHN M. PEREA A/K/A JOHN PEREA, ET AL.,
Defendant(s).

NOTICE OF ACTION

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

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
(Continued on next page)

LA GACETA/Friday, December 19, 2025/Page 31

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><div>PINELLAS COUNTY</div><div>Lot 1, Block 5, WEST WEDGEWOOD PARK THIRD ADDITION, according to the plat thereof, recorded in Plat Book 58, Page 78, of the Public Records of Pinellas County, Florida.</div><div>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc. 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</div><div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</div><div>WITNESS my hand and the seal of this Court this 12th day of December, 2025.</div><div>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</div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>CASE NO. 25-004596-CI</div><div>BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff,</div><div>vs.</div><div>THOMAS FORBES, ET AL. Defendant(s).</div><div>NOTICE OF ACTION</div><div>TO: THOMAS FORBES RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 5725 12th Avenue North Unit 302-D, Saint Petersburg, FL 33710 YVONNE FORBES RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 5725 12th Avenue North Unit 302-D, Saint Petersburg, FL 33710 UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 5725 12th Avenue North Unit 302-D, Saint Petersburg, FL 33710 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pinellas County, Florida:</div><div>"That certain Condominium Parcel composed of Apartment No. 302D, together with an undivided interest or share in the common elements appurtenant thereto, in accordance with, and subject to the covenants, conditions, restrictions, easements, terms and other provisions, of the Declaration of Condominium of TYRONE GARDEN APARTMENTS UNIT II, A CONDOMINIUM, as recorded in Condominium Plat Book 4, Pages 79 through 83, and in O.R. Book 3197, Pages 436 through 480, amended in O.R. Book 3219, Page 446 to 466, Public Records of Pinellas County, Florida."</div><div>has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.</div><div>This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc.</div><div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</div><div>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.</div><div>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</div><div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div><div>Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:</div></div>	<div><div>PINELLAS COUNTY</div><div>THE FIT YOGI BEE</div><div>Owner: Bianca Rogers, on behalf of BR Wellness, LLC 7901 4th Street N #30018 St. Petersburg, FL 33702 12/19/25LG 1T</div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff,</div><div>vs.</div><div>AARON BLAISE KADISON; et al., Defendants. Case No: 2025-CA-003407</div><div>NOTICE OF FORECLOSURE SALE</div><div>NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 12/02/2025, and entered in Case No. 2025-CA-003407 of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and AARON BLAISE KADISON; MARLAINA RAE BOVEE; UNKNOWN SPOUSE OF AARON BLAISE KADISON; UNKNOWN SPOUSE OF MARLAINA RAE BOVEE; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are Defendant(s), Ken Burke, CPA, Pinellas County Clerk of Courts, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 a.m. on January 7, 2026 the following described property set forth in said Final Judgment, to wit:</div><div>LOT 70, WHISPERING PINES ESTATES FIRST ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, PAGE 34, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</div><div>Commonly known as: 2003 Whispering Pines St, Largo, FL 33774</div><div>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.</div><div>If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney, DATED December 11, 2025</div><div>/s/ Alexandra Kalman Alexandra Kalman, Esq. Florida Bar No. 109137 Lender Legal PLLC 1800 Pembroke Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: akalman@lenderlegal.com EService@LenderLegal.com 11080-1026757</div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA.</div><div>CASE NO. 24-002824-CI</div><div>MORTGAGE ASSETS MANAGEMENT, LLC, PLAINTIFF,</div><div>VS.</div><div>ANTONIA M. REARDON, ET AL. DEFENDANT(S).</div><div>NOTICE OF FORECLOSURE SALE</div><div>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:</div><div>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.</div><div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.</div><div>Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com Bidder Number: 20286 By: /s/Tiffany Hamilton, Esq. Tiffany Hamilton, Esq. FBN: 1058051</div><div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</div><div>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.</div><div>11080-1025949</div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-011041-ES</div><div>IN RE: ESTATE OF MARIA OVELIA CIFUENTES DE SUAREZ, Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of MARIA OVELIA CIFUENTES DE SUAREZ, deceased, whose date of death was February 1, 2025, is pending in the Circuit</div></div>	<div><div>PINELLAS COUNTY</div><div>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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is December 19, 2025.</div><div>Personal Representative: EDILBERTO SUAREZ GONZALEZ 29081 US Highway 19 North, Lot 9 Clearwater, Florida 33761</div><div>Attorney for Personal Representative: 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</div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-011044-ES</div><div>IN RE: ESTATE OF LAWRENCE EDWARD MORRISON SR. a/k/a LAWRENCE EDWARD MORRISON a/k/a LAURENCE E. MORRISON, Deceased.</div><div>NOTICE TO CREDITORS</div><div>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.</div><div>All Creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other Creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this Notice is December 19, 2025.</div><div>Personal Representative: Lawrence Edward Morrison, Jr. 1216 Brynn Marr Road Jacksonville, North Carolina 28546</div><div>Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: shelby@atcauselaw.com 12/19-12/26/25LG 2T</div><div>NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE</div><div>Re: Voyager Beach Club Condominium Association, Inc. Pinellas County, Florida</div><div>NOTICE IS HEREBY GIVEN that, pursuant to an action for non-judicial foreclosure 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-</div></div>	<div><div>PINELLAS COUNTY</div><div>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:</div><div>Unit Numbers and Week Numbers as set forth below in VOYAGER BEACH CLUB, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5477, Page 1561 et seq, 1631, in the Public Records of Pinellas County, Florida, and all subsequent amendments and exhibits thereto, if any.</div><div>Unit Number: 5508 Week Number: 23</div><div>TO: Owner(s) Address Unit /Week Number(s) Amount due:</div><div>Paula Louise Schmidt 4604 49th Street N #10037 St Petersburg, FL 33709 5508/23</div><div>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.</div><div>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 undersigned Trustee at the address set forth below.</div><div>THIS NOTICE OF PUBLIC AUCTION/SALE is dated this 4th day of December, 2025.</div><div>THOMAS L AVRUTIS THOMAS L AVRUTIS, AS TRUSTEE FOR VOYAGER BEACH CLUB CONDOMINUM ASSOCIATION, INC 201 Fletcher Avenue, Second Floor Sarasota, FL 34237 Telephone (941) 955-7715 Facsimile (941) 953-7625 12/12-12/19/25LG 2T</div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO. 25-005241-CI</div><div>TODD C. WERNER, Plaintiff,</div><div>vs.</div><div>WORLDWIDE TRUSTEE SERVICES, LLC, AS TRUSTEE OF THE 50421 LAND TRUST DATED FEBRUARY 6, 2019; et al.; Defendants.</div><div>NOTICE OF ACTION</div><div>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</div><div>YOU ARE NOTIFIED that an action to impose and foreclose an equitable lien on the following property in Pinellas County, Florida:</div><div>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 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.</div><div>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, plaintiff's attorney, whose address is Reighard Law & Title, 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.</div><div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</div><div>Dated on December 5th, 2025</div><div>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</div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-010446-ES</div><div>Division 004</div><div>IN RE: ESTATE OF JUNE FLANIGAN Deceased.</div><div>NOTICE TO CREDITORS</div><div>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 33756. The names and addresses of the personal representative and the personal representative's attorney are set</div></div>	<div><div>PINELLAS COUNTY</div><div>forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is December 12, 2025.</div><div>Personal Representative: /s/ Patrick Flanigan Patrick Edmond Flanigan, Jr. 733 W. 14th Street Port Angels, Washington 98363</div><div>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@olderlundyllaw.com Secondary E-Mail: dmorris@olderlundyllaw.com 12/12-12/19/25LG 2T</div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY</div><div>CIVIL DIVISION</div><div>Case No.: 24-004296-CI</div><div>Division: Section 7</div><div>REGIONS BANK d/b/a REGIONS MORTGAGE, Plaintiff,</div><div>-vs-</div><div>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 to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants; UNKNOWN TENANT #1; and UNKNOWN TENANT #2, Defendants.</div><div>NOTICE OF SALE</div><div>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:</div><div>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 PINELLAS COUNTY, FLORIDA.</div><div>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.</div><div>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.</div><div>NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.</div><div>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.</div><div>DATED this 3rd day of December, 2025.</div><div>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</div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-009491-ES</div><div>IN RE: ESTATE OF PAUL DOIT ROSS, Deceased.</div><div>NOTICE TO CREDITORS</div><div>(Continued on next page)</div></div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><div>PINELLAS COUNTY</div><div><p>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.</p><p>All Creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other Creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this Notice is December 12, 2025.</p><p>Personal Representative: Katherine Storm 2501 Gatlin Creek Road Dripping Springs, Texas 78620</p><p>Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: shelby@atcauselaw.com</p><p>12/12-12/19/25LG 2T</p><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-010442-ES</div></div><p>IN RE: ESTATE OF MARK STEVEN CURTIS a/k/a MARK S. CURTIS, Deceased.</p><div><div>NOTICE TO CREDITORS</div><p>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 Representative and the Personal Representative's attorney are set forth below.</p><p>All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is December 12, 2025.</p><p>Personal Representative: Brenda Lee Curtis 3227 South Eason Street Fountain, North Carolina 27829</p><p>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</p><p>12/12-12/19/25LG 2T</p><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-010839-ES Division 004</div></div><p>IN RE: ESTATE OF GREGORY CHARLES WILSON a/k/a GREGORY C. WILSON Deceased.</p></div></div></div>	<div><div>PINELLAS COUNTY</div><div><div>NOTICE TO CREDITORS</div><p>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 representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is December 12, 2025.</p><p>Personal Representative: /s/ Donna M Lloyd Donna M. Lloyd 2230 Harbor Pointe Place Palm Harbor, Florida 34683</p><p>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@olderlundylaw.com</p><p>12/12-12/19/25LG 2T</p><div><div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE</div><div>ALL SEASONS VACATION RESORT CONDOMINIUM</div></div><p>Pursuant to Section 721.855, Florida Statutes, ALL SEASONS VACATION RESORT CONDOMINIUM ASSOCIATION, 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 RESORT CONDOMINIUM, (formerly known as FOUR SEASONS VACATION RESORT) a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5978, Page 1994, as amended and as per plat recorded in Condominium Plat Book 84, Page 9, 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) times, once each week, for 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 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 foreclosure procedure you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest</p></div></div>	<div><div>PINELLAS COUNTY</div><div><p>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.</p><p>EXHIBIT "A" – NOTICE OF DEFAULT AND INTENT TO FORECLOSE</p><p>Owner(s)/Obligor(s), Unit, Week, Default Date, Amount of Lien, Per Diem Amount</p><p>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, Ketí 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. Kokocha, Michael A. Kokocha, Virginia D. Boyer, 4862 Basswood Street, Land O' Lakes, Florida 34639, Unit 306, Week 40, 01/01/2024, \$3,825.93, \$-0-; Joe B. Lewis, Constance Lewis, 19575 Stanley Street, Melvindale, Michigan 48122, Unit 402, Week 12, 01/01/2025, \$1,749.27, \$-0-; Joe B. Lewis, Constance Lewis, 2758 Margaret Street, Melvindale, Michigan 48122, Unit 402, Week 13, 01/01/2024, \$2,198.99, \$-0-; Mike Miller, Laurie Miller, 9400 Orangewood Trail, Denton, Texas 76207, Unit 402, Week 50, 01/01/2024, \$2,834.41, \$-0-; Rt. Arthur Pranschke, 3456 Pine Terrace Drive, Tyler, Texas 75709, Unit 601, Week 2, 01/01/2025, \$3,409.40, \$-0-; Peter W. Schmidt, Susan E. Schmidt, 220 N. Brighton Place, Arlington Heights, Illinois 60004, Unit 301, Week 27, 01/01/2025, \$1,896.60, \$-0-; Lance A. Vogt, P.O. Box 18562, Golden, Colorado 80402, Unit 202, Week 30, 01/01/2024, \$2,323.93, \$-0-; John B. Wier, Jr., 1144 - 3rd Avenue S, Tierra Verde, Florida 33715, Unit 206, Week 38, 01/01/2025, \$1,749.27, \$-0-; John B. Wier, Jr., Joan Hay Wier, 1144 - 3rd Avenue S, Tierra Verde, Florida 33715, Unit 502, Week 51, 01/01/2025, \$1,775.17, \$-0-.</p><p>12/12-12/19/25LG 2T</p><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>CASE NO.: 25-007674-ES DIVISION: 004 BAR NO.: 341827</div></div><p>IN RE: The Estate of: MARIE J. LOWERY, Deceased.</p><div><div>NOTICE TO CREDITORS</div><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is December 12, 2025.</p><p>Personal Representative: /s/ Kathleen Johnson 332 South Glenwood Avenue Clearwater, Florida 33755</p><p>Attorney for Personal Representative: /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: markalbrechta@gmail.com</p><p>12/12-12/19/25LG 2T</p><div><div>NOTICE OF ACTION</div><div>Pinellas County</div></div><div><div>BEFORE THE BOARD OF NURSING</div><p>IN RE: The license to practice Nursing Assistance</p><p>Destiny Collins, C.N.A. 13265 116th Lane Largo, FL 33778</p><p>1114 Pinellas Street, Apt. 8 Clearwater, FL 33756</p><p>CASE NO.: 2022-33741 LICENSE NO.: CNA370557</p><p>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-</p></div></div></div></div>	<div><div>PINELLAS COUNTY</div><div><p>ida 32399-3265, (850) 558-9829.</p><p>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.</p><p>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.</p><p>12/5-12/26/25LG 4T</p><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>FAMILY LAW DIVISION</div><div>CASE NO.: 25-005532-FD DIVISION: 22</div></div><p>IN RE: THE MARRIAGE OF JAMES EDGINGTON, Petitioner, v. KRISTIN KAYE EDGINGTON, Respondent.</p><div><div>SUMMONS: PERSONAL SERVICE ON AN INDIVIDUAL</div></div><p>TO/PARA/A: KRISTIN KAYE EDGINGTON IMPORTANT</p><p>A lawsuit has been filed against you. You have 20 calendar days after this summons is served on you to file a written response to the attached complaint/petition with the clerk of this circuit court, located at: A phone call will not protect you. Your written response, including the case number given above and the names of the parties, must be filed if you want the Court to hear your side of the case.</p><p>The mailing address is:</p><p>Pinellas County Clerk of the Circuit Court 315 Court Street, Clearwater, FL 33756</p><p>Please use this address when filing documents by mail with the Pinellas County Clerk of the Court. If you do not file your written response on time, you may lose the case, and your wages, money, and property may be taken thereafter without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book). If you choose to file a written response yourself, at the same time you file your written response to the Court, you must also serve a copy of your written response on the party serving this summons at: Richard McCluskey Esquire 209 Lithia 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 Individual(09/12) You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p><p>THE STATE OF FLORIDA</p><p>TO EACH SHERIFF OF THE STATE:</p><p>You are commanded to serve this summons and a copy of the complaint in this lawsuit on the above-named person.</p><p>Dated: 11/10/2025 12:20:00 PM Ken Burke, Clerk Circuit Court 315 Court Street, Clearwater Pinellas County, FL 33756-5165</p><p>By: Thomas Smith Deputy Clerk</p><p>12/5-12/26/25LG 4T</p><div><div>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>CASE NO.: 25-005401-CI</div></div><p>TIERRA SHORES TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. CATHLEEN MCGILL f/k/a CATHLEEN C. CLEMSON f/k/a CATHLEEN MCCAFFERTY; BRIAN SCOTT MCGILL; TODD CRAIG MCGILL; KERRY LEA MCGILL n/k/a KERRY PONDO; ASSET ACCEPTANCE, LLC; and ALL UNKNOWN PARTIES IN POSSESSION, Defendant(s).</p><div><div>PLAINTIFF'S NOTICE OF ACTION</div><p>TO: KERRY LEA MCGILL n/k/a KERRY PONDO and TODD CRAIG MCGILL:</p><p>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:</p><p>Lot 15, Tierra Shores Townhomes, according to the map or plat thereof as recorded in Plat Book 121, Pages 16 and 17, of the Public Records of Pinellas County, Florida.</p><p>Also known as: 521 Pinellas Bayway South Unit #206, Tierra Verde, FL 33715.</p><p>This action has been filed against you as Defendants, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff's attorney, whose address is Sheila M. Lake, Esq., Lake Law Firm, P.A., 475 Central Avenue, Suite 402, St. Petersburg, FL 33701, on or before 30 days from first publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.</p><p>DATED this 26th day of November, 2025.</p><p>Ken Burke, Clerk Circuit Court 315 Court St, Clearwater, FL 33756</p><p>By: /s/ Stevie Ayars Deputy Clerk Lake Law Firm, P.A.</p><p>12/5-12/26/25LG 4T</p></div></div></div>	<div><div>PINELLAS COUNTY</div><div><p>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</p><p>Case No.: 25-003887-FD</p><p>ROMAN ALEXANDROVIEH DANILCHENKO Petitioner, and OLGA IGOREVNA SEMINENKO Respondent.</p><div><div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div><p>TO: OLGA IGOREVNA SEMINENKO Last known address: Yantarnaya Street 3 Saratov Novogu Selskiy City Saratov Navogu Selskiy City Saratov Russia</p><p>YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on 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, 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.</p><p>The action is asking the court to decide how the following real or personal property should be divided: None</p><p>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</p><p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</p><p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p><p>Dated 11/14/2025 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756</p><p>By: /s/ Thomas Smith Deputy Clerk</p><p>11/28-12/19/25LG 4T</p><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>FAMILY LAW DIVISION</div><div>Case No.: 2025-DR-004590</div></div><p>ZIQUAHRI SWAIN Petitioner/Father, and BRITTANY SCOTT Respondent/Mother.</p><div><div>NOTICE OF ACTION FOR FAMILY CASES WITH MINOR CHILD(REN)</div><p>TO: BRITTANY SCOTT, whose residence is unknown.</p><p>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 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.</p><p>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</p><p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</p><p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p><p>Dated 11/19/2025 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756</p><p>By: /s/ Thomas Smith Deputy Clerk</p><p>11/28-12/19/25 4T</p></div></div></div></div>

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<div><div>POLK COUNTY</div><div>12/19/25LG 1T</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</div><div>CASE NO.: 2025-CA-001343</div><div>NORMAN HARRIS SERVICES, INC., Plaintiff, vs. LAKE CLINCH RESORT, LLC and JOHN KILGORE, Defendants.</div><div>NOTICE OF ACTION</div><div>TO: LAKE CLINCH RESORT, LLC 500 Vonderburg Drive, Suite 11 Brandon, FL 33511 and 286 State Road 60 W Plant City, FL 33567</div><div>JOHN KILGORE 286 State Road 60 W Plant City, FL 33567</div><div>LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN</div><div>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.</div><div>YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal described as follows, to-wit:</div><div>BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF U.S. GOVERNMENT LOT 1, 418.3 FEET DUE EAST OF THE NORTHWEST CORNER OF SAID U.S. GOVERN- MENT LOT 1, THENCE RUN DUE EAST 200 FEET, THENCE DUE SOUTH 665 FEET; THENCE DUE WEST 200 FEET; THENCE DUE NORTH 665 FEET TO THE POINT OF BEGINNING SAME BEING A PART OF U.S. GOVERNMENT LOT 1, SECTION 29, TOWNSHIP 31 SOUTH, RANGE 28 EAST POLK COUNTY, FLORIDA.</div><div>MOBILE HOME 1964 AZTE TITLE# 1785784 VIN# 5110575</div><div>MOBILE HOME 1970 STAT TITLE# 3777412 VIN# 3932</div><div>MOBILE HOME 1965 MERC TITLE# 2150992 VIN# 41102123F</div><div>MOBILE HOME 1965 RITE TITLE# 7855652 VIN# 40760275</div><div>MOBILE HOME 1972 MANA TITLE# 4374596 VIN# 0619644697T</div><div>MOBILE HOME 1963 NASH TITLE# 6570998 VIN# S34277</div><div>MOBILE HOME 1972 FREE TITLE# 4779107 VIN# FF10066F</div><div>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 other- wise a default will be entered against you for the relief demanded in the Complaint.</div><div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are en- titled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</div><div>WITNESS my hand and seal of said Court on the 10th day of December, 2025.</div><div>Stacy M. Butterfield, CPA Clerk of the Circuit Court</div><div>By: /s/ Sebastian Irlanda Deputy Clerk</div><div>12/19-12/26/25LG 2T</div><div>-----</div><div>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No 2025-CP-3830</div><div>Section 14</div><div>IN RE: ESTATE OF CAROL ANN SHERMAN, A/K/A CAROLYN TAYLOR SHERMAN Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of CAR- OL ANN SHERMAN, deceased, whose date of death was August 22, 2025 is pending in the Circuit Court for POLK County, Florida, Probate Division, the ad- dress of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI- CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLI- CATION OF THIS NOTICE.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the 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.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERI-</div></div>	<div><div>POLK COUNTY</div><div>12/19-12/26/25LG 2T</div><div>-----</div><div>PUBLIC NOTICE</div><div>LANDLORD LIEN SALE</div><div>REBECCA M. COFFMAN</div><div>4831 1ST STREET NW</div><div>LAKELAND, FL 33810</div><div>2013 TOYO 5YFBU4EEXDP183797</div><div>Sale Date 01-09-26@10AM</div><div>12/19-12/26/25LG 2T</div><div>-----</div><div>IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO.: 24-CC-001353</div><div>CHRISTINA HAMMOCK OWNERS' ASSOCIATION, INC., Plaintiff, vs. JAMES CLAY FIELDING, Defendant(s).</div><div>NOTICE OF SALE</div><div>NOTICE IS HEREBY GIVEN that, pur- suant to the Final Judgment of Foreclos- ure entered in this cause on December 5, 2025, by the County Court of Polk Coun- ty, Florida, for the following property de- scribed as:</div><div>Lot 41, CHRISTINA HAMMOCK, as per plat thereof, recorded in Plat Book 109, Pages 14 and 15, Public Records of Polk County, Florida.</div><div>will be sold at public auction by the Polk County Clerk of Court, to take place elec- tronically online at www.polk.realforeclose.com, on January 9, 2026 at 10:00 A.M., to the highest and best bidder, for cash, in ac- cordance with Section 45.031 of the Florida Statutes.</div><div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.</div><div>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.</div><div>/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 <i>Attorney for Plaintiff</i></div><div>12/19-12/26/25LG 2T</div><div>-----</div><div>IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO.: 24-CC-006367</div><div>WILDWOOD HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. RICHARD ARANA, Defendant(s).</div><div>NOTICE OF SALE</div><div>NOTICE IS HEREBY GIVEN that, 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:</div><div>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.</div><div>will be sold at public auction by the Polk County Clerk of Court, to take place elec- tronically online at www.polk.realforeclose.com, on January 12, 2026 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.</div><div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.</div><div>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.</div><div>/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 <i>Attorney for Plaintiff</i></div><div>12/19-12/26/25LG 2T</div><div>-----</div><div>IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO.: 24-CC-000780</div><div>SUNSET COVE OF CENTRAL FLORIDA HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. DENNIS L. RUISE, Defendant(s).</div></div>	<div><div>POLK COUNTY</div><div>12/19-12/26/25LG 2T</div><div>-----</div><div>NOTICE OF SALE</div><div>NOTICE IS HEREBY GIVEN that, pur- suant to the Final Judgment of Foreclos- ure entered in this cause on December 5, 2025, by the County Court of Polk Coun- ty, Florida, for the following property de- scribed as:</div><div>Lot 80, Sunset Cove Phase Two, as recorded in Plat Book 120, Pages 5 and 6, Public Records of Polk County, Florida.</div><div>will be sold at public auction by the Polk County Clerk of Court, to take place elec- tronically online at www.polk.realforeclose.com, on January 9, 2026 at 10:00 A.M., to the highest and best bidder, for cash, in ac- cordance with Section 45.031 of the Florida Statutes.</div><div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.</div><div>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.</div><div>/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 <i>Attorney for Plaintiff</i></div><div>12/19-12/26/25LG 2T</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</div><div>CASE NO.: 2025-CA-003933</div><div>ROBERT N. BURNS and REINHILDE A. BURNS REVOCABLE LIVING TRUST, Plaintiffs, V. ESTATE OF MARK SOARES; UNKNOWN HEIRS OF MARK SOARES; CHRISTIAN MEYER; and JULIA C. MEYER, Defendants.</div><div>NOTICE OF ACTION</div><div>TO: ESTATE OF MARK SOARES 1050 DEBORAH DRIVE MISSISSAUGA, ONTARIO L5E 3H3</div><div>UNKNOWN HEIRS OF MARK SOARES 1050 DEBORAH DRIVE MISSISSAUGA, ONTARIO L5E 3H3</div><div>CHRISTIAN MEYER 5680 SW 4TH COURT PLANTATION, FLORIDA 33317</div><div>JULIA C. MEYER 5680 SW 4TH COURT PLANTATION, FLORIDA 33317</div><div>YOU ARE NOTIFIED that an action to quiet title on the following properties in Polk County, Florida:</div><div>THE FOLLOWING DESCRIBED LANDS, SITUATE, LYING, AND BEING IN POLK COUNTY, FLORIDA, TO WIT:</div><div>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.</div><div>-and-</div><div>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.</div><div>has been filed against you and that you are required to serve a copy of your writ- ten defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Num- ber: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 255 N Broadway Ave, Bartow, Florida 33830 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.</div><div>DATED this 18th day of November, 2025</div><div>Stacy M. Butterfield Clerk of the Circuit Court</div><div>By: /s/ R Pacheco As Deputy Clerk</div><div>12/19-1/9/26LG 4T</div><div>-----</div><div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div><div>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:</div><div>COLLIERS AT LAKELAND</div><div>Owner: Colliers at Lakeland OPCO, LLC 4141 Lakeland Hills Blvd. Lakeland, FL 33805</div><div>12/19/25LG 1T</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</div><div>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. WILMER L. COLEMENARES MONCADA A/K/A WILMER LEONEL COLMENARES MONCADA; et al., Defendants. Case No: 2024-CA-004459</div><div>NOTICE OF FORECLOSURE SALE</div><div>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</div></div>	<div><div>POLK COUNTY</div><div>12/19-12/26/25LG 2T</div><div>-----</div><div>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 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 the 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 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 serviceHAD@kraskerlaw.com ATTORNEY FOR WILMER L. COLEMENARES MONCADA A/K/A 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 Kengvalson@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 Garden, FL 34787 jmartell@martellandozim.com ATTORNEY FOR WILLIAM'S PRESERVE HOMEOWNERS ASSOCIATION, INC. /s/ Alexandra Kalman Alexandra Kalman, Esq. 11080-1026053</div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</div><div>DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006- OPT3, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT3, Plaintiff, vs. PATRICK I. SIEGFRIED A/K/A PATRICK SIEGFRIED, ET AL., Defendants. Case No: 532023CA006521000000</div><div>NOTICE OF FORECLOSURE SALE</div><div>NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 11/14/2025, and entered in Case No. 532023CA006521000000 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- 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 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 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 COCOAA, FL 32922-4812 TRACY THERESA F. SIEGFRIED</div></div>	<div><div>POLK COUNTY</div><div>12/19-12/26/25LG 2T</div><div>-----</div><div>5805 Coveview Dr. E. Lakeland, FL 33813 siegfriedtheresa@yahoo.com RUDY JOHN F III, ESQ. 400 North Tampa Street, Suite 3200 Tampa, Florida 33602 John.Rudy@usdoj.gov amber.watson@usdoj.gov usaflm.state.foreclosures@usdoj.gov Attorney for UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE LONDON J. SCHNEIDER, ESQ. Reed Mawhinney & Link, PLLC 53 Lake Morton Dr. Ste. 100 Lakeland, FL 33801-5341 anna@polklawyer.com london@polklawyer.com Attorney for SCOTTSLAND COVE PROPERTY OWNERS' ASSOCIATION, INC. PATRICK'S LAWN SERVICE, INC. C/O JULIA F. MARSHALL, REGISTERED AGENT 6135 STRICKLAND AVE. LAKELAND, FL 33813 /s/ Bradford Petrino Bradford Petrino, Esq. 11080-1025970</div><div>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No.: 2025-CP-002516</div><div>IN RE: ESTATE OF LYNDA D. WILLETT, Deceased.</div><div>NOTICE TO CREDITORS</div><div>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 Coun- ty, 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 per- sonal representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLI- CATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div><div>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.</div><div>The date of first publication of this notice is December 19, 2025.</div><div>Personal Representative: /s/ Philip Willett PHILIP WILLETT</div><div>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</div><div>12/19-12/26/25LG 2T</div><div>-----</div><div>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25CP-002436</div><div>Division 14</div><div>IN RE: ESTATE OF ANGELITA GRETCHEN Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of An- gelita Gretchen, deceased, whose date of death was May 18, 2024, is pending in the Circuit Court for Polk County, Florida, Pro- bate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal represen- tative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI- CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the 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.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLI- CATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERI- ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is October 31, 2025.</div><div>Personal Representative: (Continued on next page)</div></div>

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

Stacy M. Butterfield
POLK County, Florida
By: /s/ Illegible


YOU ARE NOTIFIED that an action to enforce a lien foreclosure on the following property in Polk County, Florida:

YOU ARE NOTIFIED that an action for Adult Adoption has been filed against you and that you are required to serve a copy of your written defenses, if any, to the Petitioner's counsel of record, Michael 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 petition.

Case No. 2025 CC 005740

RAMBLEWOOD ACRES CONDOMINIUM
ASSOCIATION, INC.,
a Florida not-for-profit corporation.

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>SARASOTA COUNTY Plaintiff, vs. TROY W. ARMSTRONG and SHEILA Z. ARMSTRONG, husband and wife 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. 2025 CC 005740, of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC. is Plaintiff, TROY W. ARMSTRONG and SHEILA Z. ARMSTRONG, husband and wife and UNKNOWN TENANT n/k/a ERMA TYLOR, 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</div>	<div>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 hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services. Dated December 10, 2025 /s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453 Primary E-Mail: pleadings@tankellawgroup.com TANKEL LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 Fax (727) 736-2305 Attorney for Plaintiff 12/12-12/19/25LG 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, vs. FARRAH DENISE GALLO, MICHAEL GALLO AND TOSCANA ISLES MASTER ASSOCIATION, INC. Defendants. 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:</div>	<div>SARASOTA COUNTY LOT 737, TOSCANA ISLES, UNIT 2, PHASE 6, ACCORDING TO THE PLAT AS RECORDED IN PLAT 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 January 21, 2026 on-line 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 Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. 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 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 impaired, call 711. Dated December 8, 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</div>	<div>SARASOTA COUNTY Secondary Email: sbaker@storeylawgroup.com <i>Attorneys for Plaintiff</i> 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 Deceased. 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 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.</div>	<div>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 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: /s/ Mary Lynne Bartholomew Trant Mary Lynne Trant 616 Argus Road Venice, Florida 34293 Attorney for Personal Representative: /s/ Scott Wallace Attorney 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 -----</div>



**Hillsborough
County Florida**

NOTICE OF FINDING OF NO SIGNIFICANT 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

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.

Oficial certificador: Brenda Brackins, condado Hillsborough, Florida, Directora de Servicios de Vivienda Asequible.



Nota: Los periodos 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 periodo 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 periodo 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 periodo de objeción de quince días es un requisito legal. El periodo 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 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 TO SELL

Pursuant to Section 373.089, Florida Statutes, 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

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



Hillsborough
County Florida

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, Florida.

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 fondos.

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 ambiental 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@hcfi.gov**. Puede examinarla o copiarla de lunes a viernes de 9:00 a.m. a 3:00 p.m.

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.

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, certifica 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.



Hillsborough
County Florida

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@hcfi.gov**. Puede examinarla o copiarla de lunes a viernes de 9:00 a.m. a 3:00 p.m.

Oficial certificador: Brenda Brackins, condado Hillsborough, Florida, Directora de Servicios de Vivienda Asequible.

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, certifica 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.



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.

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

