CITRUS COUNTY

IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA

CASE NO.: 09-2023-CA-000526

UNITED STATES OF AMERICA, acting through the United States Department of Agriculture, Rural Development, f/k/a Farmers Home Administration, a/k/a Rural Housing Service,
Plaintiff,

vs.

THE ESTATE OF WILLIAM H. WALKER, ANNIE L. WALKER,
CITRUS COUNTY,
UNKNOWN OCCUPANTS,
Defendant(s).

NOTICE OF JUDICIAL SALE

NOTICE IS HEREBY GIVEN that pursuant to an Order of Final Judgment entered in the above style case now pending in said court, that the clerk will sell to the highest and best bidder for cash on **February 8th, 2024, at 10:00 AM EST** on www.citrus.realforeclose.com on the following described property:

Lot 89 and the West 1/2 of Lot 88, of SOUTHSIDE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 2, Page 27, public records of Citrus County, Florida.

Which has the current address of 12315 N Margaret Terrace, Dunnellon, Florida 34434.

This Notice shall be published once a week for two (2) consecutive weeks in the LA GACETA. The second publication shall be at least 5 days before the sale.

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 ADA Coordinator at the Office of the Trial Court Administrator, Citrus County Courthouse, 110 N. Apopka Avenue, Inverness, FL 34450, (352) 641-6700, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

THE GILCHRIST LAW FIRM, PA
Attorney for Plaintiff

/s/ Vanessa Angulo, Esq.
Florida Bar No.: 109012

2525 Ponce de Leon Blvd., Suite 300
Coral Gables, FL 33134

1/12-1/19/24LG 2T

HERNANDO COUNTY

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 27-2019-CA-000040

AJAX MORTGAGE LOAN TRUST 2021-G, MORTGAGE-BACKED SECURITIES, SERIES 2021-G, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,
Plaintiff,

v.

SYLVESTER WESTLEY, et al.,
Defendants.

NOTICE OF SALE

Notice is hereby given that, pursuant to the Amended Final Judgment of Foreclosure entered on January 4, 2024 in the above-styled cause in the Circuit Court of Hernando County, Florida, the Clerk of Hernando County, Florida will sell the property situated in Hernando County, Florida, described as:

Description of Mortgaged and Personal Property

LOT 19, BLOCK 582, SPRING HILL UNIT 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 38-53, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

The street address of which is 11283 Portsmouth Street, Spring Hill, Florida 34609.

at a public sale, to the highest bidder on **February 8, 2024 at 11:00 a.m.** on the second floor of the Hernando County Courthouse, 20 North Main Street, Brooksville, Florida 34601 pursuant to the Amended Final Judgment of Foreclosure.

Any person claiming an interest in the surplus funds 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 ADA Coordinator for Hernando County, Peggy Welch, at (352) 754-4402, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated January 9, 2024

/s/ J. Andrew Baldwin
dbaldwin@solomonlaw.com
Florida Bar No. 671347
foreclosure@solomonlaw.com
atammaro@solomonlaw.com
THE SOLOMON LAW GROUP, P.A.
1881 West Kennedy Boulevard, Suite D
Tampa, Florida 33606-1611
(813) 225-1818 (Tel)
(813) 225-1050 (Fax)
Attorneys for **Plaintiff**

24211.22685

1/12-1/19/24LG 2T

IN THE COUNTY COURT OF THE

CITRUS COUNTY

FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA

CIVIL DIVISION

Case No. 2023-CC-1013

THE HEATHER PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,

vs.

GENEVIEVE F. (SAVINO) WEINAND 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. 2023-CC-1013, of the County Court of the Fifth Judicial Circuit in and for Hernando County, Florida, wherein THE HEATHER PROPERTY OWNERS ASSOCIATION, INC. is Plaintiff, and Genevieve F. (Savino) Weinand and Unknown Tenant, are Defendants. The Clerk of the Court will sell to the highest bidder for cash on March 28, 2024, at the Hernando County Courthouse, Room 245, 20 North Main Street, Brooksville, FL 34601 beginning at 11:00 A.M., the following property as set forth in said Final Judgment, to wit:

Lot 1 and the N 1/2 of Lot 2, Block 18, ROYAL HIGHLANDS WEST, "THE HEATHER", as per plat thereof recorded in Plat Book 13, Pages 41 - 48, Public Records of Hernando County, Florida, being more particularly described as follows:

Beginning at the Northwesterly most corner of Lot 1 on the Southerly right-of-way of Edinburg Way (a 60 foot street); then go North 49º 13' 09" East a distance of 183.35 feet, along the chord of a curve to the right having a radius of 710.0 feet, an arc length of 183.80 feet and through a delta angle of 14º 50' 13", (said arc line being the right-of-way of Edinburg Way) to the Point of compound curve (end of radius); then go South 75º 36' 34" East a distance of 34.99 feet, along the chord of a curve to the right having a radius of 25.0 feet, an arc length of 41.64 feet and through a delta angle of 95º 26' 18" to the end of said radius, to a point on the Westerly right-of-way of Glasgow Road (a 60 foot street), then go South 27º 55' 25" East, a distance of 93.13 feet along said right-of-way to a new corner on Lot 2, Block 18, (said course passes the original corner between Lot 1 and Lot 2, Block 18 at a distance of 53.13 feet), then go South 50º 20' 27" West for a distance of 168.70 feet on new line of division of Lot 2, then go North 48º 11' 58" West for a distance of 117.50 feet (this course passes the original corner between Lot 2 and Lot 1, Block 18 at a distance of 37.5 feet to the POINT OF BEGINNING.

Property Address: 7385 Glasgow Road, Weeki Wachee. FL 34613-7463

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

If you are a person with a disability who needs any accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator Peggy Welch (352) 754-4402, 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 27, 2023

Doug Chorvat, Jr.
Clerk of County Court
Hernando County, Florida

s/ Elizabeth Markidis
Deputy Clerk

Tankel Law Group
1022 Main Street, Suite D
Dunedin, FL 34698

1/5-1/12/24LG 2T

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

CASE NO.: 23001685CAAXMX

LEGRAMANDI INVESTMENTS LLC,
Plaintiff,

vs.

PEARY V. ORILLE, deceased and all others claiming by, through and under PEARY V. ORILLE, deceased, FELIPA E. ORILLE, deceased and all others claiming by, through and under FELIPA E. ORILLE, deceased, JEESE ORILLE and JOHN ORILLE,
Defendant.

NOTICE OF ACTION

TO: PEARY V. ORILLE, deceased and all others claiming by, through and under PEARY V. ORILLE, deceased, FELIPA E. ORILLE, deceased and all others claiming by, through and under FELIPA E. ORILLE, deceased, JEESE ORILLE and JOHN ORILLE

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

Lot 4, Block 103, ROYAL HIGHLANDS, UNIT NO 3, according to the Plat thereof as recorded in Plat Book 12, Pages 9 through 14, Public Records of Hernando County, Florida a/k/a 11232

Wood Owl Ave, Brooksville, FL 34614.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before February 06, 2024, 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.

DATED this 26th day of December, 2023.

Doug Chorvat Jr.
Clerk of the Circuit Court

By: s/ Sonya Sanders
As Deputy Clerk

1/5-1/26/24LG 4T

HILLSBOROUGH COUNTY

HILLSBOROUGH COUNTY

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

Case No.: 23-016087
Division: E-P

AGUSTIN RAMIREZ,
Petitioner,

and

ELIZABETH LOPEZ SIMON,
Respondent.

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

TO: ELIZABETH LOPEZ SIMON
Last Known Address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on AGUSTIN RAMIREZ whose address is 7004 N Clark Ave, Tampa, FL 33614 on or before 2/12/2024, and file the original with the clerk of this Court at 800 E. Twiggs St. Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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 5, 2023

Cindy Stuart
Clerk of the Circuit Court

By: /s/ Mirian Roman-Perez
Deputy Clerk

1/12-2/2/24LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-CP-000014
Division A

IN RE: ESTATE OF
FRANK PRUSAK
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Frank Prusak, deceased, whose date of death was November 28, 2023, 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.

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

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

The date of first publication of this notice is January 12, 2024.

Personal Representative:
Kristen Kell
2818 Old Bayshore Way
Tampa, Florida 33611

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

1/12-1/19/24LG 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:

ENCOMPASS PUBLIC ADJUSTING

Owner: JLM Consulting LLC
11146 Sailbrooke Dr
Riverview, FL 33579

1/12/24LG 1T

IN THE COUNTY COURT OF THE

HILLSBOROUGH COUNTY

THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO: 23-CC-081283

TUSCANY SUBDIVISION AT TAMPA PALMS OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,

vs.

BISMARK B. BOAKYE, a married man 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. 23-CC-081283, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein TUSCANY SUBDIVISION AT TAMPA PALMS OWNERS ASSOCIATION, INC. is Plaintiff, and BISMARK B. BOAKYE, a married man and UNKNOWN TENANT, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on February 16, 2024, in an online sale at www.hillsborough.realforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

Lot 198, Tuscany Subdivision at Tampa Palms, according to the plat thereof recorded in Plat Book 107, Page 159, of the Public Records of Hillsborough County, Florida.

Property Address: 7870 Tuscany Woods Drive, Tampa, FL 33647-5111

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.

Any persons with a disability requiring accommodations should call 813-272-5022; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding.

Dated January 9, 2024

/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

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION

CASE NO.: 23-DR-014137
DIVISION: B

IN RE: THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD BY RELATIVE
S.M.L.
DOB: May 3, 2016

NOTICE OF ACTION, NOTICE OF PETITION, AND NOTICE OF HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

TO: OTTO MANUEL ALBANESE
Last Known Address:
2916 Brighton 8th Street, Apt. 2F
Brooklyn, New York 11235-6373

YOU ARE NOTIFIED that an action for Termination of Parental Rights Pursuant to an Adoption has been filed, and you are required to serve a copy of your written response, if any, to Mary Greenwood McDermott, Esq., 710 Oakfield Drive, Suite 254, Brandon, Florida 33511, Petitioner's attorney, on or before 2/14/2024, and file your original response with the Clerk of this court, at the address below, before service on Petitioner's attorney, or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the Petition.

Clerk of The Court
800 E. Twiggs Street
Tampa, Florida 33602

NOTICE OF PETITION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

A petition to terminate parental rights pending adoption has been filed. A copy of the petition is being served with this notice. There will be a hearing on the petition to terminate parental rights pending adoption which will take place on April 25, 2024, at 10:30 A.M., in front of the Honorable Joseph M. Tompkins, Circuit Judge, of the Hillsborough County Courthouse, via ZOOM, https://zoom.us/j/6066682029, Meeting ID **606 668 2029**. The ZOOM App is available for free for IOS and Android devices, and it may also be accessed via desktop computer. No account or fee is required. Please visit the ZOOM Help Center at https://support.zoom.us to familiarize yourself with the service. If you are unable to use the ZOOM link, to appear telephonically, you may call (786) 635-1003 and enter the ZOOM Meeting ID of **606 668 2029** when prompted.

UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Clerk of Circuit Court, Circuit Civil Division, Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, Telephone No. 813-276-8100, within 2 working days of your receipt of this document; if you are hearing or voice impaired, call 1-800-955-8771.

HILLSBOROUGH COUNTY

WITNESS my hand and seal of said Court on this 9th day of January 2024.

Cindy Stuart
Clerk of Circuit Court

By: /s/ Teresa Jordan
Deputy Clerk

1/12-2/2/24LG 4T

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

CIVIL DIVISION

CASE NO. 23-CA-001139

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-2,
Plaintiff,

vs.

OWEN DUSSARD; ET AL.,
Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 13, 2023, and Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale dated January 9, 2023, both entered in Case No. 23-CA-001139, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida. FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-2 is Plaintiff and OWEN DUSSARD, UNKNOWN SPOUSE OF OWEN DUSSARD, CITY OF TAMPA FLORIDA, CLERK OF COURT HILLSBOROUGH COUNTY FLORIDA, HILLSBOROUGH COUNTY FLORIDA, STATE OF FLORIDA are defendants. The Clerk of the Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on **February 20, 2024**, the following described property as set forth in said Final Judgment, to wit:

THE WEST 8 FEET OF LOT 19 AND ALL OF LOT 20, BLOCK 5, POINSETTIA VILLAGE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 92 PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 2202 E Colby Lane, Tampa, FL 33612

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.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least 7 days before your scheduled court appearance or court activity ofthe date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602, (813) 272-7040, ada@fljud13.org, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770.

DATED this 9th day of January, 2024.

Heller, Zion & Sanchez, LLP
Attorneys for Plaintiff
2500 Hollywood Blvd, Suite 412
Hollywood, FL 33020
Telephone: (305) 373-8001
Facsimile: (305) 373-8030
Designated email address:
mail@hellerzion.com

By: /s/ Fran E. Zion, Esquire
Florida Bar No.: 749273

12074.1779

1/12-1/19/24LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 23-CC-092716 – DIVISION J

VILLAS OF RIVERCREST ASSOCIATION, INC.,
Plaintiff,

vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JEANETTE L. HARRISON, DECEASED,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on November 14, 2023 by the County Court of Hillsborough County, Florida, the property described as:

Lot 51, Block 17, RIVERCREST PHASE 2B1, according to the plat thereof as recorded in Plat Book 95, at Page 1, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 11528 Captiva Kay Dr., Riverview, FL 33569

will be sold by the Hillsborough County Clerk at public sale on February 23, 2024 at 10:00 A.M., electronically online at http://www.hillsborough.realforeclose.com.

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

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

/s/Charles Evans Glausier
Charles Evans Glausier, Esquire

(Continued on next page)

HILLSBOROUGH COUNTY

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
Facsimile No.: (813) 440-2046
Attorneys for Plaintiff

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 23-CP-003658

IN RE: The Estate of
MARK WALTERS
Deceased.

NOTICE TO CREDITORS

The administration of the estate MARK WALTERS deceased, File Number: 23-CP-003658, whose date of death was July 22, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division the address of which is Annex Courthouse, 800 East 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is January 12, 2024.

Personal Representative:
RICHARD O HALLORAN
617 Heatherstone Dr.
Merritt Island, FL 32953
321-536-5513

Attorney for Personal Representative:
LAUREN T. BUCHALTER ESQ.
BUCHALTER AND PELPHREY
Florida Bar No.: 295647
2395 N. Courtenay Parkway Suite 203
Merritt Island, FL 32953
321-205-0900
eservice@buclawgroup.com

1/12-1/19/24LG 2T

NOTICE OF PUBLIC SALE

BILAL TOWING gives notice that on 01/29/2024 at 10:30 AM the following vehicle(s) may be sold by public sale at 3744 N 40TH ST, TAMPA, FL 33610 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1G1AD5F59A7221008 2010 CHEV
JA4AS3AW3BU018520 2011 MITS

1/12/24LG 1T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CC-009814

MAGNOLIA LAKES PROPERTY OWNERS' ASSOCIATION, INC.,
Plaintiff,
vs.
WOLFGANG HAUTH,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on December 18, 2023, by the County Court of Hillsborough County, Florida, the property described as:

Lot 2, Block 1, SUN CITY CENTER UNIT 154, according to plat recorded in Plat Book 71, Page 10, of the Public Records of HILLSBOROUGH County, Florida.

and more commonly known as 2006 W. Del Webb Boulevard, Sun City Center, FL 33573

will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, at 10:00 A.M., at www.hillsborough.realforeclose.com on February 2, 2024.

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

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

s/ Brittnie Burns
Brittnie M. Burns, Esquire
Florida Bar No. 1011908
bburns@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913
Tampa, FL 33601
Telephone No.: (813) 204-6492
Facsimile No.: (813) 223-9620
Attorney for Plaintiff

1/12-1/19/24LG 2T

HILLSBOROUGH COUNTY

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000065
Division A

IN RE: ESTATE OF
JEDARIC RASHARD DANIELS, JR.
Deceased.

NOTICE OF ACTION
(formal notice by publication)

TO: JEDARIC RASHARD DANIELS, SR.
Whereabouts Unknown

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before 02/11/2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on 01/09/2024

Cindy Stuart
As Clerk of the Court

By: s/ Ryan Marsh
As Deputy Clerk

1/12-2/2/24LG 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:

PLUNDER MEDIA

Owner: Russell Williams
10605 Coquita Lane
Tampa, FL 33618

1/12/24LG 1T

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT
Environmental Protection Commission of Hillsborough County
Draft Air Permit No. 0570085-040-AC
Kinder Morgan Liquids Terminals, LLC
Hillsborough County, FL

Applicant: The applicant for this project is Kinder Morgan Liquids Terminals, LLC. The applicant's authorized representative and mailing address is: Bob Gray, 2101 GATX Drive, Tampa, FL 33605.

Facility Location: Kinder Morgan Liquids Terminals, LLC operates the existing bulk gasoline terminal, which is located in Hillsborough County at 2101 GATX Drive in Tampa, Florida.

Project: This permit authorizes the construction of a 120,000-gallon IFR tank. The construction of the new tank will result in an increase in potential emissions. The facility remains a Title V source of VOC emissions.

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Environmental Protection Commission of Hillsborough County. The Permitting Authority's physical/mailing address is: 3629 Queen Palm Dr., Tampa, FL 33619. The Permitting Authority's phone number is 813-627-2600.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: https://fldep.dep.state.fl.us/air/emission/apds/default.asp.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that the project will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) in the Legal Department of the EPC, via email, at legalclerk@epchc.org, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

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

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the EPC's action may also request an extension of time to file a petition for an administrative hearing. The EPC may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Legal Department of the EPC, via email, at legalclerk@epchc.org, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation: Mediation is not available in this proceeding.

1/12/24LG 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:

FLAVIO J. CARRENO, INC.
D/B/A THE RETIREMENT ADVANTAGE

Owner: Flavuioi J Carreno, Inc.
19703 Spring Willow Ct.
Odessa, FL 33556

1/12/24LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 3251

IN RE: ESTATE OF
SHELLIE TRUSS
Deceased.

NOTICE OF ACTION FOR PUBLICATION
STATE OF FLORIDA

TO: Celecia Truss
7313 S OBrien St
Tampa, FL 33616-2022

Chreshena Truss
7313 S OBrien St
Tampa, FL 33616-2022

Rhonda Truss Nelson Moultrie
3507 Frierson Ave
Tampa FL 33610

Smart Communications/PADOC
Shawn Daniels,
Inmate Number: MY6510
SCI Benner Township
PO Box 33028
St Petersburg, FL 33733

YOU ARE NOTIFIED that an action for the Estate of SHELLIE TRUSS where a Petition for Administration and Petition for Homestead has been filed. You are required to serve a copy of your written defenses, if any, to this action on Frederick J. Gant, Petitioner's attorney, whose address 322 W. Cervantes Street, Pensacola, FL 32501, on or before February 09, 2024 and file the original with the clerk of this court at Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

WARNING: Florida Statue 49.11, Fla. R. Civ. P. 1.070 (d) and Florida Probate Rule 5.040, requires certain written defenses if you object to petition and the Last Will and Testament. Failure to comply will result in default and relief requested in the petition being granted.

Dated this 8th day of January, 2024.

CLERK OF THE CIRCUIT COURT

By: Ryan Marsh
Deputy Clerk

1/12-2/2/24LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2023-CA-014195

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TOWD POINT MORTGAGE TRUST 2021-1,
Plaintiff,
vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST JANIE BULLARD,
Defendants.

NOTICE OF ACTION

TO: Unknown Heirs, Beneficiaries, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants Claiming by, through, under, or against Janie Bullard

8408 Bob Wiggs Ave., Lithia, FL 33547

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

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

THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE COUNTY OF HILLSBOROUGH STATE OF FLORIDA, TO WIT: THE SOUTH 240 FEET OF THE WEST 181 FEET OF THE SE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 22 EAST AS RECORDED IN DEED OR BOOK 6725, PAGE 1099 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defense, if any, to it on Christian J. Gendreau, 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 first publication date, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

WITNESS my hand and seal of said Court on the 4th day of January, 2024.

Cindy Stuart
Clerk of The Circuit Court

By: s/ Isha Tirado-Baker
Deputy Clerk

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO.: 18-DP-658 DIVISION: C

IN THE INTEREST OF:
Z.H. DOB: 10/24/2016
Minor Child

NOTICE OF AN ADVISORY HEARING ON A TERMINATION OF PARENTAL RIGHTS PROCEEDINGS

STATE OF FLORIDA
TO: Hannah Leigh Wicker DOB: 01/01/1991
Last Known Address: Unknown

A Petition for Termination of Parental Rights under oath has been filed in this court regarding the above-referenced children. You are to appear before the Honorable Daryl M. Manning, at **10:00 a.m. on February 26, 2024**, at 800 E. Twiggs Street, Court Room 308, Tampa, Florida 33602 for a TERMINATION OF PARENTAL RIGHTS ADVISORY HEARING. You must appear on the date and at the time specified.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS TO THIS CHILD (THESE CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED YOU MAY LOSE ALL LEGAL RIGHTS TO THE CHILD (OR CHILDREN) WHOSE INITIALS APPEAR ABOVE. TO OBTAIN THE HEARING CALL-IN INFORMATION PLEASE CONTACT YOUR ATTORNEY.

Pursuant to Administrative Order AOSC20-23 of the Supreme Court of Florida, all courts shall employ methods to minimize the risk of COVID-19 exposure. Pursuant to Administrative Order S-2020-023 of the Thirteenth Judicial Circuit in and for Hillsborough County, any essential dependency proceedings should be conducted through teleconferencing. ACCORDINGLY, YOU MUST MAKE YOURSELF AVAILABLE BY TELEPHONE ON THE DATE AND TIME SPECIFIED IN LIEU OF PERSONAL APPEARANCE.

Pursuant to Sections 39.802(4)(d) and 63.082(6)(g), Florida Statutes, you are hereby informed of the availability of private placement of the child with an adoption entity, as defined in Section 63.032(3), Florida Statutes.

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

Dated January 5, 2024.

Hillsborough County Clerk of Court

1/12-2/2/24LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO.: 18-DP-658 DIVISION: C

IN THE INTEREST OF:
Z.H. DOB: 10/24/2016
Minor Child

NOTICE OF AN ADVISORY HEARING ON A TERMINATION OF PARENTAL RIGHTS PROCEEDINGS

STATE OF FLORIDA
TO: Zackirus Hicks DOB: 02/21/1966
Last Known Address: Unknown

A Petition for Termination of Parental Rights under oath has been filed in this court regarding the above-referenced children. You are to appear before the Honorable Daryl M. Manning, at **10:00 a.m. on February 26, 2024**, at 800 E. Twiggs Street, Court Room 308, Tampa, Florida 33602 for a TERMINATION OF PARENTAL RIGHTS ADVISORY HEARING. You must appear on the date and at the time specified.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS TO THIS CHILD (THESE CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED YOU MAY LOSE ALL LEGAL RIGHTS TO THE CHILD (OR CHILDREN) WHOSE INITIALS APPEAR ABOVE. TO OBTAIN THE HEARING CALL-IN INFORMATION PLEASE CONTACT YOUR ATTORNEY.

Pursuant to Administrative Order AOSC20-23 of the Supreme Court of Florida, all courts shall employ methods to minimize the risk of COVID-19 exposure. Pursuant to Administrative Order S-2020-023 of the Thirteenth Judicial Circuit in and for Hillsborough County, any essential dependency proceedings should be conducted through teleconferencing. ACCORDINGLY, YOU MUST MAKE YOURSELF AVAILABLE

(Continued on next page)

NOTICE OF PUBLIC HEARING

ON JANUARY 25, 2024 @ 9:30 A.M. IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOLLOWING ORDINANCES FOR ENACTMENT:

File No. E2023-8 CH 14

An Ordinance of the City of Tampa, Florida, amending Chapter 14 (offenses), Article II, Division 1, City of Tampa Code of Ordinances; to adopt by reference and codify as City of Tampa Code Section 14-26 the provisions of Sections 877.20-877.25, Florida Statutes, regarding Local Juvenile Curfew Ordinances; repealing all ordinances or parts of ordinances in conflict therewith, including any prior versions of Section 14-26 that were repealed by Ordinance No. 2015-125, and City of Tampa Code Section 14-29 ("Ybor City Child Protection Ordinance"); providing severability; providing an effective date.

SAID ORDINANCES MAY BE INSPECTED AT THE OFFICE OF THE CITY CLERK, CITY HALL, 3RD FLOOR CITY HALL, 315 E. KENNEDY BLVD., TAMPA, FL, DURING REGULAR BUSINESS HOURS, 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

1/12/24LG 1T

HILLSBOROUGH COUNTY

BY TELEPHONE ON THE DATE AND TIME SPECIFIED IN LIEU OF PERSONAL APPEARANCE.

Pursuant to Sections 39.802(4)(d) and 63.082(6)(g), Florida Statutes, you are hereby informed of the availability of private placement of the child with an adoption entity, as defined in Section 63.032(3), Florida Statutes.

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

Dated January 5, 2024.

Hillsborough County Clerk of Court

1/12-2/2/24LG 4T

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

JUVENILE DIVISION

CASE NO.: 18-DP-858 DIVISION: S

IN THE INTEREST OF:
J.J. DOB: 05/03/2017
J.C. DOB: 03/26/2018
Minor Children

NOTICE OF ACTION

THE STATE OF FLORIDA:

TO: Jerome Jackson (Father)
DOB: 07/31/1970
Last Known Address: 6220 N. Nebraska Avenue, Tampa, FL 33604

A Petition for Termination of Parental Rights under oath has been filed in this court regarding the above-referenced children. You are to appear at the **Edgecomb Courthouse 800 E. Twiggs Street, Court Room 310, Tampa, Florida 33602** for a TERMINATION OF PARENTAL RIGHTS ADVISORY HEARING. You must appear on the date and at the time specified.

This action is set before the **Honorable Leslie K. Schultz-Kin, Judge of the Circuit Court at 3:00 P.M. on February 22, 2024**.

Pursuant to Sections 39.802(4)(d) and 63.082(6)(g), Florida Statutes, you are hereby informed of the availability of private placement of the child with an adoption entity, as defined in Section 63.032(3), Florida Statutes.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THESE CHILDREN. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILDREN WHOSE INITIALS APPEAR ABOVE.

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

PLEASE BE GOVERNED ACCORDINGLY

Witness my hand and seal as the Clerk of said court, this 5th day of January, 2024.

Cindy Stuart, Clerk of Circuit Court
Hillsborough County, Florida

By: s/ Pamela Packwood
Deputy Clerk

1/12-2/2/24LG 4T

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

Case No.: 21-DR-0011383
Division: B

GINA M. GRASSI,
Petitioner

and

DIMITRIOS PAPADOPOULOS,
Respondent.

NOTICE OF ACTION FOR MOTION TO RELEASE FUNDS FROM THE COURT REGISTRY

TO: DIMITRIOS PAPADOPOULOS
Last Known Address: 844 Bayou View Drive, Brandon, FL 33510

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on GINA M. GRASSI, whose address is 501 W Ball Street #8, Plant City, FL 33563 on or before 02/08/2024, and file the original with the clerk of this Court at 419 Pierce St., Rm # 125 Tampa, Florida 33602 or P.O. Box 989, Tampa, Florida 33601 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

Dated 1/3/2024

Cindy Stuart
Clerk of the Circuit Court

By: /s/ Isha Tirado-Baker
Deputy Clerk

1/12-2/2/24LG 4T

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

CASE NO. 22-DP-81 DIVISION: D

IN THE INTEREST OF:
P.B. DOB: 1/5/2021
Minor Child

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: Courtney Boyd, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: P.B. born on **January 5, 2021**. You are hereby **commanded** to appear on **March 5, 2024, at 2:00PM** before the Honorable Lisa Campbell at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street Courtroom 310, Tampa, FL 33602, for an **ADVISORY HEARING**.

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

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 8th day of January, 2024.

Cindy Stewart, Clerk of Court

By: s/ Indrany Zelaya
As Deputy Clerk

1/12-2/2/24LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-004361
Division A

IN RE: ESTATE OF
BERTA CRESPO a/k/a
BELTA CRESPO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Berta Crespo a/k/a Belta Crespo, deceased, whose date of death was September 15, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal 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 WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is January 12, 2024.

Personal Representative:
William Vargas
9427 Laurel Ledge Drive
Riverview, Florida 33569

Attorney for Personal Representative:
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

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-001997
Division B Probate

IN RE: ESTATE OF
RICHARD E. BOZEK
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Richard E. Bozek, deceased, whose date of death was August 31, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal 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 January 12, 2024.

Personal Representative:
/s/ Mark R. Bozek
918 Stratford Manor Drive
Brandon, Florida 33510

Attorney for Personal Representative:
/s/ J. Scott Reed, Esq.
Attorney
Florida Bar Number: 124699
Pilka Adams & Reed, P.A.
330 Pauls Drive, Suite 100
Brandon, Florida 33511
Telephone: (813) 653-3800
Fax: (813) 651-0710
E-Mail: sreed@pilka.com
Secondary E-Mail: tjenkins@pilka.com

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-004158

IN RE: ESTATE OF
LAVERNE L. SMITH,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of LaVerne L. Smith, deceased, whose date of death was October 15, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 12, 2024.

Personal Representative:
Shawn L. Smith
105 Douglas Road E.
Oldsmar, FL 34677

Attorney for Personal Representative:
Peter A. Rivellini
Attorney
Florida Bar Number: 67156
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
311 Park Place Boulevard, Suite 300
Clearwater, FL 33759
Telephone: (727) 461-1818
Fax: (727) 462-0365
E-Mail: peter@jpfirm.com
Secondary E-Mail: kimh@jpfirm.com

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-004168

IN RE: ESTATE OF
LINDA JOANNE MIZELL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of LINDA JOANNE MIZELL, deceased, whose date of death was February 12, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

(Continued on next page)

CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **2/7/2024** 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 City Council Chambers, 3rd Floor, City Hall, 315 E Kennedy Blvd., Tampa Florida. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-23-0003812
NAME OF VIOLATOR: YUSUF E AND NICOLE L HAIDERMOTA
LOCATION OF VIOLATION: 722 S DAVIS BLVD, TAMPA, FL
CODE SECTIONS: 22-8
LEGAL DESCRIPTION: BYARS THOMPSON ADDITION DAVIS ISLAND SWLY 25 FT OF LOT 20 AND LOT 21 LESS SWLY 21 FT BLOCK 7
FOLIO: 196692.0000

CASE NO: COD-23-0004124
NAME OF VIOLATOR: REVEALING TRUTH MINISTRIES CHRISTIAN CENTER INC
LOCATION OF VIOLATION: 5260 E 21ST AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: THAT PART OF NE 1/4 OF SW 1/4 LYING SELY OF SR 400
FOLIO: 158766.0000

CASE NO: COD-23-0004156
NAME OF VIOLATOR: FELICIA MURRAY ET AL
LOCATION OF VIOLATION: 913 E 26TH AVE, TAMPA, FL
CODE SECTIONS: 19-231 (5)a (5)c (14)a, (15)c (17) 19-49 19-56
LEGAL DESCRIPTION: BELVEDERE PLACE LOT 4 BLOCK 6
FOLIO: 186537.0000

CASE NO: COD-23-0004206
NAME OF VIOLATOR: TIDY NEST LLC, C/O SIJO KURIAKOSE RG AGT
LOCATION OF VIOLATION: 2916 N CARIOCA ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: OAK PARK LOT 5 AND LOT 4 BLOCK 3 AND E 1/2 OF VACATED ALLEY LYING WEST OF LOTS
FOLIO: 158228.0000

CASE NO: COD-23-0004266
NAME OF VIOLATOR: MILESTONE PROPERTY INVESTMENTS LLC
LOCATION OF VIOLATION: 3724 E NORTH BAY ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: HIGHLAND VIEW LOT 32
FOLIO: 154539.0000

CASE NO: COD-23-0004345
NAME OF VIOLATOR: LUTHER SYLVESTER
LOCATION OF VIOLATION: 1509 E CAYUGA ST, TAMPA, FL
CODE SECTIONS: 19-231(15)a (15)c
LEGAL DESCRIPTION: W 75 FT OF E 384 FT OF N 129 FT OF SW 1/4 OF NW 1/4 OF SE 1/4
FOLIO: 157208.0000

CASE NO: COD-23-0004564
NAME OF VIOLATOR: ALEXANDER LATSKO
LOCATION OF VIOLATION: 710 S DAVIS BLVD, TAMPA, FL
CODE SECTIONS: 22-8, 22-60
LEGAL DESCRIPTION: BYARS THOMPSON ADDITION DAVIS ISLAND LOT 18 BLOCK 7
FOLIO: 196689.0000

CASE NO: COD-23-0004588
NAME OF VIOLATOR: YBOR PEDROSO LLC
LOCATION OF VIOLATION: 1601 E 7TH AVE, TAMPA, FL
CODE SECTIONS: 19-236 19-237-3
LEGAL DESCRIPTION: YBOR CITY MAP LOT 5 BLOCK 57
FOLIO: 197230.0000

CASE NO: COD-23-0004606
NAME OF VIOLATOR: EVA LUGENE ROGERS
LOCATION OF VIOLATION: 1012 E 22ND AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)c 19-49
LEGAL DESCRIPTION: LA PALOMA LOT 18 BLOCK 2
FOLIO: 186624.0000

CASE NO: COD-23-0004624
NAME OF VIOLATOR: JOSHUA GEORGE DONALD CORDONA
LOCATION OF VIOLATION: 3006 N 24TH ST, TAMPA, FL
CODE SECTIONS: 19-231 (3) (5)c (10) (15)b 19-48 Floors,
LEGAL DESCRIPTION: UCETA PINES LOTS 55 AND 56
FOLIO: 188138.0000

CASE NO: COD-23-0004714
NAME OF VIOLATOR: ESTATE OF PIERCE LEE DENNIS
LOCATION OF VIOLATION: 2514 N 10TH ST, TAMPA, FL
CODE SECTIONS: 19-234
LEGAL DESCRIPTION: ELIZABETH N 50 FT OF E 93.5 FT OF LOT 9 & S 26 FT OF N 50 FT OF W 35.5 FT OF LOT 9 BLOCK 2
FOLIO: 198377.0000

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

CASE NO: COD-23-0003169
NAME OF VIOLATOR: MLK 12 LLC
LOCATION OF VIOLATION: 4330 N 40TH ST, TAMPA, FL
CODE SECTIONS: 27-156 27-290 27-290.(4) 27-289.3(6) 27-326
LEGAL DESCRIPTION: DEKLE'S SUB OF SW 1/4 OF SW 1/4 E 200 FT OF LOT 8 LESS S 103.70 FT TOG WITH BEG AT A POINT LYING 429 FT E OF NW COR OF SAID LOT 8 RUN THN E 16 FT ALONG NLY BDRY OF SAID LOT 8 THN S 200 FT THN W 16 FT THN N 200 FT TO POB
FOLIO: 154464.0000

CASE NO: COD-23-0003575
NAME OF VIOLATOR: FOR ME LLC
LOCATION OF VIOLATION: 3801 E 11TH AVE, TAMPA, FL
CODE SECTIONS: 27-290.1(C) 27 326
LEGAL DESCRIPTION: DARCY SUBDIVISION LOTS 5 AND 6 BLOCK 2
FOLIO: 175412.0000

CASE NO: COD-23-0003619
NAME OF VIOLATOR: DANIEL RIVERA
LOCATION OF VIOLATION: 2817 N 20TH ST, TAMPA, FL
CODE SECTIONS: 19-58
LEGAL DESCRIPTION: BANZA BANZA LOTS 3 6 AND 7 BLOCK 10
FOLIO: 187697.0000

CASE NO: COD-23-0004052
NAME OF VIOLATOR: THOMAS CARTER
LOCATION OF VIOLATION: 2614 E CAYUGA ST, TAMPA, FL
CODE SECTIONS: 19-58
LEGAL DESCRIPTION: ENGLEWOOD LOT 23
FOLIO: 155652.0000

CASE NO: COD-23-0004303
NAME OF VIOLATOR: WILLIAM R ENLOW JR
LOCATION OF VIOLATION: 4110 E 10TH AVE, TAMPA, FL
CODE SECTIONS: 27-283.2 27-326
LEGAL DESCRIPTION: HENDRY AND KNIGHT'S MAP OF SPANISH PARK S 115 FT OF W 108 FT OF BLOCK 2
FOLIO: 160497.0000

CASE NO: COD-23-0004323
NAME OF VIOLATOR: JOSEPH G MONTE
LOCATION OF VIOLATION: 1601 E 4TH AVE, TAMPA, FL
CODE SECTIONS: 27-290.1 27-290.1(c) 27-326
LEGAL DESCRIPTION: LESLEY'S J T ADDITION LOT 5 BLOCK 60
FOLIO: 189849.0000

CASE NO: COD-23-0004324
NAME OF VIOLATOR: YBOR LAND LLC
LOCATION OF VIOLATION: 2302 E 7TH AVE, TAMPA, FL
CODE SECTIONS: 27-290.1 27-291.1(c) 27-326
LEGAL DESCRIPTION: TURMAN'S EAST YBOR LOT 8 BLOCK 14
FOLIO: 189235.0000

CASE NO: COD-23-0004412
NAME OF VIOLATOR: ANGEL AND INGRID MORAN
LOCATION OF VIOLATION: 918 E 28TH AVE, TAMPA, FL
CODE SECTIONS: 27-326 27-290.8
LEGAL DESCRIPTION: FRANCIS E 1/2 OF LOT 18 BLOCK 2
FOLIO: 173228.0000

CASE NO: COD-23-0004425
NAME OF VIOLATOR: DENA HARDY
LOCATION OF VIOLATION: 2307 E 2ND AVE, TAMPA, FL
CODE SECTIONS: 19-58
LEGAL DESCRIPTION: TURMAN'S EAST YBOR LOT 5 BLOCK 38
FOLIO: 189459.0000

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

1/12-2/2/24LG 4T

HILLSBOROUGH COUNTY

notice is required to be served must tile their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is January 12, 2024.

Personal Representative:
/s/ Emily Mizell
EMILY MIZELL
8013 North Alaska Street
Tampa, Florida 33604

Attorney for Personal Representative:
/s/ Cynthia I. Waisman, Esq.
CYNTHIA I. WAISMAN, P.A.
Attorney for Petitioner
Florida Bar No: 169986
5406 Hoover Blvd., Unit 11
Tampa, Florida 33634
Telephone: (813) 279-6180
Fax: (813) 890-3461
E-Mail: cynthia@cynthiawaismanlaw.com
Secondary E-Mail:
cynthiawaisman@gmail.com

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-CP-004313
Division A

IN RE: ESTATE OF
ROSA AGUIRRE TORRES,
aka ROSA TORRES
Deceased.

NOTICE TO CREDITORS
(summary administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of ROSA AGUIRRE TORRES, also known as ROSA TORRES, deceased, File Number 22-CP-004313; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602; that Decedent's date of death was March 1, 2022; that the total value of the estate is other assets valued at approximately $1,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiaries:

ARMANDO ARZOLA	1901 3rd Street SE Ruskin, FL 33570
MARIVEL TORRES CHAVEZ	216 12th Street SE Ruskin, FL 33570
NOEMI TORRES	216 12th Street SE Ruskin, FL 33570
MIGUEL ANGEL TORRES	216 12th Street SE Ruskin, FL 33570

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is January 12, 2024.

Person Giving Notice:
/s/ NOEMI TORRES
216 12th Street SE
Ruskin, Florida 33570

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

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CA-016404
DIVISION: K

ONE NET ENTERPRISES, LLC
Plaintiff,
vs.
SHAWN VEIT,
Defendant.

NOTICE OF ACTION

TO: SHAWN VEIT
2521 W. Sunset Drive
Tampa, FL 33629

YOU ARE HEREBY NOTIFIED that a Civil action has been filed in the above Court by the Plaintiff, ONE NET ENTERPRISES, LLC.

You are required to serve a copy of your written defenses and/or objections, if any, on the plaintiff's attorney Nick Alsaka, Johnson, Pope, Bokor, Rupel & Burns, LLC, 400 N. Ashley Dr., Suite 3100, Tampa, FL 33602 on or before February 9, 2024, (28 days after the first publication of this Notice in La Gaceta - Hillsboough County) and to file the original with the Clerk of this Court, Hillsborough County Courthouse, 415 Pierce Street, Room # 125, Tampa, FL 33602 or P,O. Box 989, Tampa, FL 33601, either before service on the plaintiff'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.**

Dated January 3, 2024

Cndy Stuart
Clerk of the Circuit Court

By s/ Isha Tirado Baker
Deputy Clerk

1/12-2/2/24LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO.: 19-DP-79 DIVISION: C

IN THE INTEREST OF:
A.S. 5/22/2010
A.S. 5/21/2009
Minor Children

NOTICE OF AN ADVISORY HEARING ON A TERMINATION OF PARENTAL RIGHTS PROCEEDINGS

STATE OF FLORIDA

TO: Laura Salgado DOB: 03/05/1991
Last Known Address: Unknown

A Petition for Termination of Parental Rights under oath has been filed in this court regarding the above-referenced children. You are to appear before the Honorable Daryl M. Manning, at **10:15 a.m. on February 26, 2024**, at 800 E. Twiggs Street, Court Room 308, Tampa, Florida 33602 for a TERMINATION OF PARENTAL RIGHTS ADVISORY HEARING. You must appear on the date and at the time specified.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS TO THIS CHILD (THESE CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED YOU MAY LOSE ALL LEGAL RIGHTS TO THE CHILD (OR CHILDREN) WHOSE INITIALS APPEAR ABOVE. TO OBTAIN THE HEARING CALL-IN INFORMATION PLEASE CONTACT YOUR ATTORNEY.

Pursuant to Administrative Order AOSC20-23 of the Supreme Court of Florida, all courts shall employ methods to minimize the risk of COVID-19 exposure. Pursuant to Administrative Order S-2020-023 of the Thirteenth Judicial Circuit in and for Hillsborough County, any essential dependency proceedings should be conducted through teleconferencing. ACCORDINGLY, YOU MUST MAKE YOURSELF AVAILABLE BY TELEPHONE ON THE DATE AND TIME SPECIFIED IN LIEU OF PERSONAL APPEARANCE.

Pursuant to Sections 39.802(4)(d) and 63.082(6)(g), Florida Statutes, you are hereby informed of the availability of private placement of the child with an adoption entity, as defined in Section 63.032(3), Florida Statutes.

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

Witness my hand and seal of this court at Tampa, Hillsborough County, Florida on January 4, 2024.

Cindy Stuart, Clerk of Circuit Court
Hillsborough County, Florida

By: s/ Pamela Packwood
Deputy Clerk

1/12-2/2/24LG 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 22-CC-093531

SHELL POINT COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
CAMILO ANDREAS PAZ QUINONES AND BRIDGETTE ROMERO, HUSBAND AND WIFE AND BIGETTE ROMERO, AN UNMARRIED WOMAN,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Amended Final Judgment of Foreclosure for Plaintiff entered in this cause on January 8, 2024 by the Court of HILLSBOROUGH County, Florida. The Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 320, Shell Cove Phase 1, according to the plat as recorded in Plat Book 137, Pages 58, of the Public Records of Hillsborough County, Florida

and commonly known as: 536 Calico Scallop St, Ruskin, FL 33570.0; 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 **February 5, 2024 at 10:00 AM**.

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 January 8, 2024

/s/Gregory S. Grossman, Esq.
Nathan A. Frazier, Esq., for the firm
Gregory S. Grossman, Esq., for the firm
Attorney for Plaintiff
202 S. Rome Ave. #125, Tampa, FL 33606
45379.75

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 18-CA-000445
Division T

ELIZABETH ANN BARRINGTON and BARBARA B. PROVENZANO, as SUCCESSOR TRUSTEES of the JAMES D. BARRINGTON REVOCABLE TRUST DATED JUNE 28, 1978,
Plaintiffs,
vs.
JAY FLENS, a/k/a JAMES R. FLENS, UNKNOWN TENANT IN POSSESSION, MICHAEL J. McCORMACK, and UNITED STATES OF AMERICA,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to the Agreed Uniform Final Judgment of Foreclosure (the "Final Judgment") entered by this Court on December 8, 2023, wherein Elizabeth Ann Barrington and Barbara B. Provenzano, as Successor Trustees of the James D. Barrington Revocable Trust dated June 28, 1978, are the Plaintiffs and Jay Flens a/k/a James R. Flens, Unknown Tenant in Possession, Michael J. McCormack, and United States of America, are the Defendants.

The Hillsborough County Clerk of Court will sell to the highest bidder for cash, via online auction at the following website: http://www.hillsborough.realforeclose.com, in accordance with Chapter 45 of the Florida Statutes, on February 6, 2024, beginning at 10:00 a.m., the following described property, as set forth in the Final Judgment, to wit:

Lot 1, Block 3, of RIVER HILLS COUNTRY CLUB, PHASE I, according to the map or plat thereof as recorded in Plat Book 67, Page 7, of the Public Records of Hillsborough County, Florida.

And

Begin at the Southeast corner of Lot 1, Block 3 of said RIVER HILLS COUNTRY CLUB, PHASE I; Thence along the South boundary of said Lot 1, Block 3, the following two courses; (1) Thence South 66 Deg. 27' 14" West, 87.34 Feet (2) Thence North 89 Deg. 45' 57" West, 34.73 feet; Thence South 00 Deg. 14' 03" West, 14.76 feet; Thence South 57 Deg. 05' 52" East, 40.55 feet; Thence North 81 Deg. 50' 09" East, 38.32 feet; Thence North 47 Deg. 11' 14" East, 58.10 feet; Thence North 00 Deg. 32' 17" East, 26.61 feet, to the Point of Beginning.

Property Address: 4949 Willow Ridge Terrace, Valrico, FL 33596

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THIS SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER SIXTY (60) DAYS, 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. To request such an accommodation, please contact Court Administration at least seven (7) days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than seven (7) days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated January 8, 2024.

/s/ Ryan C. Reinert
RYAN C. REINERT
Florida Bar No. 81989
BRIDGET M. DENNIS
Florida Bar No. 1024897
SHUTTS & BOWEN LLP
4301 W. Boy Scout Blvd, Suite 300
Tampa, Florida 33607
Telephone: (813) 229-8900
Facsimile: (813) 229-8901
Email: rreinert@shutts.com
bdennis@shutts.com
Attorneys for Plaintiff

1/12-1/19/24LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CC-077571 – DIVISION H

THE TAMPA RACQUET CLUB ASSOCIATION, INC.,
Plaintiff,
vs.
DOMINGO L. HERNANDEZ; BRENDA SYLVIA GARCIA; ALTAGRACIA D. HERNANDEZ; ANA HILDA HERNANDEZ; JUANA R. HERNANDEZ; RAMON HERNANDEZ; ROBERTO V. VELEZ; ROBERTO J. HERNANDEZ; JUAN MARIA HERNANDEZ-VILLANEUEVA; and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF OBDULIO HERNANDEZ, DECEASED,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on December 19, 2023 by the County Court of Hillsborough County, Florida, the property described as:

Unit 131 at The Tampa Racquet Club, a Condominium, according to the Declaration of Condominium filed December 8, 1978 in Official Record Book 3450, page 1175, together with Amendments thereto, and according to the Plat thereof recorded in Condominium Plat Book 2, page 27, all of the public records of Hillsborough County, Florida, together with an undivided interest in the common elements thereto.

PROPERTY ADDRESS: 5820 N. Church Avenue, Unit 131, Tampa, FL 33614.

will be sold by the Hillsborough County Clerk at public sale on February 9, 2024 at 10:00 A.M., electronically online at http://www.hillsborough.realforeclose.com.

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

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

/s/Charles Evans 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
Facsimile No.: (813) 440-2046
Attorneys for Plaintiff

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 29-2023-CA-012026

UNITED STATES OF AMERICA, acting through the United States Department of Agriculture, Rural Development, f/k/a Farmers Home Administration, a/k/a Rural Housing Service,
Plaintiff,
vs.
DELIA E. BRAVO; BLACK POINT ASSETS INC, TRUSTEE; STAR POINTE CAPITAL, LLC, TRUSTEE; CLERK OF THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA; BAYOU PASS VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.,
Defendants.

NOTICE OF JUDICIAL SALE

NOTICE IS HEREBY GIVEN that pursuant to an Order of Final Judgment entered in the above style case now pending in said court, that the clerk will sell to the highest and best bidder for cash on **February 8th, 2024, at 10:00 AM EST** on http://www.hillsborough.realforeclose.com on the following described property:

Lot 34, Block 3, BAYOU PASS VILLAGE PHASE THREE, according to the Map or Plat thereof as recorded in Plat Book 117, Page 199, of the Public Records of Hillsborough County, Florida.

1113 Humble Haven Street, Ruskin, Florida 33570.

This Notice shall be published once a week for two (2) consecutive weeks in the LA GACETA. The second publication shall be at least 5 days before the sale.

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 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.

THE GILCHRIST LAW FIRM, PA
Attorney for Plaintiff

/s/ Vanessa Angulo
Florida Bar No.: 109012

2525 Ponce de Leon Blvd., Suite 300
Coral Gables, FL 33134

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-004314
Division A

IN RE: ESTATE OF
AUDREY SCULLION,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Audrey Scullion, deceased, whose date of death was October 20, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against 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 the first Publication of this notice is January 12, 2024.

Personal Representative:
Robert H. Mohr
137 S. Pebble Beach Blvd., Suite 100
Sun City Center, Florida 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, Florida 33573
Telephone: (813) 634-5500
Facsimile: (813) 634-5501
office@roberthmohr.com

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 22-CA-003242

AJX MORTGAGE TRUST I, A DELAWARE TRUST, WILMINGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE,
Plaintiff,
v.
TIMOTHY DEDIEGO, et al.,
Defendants.

AMENDED NOTICE OF SALE

Notice is hereby given that, pursuant to: (a) the Final Judgment of Foreclosure entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida on September 12, 2023 and (b) the Order Denying Timothy Dediego's Emergency Motion to Set Aside Consent Final Judgment and Granting Motion to Extend Sale Date entered on December 29, 2023, the Clerk of the Circuit Court for Hillsborough County, Florida will sell the property situated in Hillsborough County, Florida, described as:

Description of Mortgaged and Personal Property

LOT 1, BLOCK 13, GUERNSEY ESTATES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

The street address of which is 4609 S. Cortez Avenue, Tampa, Florida 33611.

at a public sale to the highest bidder on **February 19, 2024 at 10:00 a.m.** at http://www.hillsborough.realforeclose.com pursuant to the Final Judgment of Foreclosure and the Order Denying Timothy Dediego's Emergency Motion to Set Aside Consent Final Judgment and Granting Motion to Extend Sale Date.

Any person claiming an interest in the surplus funds 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 Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated January 3, 2024.

/s/ J. Andrew Baldwin
dbaldwin@solomonlaw.com
Florida Bar No. 671347
foreclosure@solomonlaw.com
atammaro@solomonlaw.com
THE SOLOMON LAW GROUP, P.A.
1881 West Kennedy Boulevard, Suite D
Tampa, Florida 33606-1611
(813) 225-1818 (Tel)
(813) 225-1050 (Fax)
Attorneys for Plaintiff

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 29-2019-CA-011875

UNITED STATES OF AMERICA, acting through the United States Department of Agriculture, Rural Development, f/k/a Farmers Home Administration, a/k/a Rural Housing Service,
Plaintiff,
vs.
LINA DEGRO, et. al.,
Defendant(s).

NOTICE OF JUDICIAL SALE

NOTICE IS HEREBY GIVEN that pursuant to an Order of Final Judgment entered in the above style case now pending in said court, that the clerk will sell to the highest and best bidder for cash on **January 25th, 2024, at 10:00 AM EST** on http://www.hillsborough.realforeclose.com on the following described property:

Lot 20, Block 1, of BAYOU PASS VILLAGE PHASE THREE, according to the Plat thereof, as recorded in Plat Book 117, Page 199, of the Public Records of Hillsborough County, Florida.

Which has the address of 1806 Peaceful Palm Street, Ruskin, FL 33570.

This Notice shall be published once a week for two (2) consecutive weeks in the LA GACETA. The second publication shall be at least 5 days before the sale.

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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the sched-

(Continued on next page)

HILLSBOROUGH COUNTY

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

THE GILCHRIST LAW FIRM, PA
Attorney for Plaintiff

/s/ Vanessa Angulo, Esq.
Florida Bar No.: 109012

2525 Ponce de Leon Blvd., Suite 300
Coral Gables, FL 33134

1/12-1/19/24LG 2T

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

CIVIL DIVISION

CASE NO: 23-CC-114679

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

vs.

HOA RESCUE FUND, LLC, AS TRUSTEE UNDER THE 12321 ADVENTURE DRIVE LAND TRUST; NEW CENTURY MORTGAGE CORPORATION; 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. 23-CC-114679, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein PANTHER TRACE HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and HOA RESCUE FUND, LLC, AS TRUSTEE UNDER THE 12321 ADVENTURE DRIVE LAND TRUST; NEW CENTURY MORTGAGE CORPORATION and UNKNOWN TENANT, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on February 23, 2024, in an online sale at www.hillsborough.realforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

Lot 7, Block 24, PANTHER TRACE PHASE 1B/1C, according to map or plat thereof as recorded in Plat Book 96, Page 23, of the Public Records of Hillsborough County, Florida.

Property Address: 12321 Adventure Drive, Riverview, FL 33579-7786

ANY PERSON CLAIMING AN INTER-

HILLSBOROUGH COUNTY

EST 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.

Any persons with a disability requiring accommodations should call 813-272-5022; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding.

Dated January 4, 2024

/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

1/12-1/19/24LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 23-CC-104305 – DIVISION L

OAK KNOLL CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

SHAMEKA C. MITCHELL, a single person,
Defendant.

CORRECTED NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on December 12, 2023 by the County Court of Hillsborough County, Florida, the property described as:

UNIT 12721, BUILDING J. OAK KNOLL CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN O.R. BOOK 4472, PAGE 333, AND AMENDMENTS THERETO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN CONDOMINIUM PLAT BOOK 7, PAGE 45, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 12721 N. 57th Street, Tampa, FL 33617.

will be sold by the Hillsborough County Clerk at public sale on February 2, 2024 at 10:00 A.M., electronically online at http://

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www.hillsborough.realforeclose.com.

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

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

/s/Charles Evans 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
Facsimile No.: (813) 440-2046
Attorneys for Plaintiff

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No.: 23-CP-3514
Division: B

IN RE: ESTATE OF
MARTHA Y. HARPER,
A/K/A MARTA HARPER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Martha Y. Harper, a/k/a Marta Harper, deceased, whose date of death was September 8, 2023, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative'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

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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 SECTION 733.702 FLORIDA STATUTES WILL BE FOREVER BARRED.

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

The date of first publication of this notice is January 12, 2024.

Personal Representative:
/s/ Julie Harper Van Dusen
8729 Boysenberry Drive
Tampa, Florida 33635

Attorney for Personal Representative:
/s/ D. Christopher Alfonso, Esquire
Florida Bar Number: 0731455
3002 West Kennedy Blvd.
Tampa, Florida 33609
Telephone: (813) 523-9009
E-Mail: chris@wealthplanninglaw.com

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 23-CP-004263
Division B

IN RE: ESTATE OF
KATHLEEN A. FOSSEN
Deceased.

NOTICE TO CREDITORS (summary administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of KATHLEEN A. FOSSEN, deceased, File Number 23-CP-004263; by the Circuit Court for Hillsborough County, Florida, Probate Division,

HILLSBOROUGH COUNTY

the address of which is 800 E. Twiggs Street, Tampa, Florida 33602; that the decedent's date of death was August 30, 2023; that the estate consists solely of exempt real property and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiaries:

SABAL TRUST COMPANY, as Trustee of the KATHLEEN A. FOSSEN REVOCABLE TRUST DATED AUGUST 22, 2007
4211 W. Boy Scout Blvd., Suite 190,
Tampa, Florida 33607

WENDY B. YEPES
7908 Pat Boulevard, Tampa, Florida 33615

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is January 5, 2024.

Person Giving Notice:
/s/ KATHLEEN J. BELMONTE
SABAL TRUST COMPANY
4211 W. Boy Scout Blvd., Suite 190
Tampa, Florida 33607

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

1/5-1/12/24LG 2T

Notice of Public Auction

Notice of Public Auction Notice of public auction for monies due on storage units. The auction will be held on January 24 ,2024 at or after 8:00 a.m. and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

9505 N. Florida Ave., Tampa FL 33612

Darall Reed	B554	$503.81
Shareece Bowman	B436	$259.00
Chanda Ebron	B034	$592.01
Irish Henderson	B456	$343.76
Asencion Jr Briseno Mata	B722	$116.18
Pamela Morehead	1014	$891.84
Charles - Darian Ricardo	B576	$303.64
Lemar Jones	B614	$250.62
Demontre Emanuel Jones	B714	$132.08
Maria Lopez	B262	$346.64
Theodrick Anderson	B193	$516.95
Onicene Oltin	B229	$432.00
Ang Faison	B477	$539.17
Terri Dunn	B611	$453.04
Kenrick Augustus	B471	$363.54
Latasha Henry	B283	$298.52
Ebonee Love	B711	$129.86
Tiffany Tribble	B427	$447.90
Stephanie Lehrke	B110	$406.50
Giovanni Luna	B608	$282.62
Rachelle Grant-Jones	B323	$298.52
Keven Cornier	A004	$736.04
Dieunal Cherisca	1058	$879.84
Rene Mccray	B166	$383.88

10415 N. Florida Ave., Tampa, FL 33612

Jorge Santana	242	$1,140.60
Freddie Mccrea	219	$429.10
Reginald Kimbell	1327	$303.55
Dezzare Hall	261	$367.85
Dennis Beris	401	$399.85
Courtney Lomsak	290	$511.85
Deborah Anderson	515	$406.80
Loschelle Darby	1168	$583.70
Kenijah Woods	312	$510.50
Jeremiah Pedroso	1412	$359.70
Carlos Atiles	1370	$233.85
Thomas Rodgers	1001	$383.35
Takeya Parish	248	$484.10
Carmen Loveras	120	$447.25
Keilisa Soto Ramos	1251	$323.02
Amanda Gore	1009	$367.45
Sabrina Hearns	191	$383.35
Sandra Smith	1209	$399.40

2309 Angel Oliva Senior St., Tampa, Fl 33605

TWILA JOHNSON	3044E	$399.40
brenda andino	3135W	$362.05
TWILA JOHNSON	2111W	$340.93
conita floyd	3111W	$741.40
Reginald Tolbert	2100W	$730.75
Jimmy Willard	1153E	$698.95
anthony anderson	3102W	$191.40
Jacqueline Crump	1218W	$295.70

3826 W. Marcum St., Tampa, Fl 33616

Kamron Godward	182	$217.10
Zephran Vereen	289	$591.00
Daniel Jimenez	030	$419.80
Christina Williams	530	$296.50
Samantha Scruggs	068	$927.45
Samantha Scruggs	528	$265.30

3939 West Gandy Blvd, Tampa, Fl 33611

Michael Terrel	2605	$181.00
Felecia Gammon	5243	$391.70
Rossy Alberto	4723	$517.15
Brian Farnham	5010	$375.70
Ricky Roney	2241	$418.60
John Douglas	5027	$359.70
Tyrone Mitchell	4343	$439.70
Robert Patterson	1577	$250.30
Angie Wing	559	$647.70
Robbie Rojas	2023	$688.70
Sean Chastain	1291	$328.90
Dov Sussman	1721	$511.15
Louison Otsomotsi	1631	$711.60
Linda Marie Hamm	1941	$298.70
Dov Sussman	1729	$511.15
Rossy Alberto	4714	$517.15
Keena Haywood	1487	$239.70
Gary Graham	4812	$375.70
Steven Sharp	2152	$927.06
Jacob Padilla	4849	$1,003.10
Laura Miller	2121	$463.30
Elizabeth Cheshire	4309	$591.40

(Continued on next page)

CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS
PUBLICATION NOTICE

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **1/17/2024** 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 City Council Chambers, 3rd Floor, City Hall, 315 E Kennedy Blvd., Tampa Florida. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-23-0002985
NAME OF VIOLATOR: DIEM AND MEI VUU
LOCATION OF VIOLATION: 805 E SKAGWAY AVE, TAMPA, FL
CODE SECTIONS: 19-231 (8) (10) (11) (15)b (15)c (17)
LEGAL DESCRIPTION: SPRING HILL SUBDIVISION LOT 15 AND N 1/2 CLOSED ALLEY ABUTTING ON S BLOCK I
FOLIO: 99381.0000

CASE NO: COD-23-0003419
NAME OF VIOLATOR: NINE EIGHT NINE LLC
LOCATION OF VIOLATION: 8113 N 9TH ST, TAMPA, FL
CODE SECTIONS: 19-231(15) c b 19-238 19-49
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 3 BLOCK 42
FOLIO: 146665.0000

CASE NO: COD-23-0003729
NAME OF VIOLATOR: STAR RESIDENTIAL LLC
LOCATION OF VIOLATION: 1902 E MULBERRY DR, TAMPA, FL
CODE SECTIONS: 19-231(10) (15)c (17)
LEGAL DESCRIPTION: FERN CLIFF LOT 179
FOLIO: 149883.0000

CASE NO: COD-23-0003757
NAME OF VIOLATOR: ADVANTAGE ONE PROPERTIES LLC
LOCATION OF VIOLATION: 1411 E MOHAWK AVE, TAMPA, FL
CODE SECTIONS: 19-231(10) (11) 19-232
LEGAL DESCRIPTION: HAMPTON TERRACE LOT 9 BLOCK 17
FOLIO: 170982.0100

CASE NO: COD-23-0003758
NAME OF VIOLATOR: AM PROPERTIES TAMPA LLC
LOCATION OF VIOLATION: 403 E SLIGH AVE, TAMPA, FL
CODE SECTIONS: 19-47 19-237
LEGAL DESCRIPTION: CENTER HILL PT OF LOTS 1 2 3 AND 4 AND VAC ALLEY BLK 1 BEG AT A PT 5 FT S OF NW COR OF LOT 2 RUN E 205.15 FT THENCE SELY TO A PT 19.85 FT S OF NE COR OF LOT 1 RUN S 120.15 FT TO SE COR OF LOT 4 THENCE W 220 FT TO SW COR OF LOT 3 THENCE N 135 FT TO POB LESS W 50 FT THEREOF
FOLIO: 162677.0000

CASE NO: COD-23-0003841
NAME OF VIOLATOR: JEFFREY LANIADO
LOCATION OF VIOLATION: 7813 N MULBERRY ST, TAMPA, FL
CODE SECTIONS: 19-231 (8) (10) (15)c (17)
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 2 BLOCK 77
FOLIO: 147050.0000

CASE NO: COD-23-0003846
NAME OF VIOLATOR: ELAINE ROTHMAN
LOCATION OF VIOLATION: 6716 N HARER ST, TAMPA, FL
CODE SECTIONS: 19-50 19-231(15)c
LEGAL DESCRIPTION: SENOUR'S J F RESUBDIVISION LOT 3
FOLIO: 162521.0000

CASE NO: COD-23-0003907
NAME OF VIOLATOR: PASSION V BLASH
LOCATION OF VIOLATION: 10019 ALTMAN ST, TAMPA, FL
CODE SECTIONS: 19-231(15)a
LEGAL DESCRIPTION: ALTMAN COLBY LAKE SUBDIVISION LOT 10 BLOCK 3
FOLIO: 143142.0000

CASE NO: COD-23-0003921
NAME OF VIOLATOR: LIMANS 024 LLC
LOCATION OF VIOLATION: 1740 W POWHATAN AVE, TAMPA, FL
CODE SECTIONS: 19-50 19-231(15)c 19-234
LEGAL DESCRIPTION: HAMNER'S MARJORY B RENMAH LOT 20 BLOCK 4
FOLIO: 104449.0000

CASE NO: COD-23-0003937
NAME OF VIOLATOR: DAVID JACOB SR AND TAMMY HUNT TRUSTEES
LOCATION OF VIOLATION: 1619 E IDELL ST, TAMPA, FL
CODE SECTIONS: 19-49 19-56 19-231(15)c
LEGAL DESCRIPTION: FERN CLIFF LOT 193
FOLIO: 149891.0100

CASE NO: COD-23-0004016
NAME OF VIOLATOR: CHOICE 1 INVESTMENT GROUP
LOCATION OF VIOLATION: 815 E NORFOLK ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: BUNGALOW PARK EAST REVISED MAP LOT 51 AND 1/2 OF CLOSED ALLEYS ABUTTING THEREON
FOLIO: 161712.0000

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

CASE NO: COD-23-0002006
NAME OF VIOLATOR: MARILYN HART ROCKER/TRUSTEE ET AL
LOCATION OF VIOLATION: 401 S HOWARD AVE, TAMPA, FL
CODE SECTIONS: 27-132, 27-326
LEGAL DESCRIPTION: COURIER CITY LOTS 1 AND 2 BLOCK 7
FOLIO: 117265.0000

CASE NO: COD-23-0003359
NAME OF VIOLATOR: ALVIN AYERS
LOCATION OF VIOLATION: 5515 S DALE MABRY HWY, TAMPA, FL
CODE SECTIONS: 27-326, 27-289.7
LEGAL DESCRIPTION: GANDY MANOR ADDITION LOTS 13 AND 14 LESS R/W FOR DALE MABRY BLOCK 11
FOLIO: 132756.0000

CASE NO: COD-23-0003377
NAME OF VIOLATOR: HILTON A SMITH/ LIFE ESTATE
LOCATION OF VIOLATION: 905 N NEWPORT AVE, TAMPA, FL
CODE SECTIONS: 27-283.11(a) (5) b
LEGAL DESCRIPTION: COLLINS ADDITION EXTENSION BLK 2 TO 5 AND 21 TO 34 LOT 3 BLOCK 32
FOLIO: 181036.0200

CASE NO: COD-23-0003522
NAME OF VIOLATOR: JAMES KNIGHT
LOCATION OF VIOLATION: 6323 MACLAURIN DR W, TAMPA, FL
CODE SECTIONS: 27-284.2, 27-284.2.4
LEGAL DESCRIPTION: TAMPA PALMS 4A UNIT 1 LOT 20 BLOCK 9
FOLIO: 34758.1554

CASE NO: COD-23-0003532
NAME OF VIOLATOR: INARES GROUND INC
LOCATION OF VIOLATION: 4914 E BROADWAY AVE, TAMPA, FL
CODE SECTIONS: 27-281.2, 27-284.2.4
LEGAL DESCRIPTION: MILLS SUBDIVISION REVISED MAP E 1/2 OF LOT 5 LESS R/W FOR EAST BROADWAY BLOCK B
FOLIO: 160616.0000

CASE NO: COD-23-0003631
NAME OF VIOLATOR: MILANA IV LLC
LOCATION OF VIOLATION: 5901 S DALE MABRY HWY, TAMPA, FL
CODE SECTIONS: 27-326, 27-289.7
LEGAL DESCRIPTION: INTERBAY LOT 2 LESS R/W FOR DALE MABRY HWY AND LOTS 3 THRU 7 AND LOTS 21 AND 22 AND LOT 23 LESS R/W FOR DALE MABRY HWY ALL IN BLOCK 25 TOGETHER UNDIV 1/11 INTEREST IN FOLLOWING DESC TRACTS: PART OF LOT 21 TO 23 BLOCK 25 DESC AS FOLLOWS: BEG AT SW COR OF LOT 21 THN N 29 FT THN E 60 FT THN N 88 FT THN W 60 FT THN N 22 FT THN E 107.35 FT THN S 139 FT THN W 107.35 FT TO POB AND THAT PART OF LOTS 2 TO 7 BLOCK 25 DESC AS FOLLOWS: BEG AT NW COR OF LOT 7 THN E 36.35 FT THN S 119 FT THN E 169 FT THN N 59 FT THN E 52 FT THN S 79 FT THN W 257.35 FT THN N 139 FT TO POB AND THAT PORTION OF VACATED ALLEY LYING S OF A PORTION OF LOT 2 AND ALL OF LOTS 3 THROUGH 7 AND A PORTION OF VACATED ALLEY LYING NORTH OF PORTION OF LOT 23 AND ALL OF LOTS 21 AND 22 BLOCK 25
FOLIO: 133215.0200

CASE NO: COD-23-0003635
NAME OF VIOLATOR: TALLY LAND LLC
LOCATION OF VIOLATION: 3809 W IOWA AVE, TAMPA, FL
CODE SECTIONS: 27-326, 27-289.7
LEGAL DESCRIPTION: INTERBAY LOTS 18 TO 20 INCL BLOCK 25 AND S 1/2 OF VACATED ALLEY ABUTTING THEREOF
FOLIO: 133226.0000

CASE NO: COD-23-0003664
NAME OF VIOLATOR: JAMES K WEBB-TRUSTEE
LOCATION OF VIOLATION: 904 W WOODLAWN AVE, TAMPA, FL
CODE SECTIONS: 27-284.2, 27-284.2.3
LEGAL DESCRIPTION: BUFFALO HEIGHTS LOT 2 BLOCK 30
FOLIO: 167154.0000

CASE NO: COD-23-0003727
NAME OF VIOLATOR: RAMSES DE CARDENAS AND LAURA ROSA PONS
LOCATION OF VIOLATION: 220 W 108TH AVE, TAMPA, FL
CODE SECTIONS: 27-284.2, 27-284.2.5
LEGAL DESCRIPTION: SENECA SUBDIVISION LOT 14
FOLIO: 95571.00000

CASE NO: COD-23-0003827
NAME OF VIOLATOR: MORGAN RADIATOR INC
LOCATION OF VIOLATION: 8611 N NEBRASKA AVE, TAMPA, FL
CODE SECTIONS: 27-43, 27-156, 27-326
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOTS 5 AND 6 BLOCK 1
FOLIO: 146177.0000

CASE NO: COD-23-0003953
LOCATION OF VIOLATION: 1744 W MAIN ST, TAMPA, FL
CODE SECTIONS: 27-156, 27-326
LEGAL DESCRIPTION: MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA LOTS 10 11 AND 12 BLOCK 19
FOLIO: 179049.0000

CASE NO: COD-23-0003971
NAME OF VIOLATOR: 1814 W BURKE LLC
LOCATION OF VIOLATION: 1814 W BURKE ST, TAMPA, FL
CODE SECTIONS: 27-43, 27-156, 27-326, 27-282.5
LEGAL DESCRIPTION: HAMNER'S W E ROME AVENUE ESTATES W 1/2 OF LOT 48
FOLIO: 104294.0000

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

12/22-1/12/24LG 4T

HILLSBOROUGH COUNTY

Melaine Kelly	2251	$400.70
4406 West Hillsborough Ave Tampa, FL		
Okie Miller	1314	$520.30
Tijon Walker	3122	$307.70
Yvon Jacques	1223	$375.70
Juan Cortes	4317	$279.70
Sandra Calleja	4134	$455.70
Larry Raines	1224	$260.95
Juan Gomez	3170	$325.73
Alfonzo Valdez	1218	$276.85
Anthony Haro	1425	$276.85
Theo Lane	3016	$347.20
Aquanetta Magett	3079	$329.90
Lisa Roulhac	4206	$407.70
Shqeilla Issac	4426	$272.20
Milka Hidalgo Cordovi	1618	$375.70
Jarrell Marcum	3099	$474.55
Agustin Cabrera	4223	$330.10
5404 W Waters Ave Tampa, FL 33634		
Manuel Fernandes	2207	$521.15
Fredrick Wesee	1359	$626.55
Elizabeth Jutras	1121	$431.85
6111 Gunn Hwy Tampa, FL 33625		
Mary Suarez	2451	$218.35
Richard Capoccia	3310	$287.85
Penny Meleen	1323	$282.25
Luis Rivera	2009	$287.85
Yashica Kuykendall	3653	$303.55
Rodney Houdyshell	2457	$287.85
Lisa Herzhaft	1325	$416.98
Julissa Sealy	3443	$614.90
Colette Dalton	1002	$799.85
Anderson Zuniga	1338	$234.25
Yashica Kuykendall	3566	$272.15
Princes Dickenson	2548	$311.85
11401 W Hillsborough Ave Tampa, FL 33635		
Andrea Hamilton	2023	$591.70
Isreal Santiago	1427	$654.90
Loronne Wells	1223	$420.70
Eleutherios Tsavoussis	1169	$250.30
Ritchele Barnes	2052	$1,046.70
Christopher Ortiz	1381	$783.85
Blake Cortes	2111	$663.70
Bryan Rincon	1009	$1,360.80
Eleutherios Tsavoussis	1161	$250.30
Dom Freeman	1311	$353.35
3182 Curlew Rd., Oldsmar, Fl 34677		
Frank Laurenzana	C059	$709.43
Davion Williams	D006	$1,146.81
Geosvany Ruiz	C058	$732.76
John Carey	C125	$835.10
Geosvany Ruiz	C043	$376.70
Michael Mullin	C298	$437.44
Frank Laurenzana	G006	$917.29
Rocky Ramu	E029	$812.40

1/5-1/12/23LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, OF THE STATE OF FLORIDA
PROBATE DIVISION
Case No.: 23-CP-002682
Division: "U"

IN RE: THE ESTATE OF
DEBORAH ELLEN MCALPIN,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of DEBORAH ELLEN MCALPIN, deceased, whose date of death was June 17, 2023, and whose social security number is XXX-XX-1842, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors must file claims against the estate during the time periods set forth in F.S. 733.702 or be forever barred.

The date of the first publication of this notice is 1/5/2024.

Personal Representative:
CHEYANNE HERNANDEZ
4419 Reynolds Ridge Court
Plant City, FL 33563

Attorney for Petitioner:
PERRY G. GRUMAN, ESQUIRE
3400 W. Kennedy Blvd.
Tampa, FL 33609
(813) 870-1614
Florida Bar No. 396052
perry@gruman.law.com

1/5-1/12/24LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 21-CC-077026

Lakeview Village Homeowner's Association of Brandon, Inc.,
a not for profit Florida corporation,
Plaintiff,

vs.

Qingjie Zhu, Unknown Spouse of Qingjie Zhu, and Unknown Tenants in Possession,
Defendants.

AMENDED NOTICE OF SALE

NOTICE IS HEREBY GIVEN that on **February 9, 2024**, **at 10:00 a.m.** via the internet at www.hillsborough.realforeclose.com, in accordance with §45.031, *Florida Statutes*, the undersigned Clerk will offer for sale the following described real property:

Lot 25, Block 2, LAKEVIEW VILLAGE SECTION K, Unit 1, according to the plat thereof, recorded in Plat Book 56, Page 50, of the Public Records of Hillsborough County, Florida.

2112 Shadypoint Lane, Brandon, Florida 33510

The aforesaid sale will be made pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 21-CC-077026 now pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida.

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.

Respectfully submitted on January 3, 2024.

/s/ Aaron Silberman, Esq.
Florida Bar No.: 15722
aaron@thesilbermanlawfirm.com
Silberman Law, P.A.
1105 W. Swann Avenue
Tampa, Florida 33606
Telephone: (813) 434-1266
Facsimile: (813) 434-1257
Attorney for Plaintiff

1/5-1/12/24LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2021-CC-107836

SUMMERGATE HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

SHAHARA A. GRIGORIEV,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order Directing Clerk to Reset Foreclosure Sale entered in this cause on December 19, 2023 by the County Court of HIllsborough County, Florida, the property described as:

Lot 5, Block 11 of Summer Gate Townhomes, as per plat thereof, recorded in Plat Book 104, Page 150, of the Public Records of Hillsborough County, Florida

will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on February 2, 2024.

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 no later than the date the Clerk reports the surplus funds as unclaimed.

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

/s/ Bryant C. Camareno
Bryant C. Camareno, Esquire
Florida Bar No: 1025279
bcamareno@appletonreiss.com
Appleton Reiss, PLLC
215 N. Howard Ave., Suite 200
Tampa, FL 33606
Phone: 813-542-8888
Fax: 813-542-5054
Attorney for Plaintiff

1/5-1/12/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-004095
Division W

IN RE: ESTATE OF
PEGGY LORAINE JONES,
aka PEGGY CROSSON JONES
Deceased.

NOTICE TO CREDITORS (summary administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of PEGGY LORAINE JONES, also known as PEGGY CROSSON JONES, deceased, File Number 23-CP-004095; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602; that the decedent's date of death was February 23, 2022; that the total value of the estate is real property valued at approximately $69,000 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiary:	Address
ESTATE OF JAMES E. JONES, SR.	6606 Plover Court Seffner, FL 33584

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is January 5, 2024.

Person Giving Notice:
/s/ JAMES E. JONES, JR.
6606 Plover Court
Seffner, Florida 33584

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

1/5-1/12/24LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA – CIVIL DIVISION
Case No.: 2023-CC-017915
Division: V

RIDGE TOP EXTERIORS, LLC
Plaintiff,

v.

JENNIFER M. SEAY,
Defendant.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated December 17, 2023 (Docket #34) and Recorded in the Hillsborough County Official Records on December 20, 2023, bearing Instrument #2023574456, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough County, Florida on Friday January 26, 2024 at 10:00 a.m. online at http://www.hillsborough.realforeclose.com for the following described property:

Lot 2, BROMPTON PLACE, according to the map or plat thereof as recorded in Plat Book 55, Page 61, of the Public Records of Hillsborough County, Florida

PARCEL ID #: A-23-28-18-3DZ-000000-00002.0

FOLIO #: 098283-5004

Common Street Address: 8414 N. Jones Ave., Unit #2, Tampa, FL 33604

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

If you are a person with a disability who needs any accommodation in order to access court facilities or to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the 13th Judicial Circuit Court's ADA Coordinator (813-272-7040 or ADA@fljud13.org) at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page link below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
http://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx

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.

Sean P. Cox, Esq. of
Cox Law, PLLC
Florida Bar #: 706760
156 E. Bloomindale Ave.
Brandon, FL 33511
Attorney for Plaintiff
Ridge Top Exteriors, LLC

1/5-1/12/24LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL CIVIL DIVISION
CASE NO.: 23-CA-2081
DIVISION: "A"

MICHAEL MORRIS,
Plaintiff,

vs.

JEWISH ENRICHMENT CENTER, INC., and THE CITY OF TEMPLE TERRACE,
Defendants.

NOTICE OF SALE

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

Lot 64, W.E. HAMNER'S RIDGE ACRES, according to the Map or Plat thereof as recorded in Plat Book 31, Page 66, of the Public Records of Hillsborough, Florida. ("Real Property")

PIN: T-10-28-19-1HQ-000000-00064.0

Folio: 037038-0000

Site Address: 13105 N 52nd St, Temple Terrace, FL 33617

at public sale, to the highest and best bidder, for cash, in an online sale. Bidding begins at 10:00 a.m. EST at https://www.hillsborough.realforeclose.com on May 13, 2024.

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 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 on December 19, 2023.

By: Perry G. Gruman, Esquire
Perry G. Gruman, P.A.
FBN: 396052
3400 W. Kennedy Blvd.
Tampa, FL 33609
perry@grumanlaw.com

1/5-1/12/24LG 2T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, OF THE STATE OF FLORIDA
CIVIL DIVISION
Case No.: 23-CA-15615
Division: J

TAMMY JOHNSON,
Plaintiff,

vs.

LAURIE JOHNSON, MARK KING, WENDY TYREE, and KIMBERLY WALTERS, together with any and all unknown heirs, devisees, grantees, assignees, lienors, creditors trustees, or other claimants, claiming by, through, under or against, KIMBERLY WALTERS, who is not known to be dead or alive,
Defendant.

NOTICE OF ACTION

TO: KIMBERLY WALTERS, together with any and all unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants, claiming by, through, under or against, KIMBERLY WALTERS, who is not known to be dead or alive
Last Known Address and Residence:
12131 Derriford Court
Woodbridge, VA 22192

YOU ARE NOTIFIED an ACTION TO PARTITION regarding certain real property described as:

Lot 10, Block 13, MANHATTAN MANOR REVISED PLAT, according to the plat thereof, as recorded in Plat Book 31, Page 22, of the Public Records of Hillsborough County, Florida.

PIN: A-04-30-18-3WV-000013-00010.0

Folio: 129747-0000

Street Address: 4319 S. GRADY AVE., TAMPA, FL 33611-1329

has been filed against you and you are required to serve a copy of your written defenses on or before January 18, 2024, (a date not less than 28, nor more than 60 days after the first publication of the notice)if any, to it on PERRY G. GRUMAN, Esquire, Plaintiff's attorney, whose address is 3400 W. Kennedy Boulevard, Tampa, Florida 33609, 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 on December 13, 2023.

Cindy Stuart
Clerk of Court

By: s/ Isha Tirado-Baker
As Deputy Clerk

12/29-1/19/24LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-004295
Division A

IN RE: ESTATE OF
THOMAS J. MURPHY,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Thomas J. Murphy, deceased, whose date of death was December 6, 2023, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is January 5, 2024.

Personal Representative:
/s/ Michael R. Murphy
875 Wyndsong Drive
York, Pennsylvania 17403

Attorney for Personal Representative:
/s/ MARLA D. BOHLANDER
Florida Bar No. 0071514
Primary e-mail: mdbohlander@trenam.com
Secondary e-mail: egarcia@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
Post Office Box 1102
Tampa, Florida 33601
Telephone: (813) 223-7474
Attorneys for the Petitioner

1/5-1/12/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-4279
Division B

IN RE: ESTATE OF
NELLAREEN C. PARKER
a/k/a NELLAREEN PARKER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Nellareen C. Parker a/k/a Nellareen Parker, whose date of death was November 10, 2023, 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.

(Continued on next page)

CITY OF TAMPA NOTICE OF PUBLIC HEARING MUNICIPAL CODE ENFORCEMENT BOARD

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 **1/24/2024** at **1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in City Council Chambers, 3rd Floor, City Hall, 315 E Kennedy Blvd., Tampa Florida. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274 8397.

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

THE FOLLOWING CASES WILL BE HEARD AT 1:00 P.M.

CASE NO: COD-23-0001061
NAME OF VIOLATOR: BELDAY RVOC REVOCABLE TRUST
LOCATION OF VIOLATION: 4719 N LAUBER WAY, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: DREW PARK RE PLAT OF LOT 5 BLOCK 54
FOLIO: 108375.0000

CASE NO: COD-23-0001212
NAME OF VIOLATOR: WEST TAMPA TRADITIONS LLC
LOCATION OF VIOLATION: 3413 W TAMPA BAY BLVD, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: FAIR GROUND FARMS W 37.5 FT OF N 207 FT OF S 212 FT OF LOT 3 AND E 1/2 OF N 207 FT OF S 212 FT OF LOT 4 BLOCK 16
FOLIO: 109570.3000

CASE NO: COD-23-0001215
NAME OF VIOLATOR: GREGORY JAMES RAINES
LOCATION OF VIOLATION: 1010 W LA SALLE ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: MUNRO'S AND CLEWIS'S ADDITION TO WEST TAMPA LOT 12 BLOCK 4
FOLIO: 178550.0000

CASE NO: COD-23-0001242
NAME OF VIOLATOR: KRISTHINE E ROSARIO CUEVAS
LOCATION OF VIOLATION: 4421 N CLARK AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: DREW PARK RE PLAT OF LOT 8 BLOCK 29
FOLIO: 108032.0000

CASE NO: COD-23-0001398
NAME OF VIOLATOR: C/O LEIGH ANN TOMLIN - REG AGT
LOCATION OF VIOLATION: 4002 W ALVA ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: DREW PARK RE PLAT OF LOTS 1 2 AND 3 BLK 28
FOLIO: 108014.0000

CASE NO: COD-23-0001480
NAME OF VIOLATOR: JHON SEPULVEDA
LOCATION OF VIOLATION: 4311 W SOUTH AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: DREW PARK RE PLAT OF LOT 21 BLOCK 67
FOLIO: 108567.0000

CASE NO: COD-23-0001532
NAME OF VIOLATOR: LUIS ANTONIO FLEITAS RAYON AND ADALBIS DIAZ ET AL
LOCATION OF VIOLATION: 1732 W COMANCHE AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: HAMNER'S MARJORY B RENMAH LOT 16 LESS E 30 FT AND E 1/2 OF LOT 17 BLOCK 8
FOLIO: 104546.0010

CASE NO: COD-23-0002530
NAME OF VIOLATOR: 3DAY CASH BUYERS LLC
LOCATION OF VIOLATION: 4008 W LEILA AVE, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1 5-108.4
LEGAL DESCRIPTION: GANDY MANOR 2ND ADDITION LOT 5 BLOCK 5
FOLIO: 133657.0000

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

12/29-1/19/24LG 4T

HILLSBOROUGH COUNTY

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

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

The date of first publication of this notice is January 5, 2024.

Personal Representative:
Sandra Robin Lombardi a/k/a
Sandra Parker Lombardi
13027 Walden Sheffield Road
Dover, FL 33527

Attorney for Personal Representative:
Laurie E. Ohall
Florida Bar Number: 0040230
Ohall Kemper Law
1464 Oakfield Drive
Brandon, FL 33511
Telephone: (813) 438-8503
Fax: (813) 438-8504
E-Mail: lohall@ohalllaw.com

1/5-1/12/24LG 2T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 23-CP-4262
DIVISION: B
Florida Bar #308447

IN RE: ESTATE OF
PATRICIA AGNES BARRY,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PATRICIA AGNES BARRY, deceased, Case Number 23-CP-4262, 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.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is January 5, 2024.

Personal Representative:
MAUREEN PATRICIA BARRY
508 Julie Lane
Brandon, FL 33511

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

1/5-1/12/24LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 19-CA-009096
DIVISION: C

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,
vs.
WILLIAM P. VARNEY; ET AL.,
Defendants.

NOTICE OF SALE

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale entered on December 1, 2023 in the above-styled cause, Cindy Stuart, Hillsborough county clerk of court, shall sell to the highest and best bidder for cash on **February 6, 2024 at 10:00 A.M.**, at **www.hillsborough.realforeclose.com**, the following described property:

LOTS 1 AND 2, BLOCK 11, WASHINGTON PARK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 47, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Property Address: 805 North Merrin Street, Plant City, FL 33563

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

AMERICANS WITH DISABILITIES ACT

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated December 29, 2023

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

1/5-1/12/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No: 23-CP-004103
Division: B

IN RE: ESTATE OF
REBECCA BRIDGET MCGILVRA,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of REBECCA BRIDGET MCGILVRA, whose date of death was October 31, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of Circuit Court, Hillsborough County Courthouse, 800 East 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 the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is January 5, 2024.

Personal Representative:
Joy Becker
200 La Colina Drive
Alamo, California 94507

Attorney for Personal Representative:
Eileen D. Jacobs, Esq.
Florida Bar # 305170
P.O. Box 14953
Clearwater, Florida 33766-4953
Telephone: (813) 877-9600
edjacobs@att.net

1/5-1/12/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 23-CP-003168

IN RE: ESTATE OF
JOSEPH ROBINSON JR.
Deceased.

NOTICE OF ACTION FOR PUBLICATION ESTATE OF JOSEPH ROBINSON JR. HILLSBOROUGH COUNTY - 23-CP-003168

TO: MICHAEL, GREGORY, and ADERIANA (whose last names and addresses are unknown); All Parties Claiming Interests by, through, under, or against the Estate of Joseph Robinson Jr.; All parties having or claiming to have any right, title, or interest in the property herein described.

YOU ARE HEREBY NOTIFIED that a Probate action has been filed for the Estate of Joseph Robinson Jr. in the Circuit Court of Hillsborough County, Florida, involving the real property located at 1512 W. Grace Street, Tampa, FL 33607, and further described as: Lot 6, Block 10, Phillip Collins Second Addition To West Tampa, as Recorded In Plat Book I, Page 66, of the Public Records of Hillsborough County, Florida.

This notice is an attempt to locate three (3) potential heirs identified in Decedent's obituary, listed only as Michael, Gregory, and Aderiana, and you are required to serve a copy of your written defenses, if any, to it on Jarrod S. Etheridge, Esquire, the Petitioner's attorney, whose address is: The Orlando Law Group, PL, 12301 Lake Underhill Road, Suite 213, Orlando, Florida 32828, on or before 01/24/24 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise the Probate will proceed with the relief demanded in the Petition for Summary Administration.

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.

AMERICAN 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 the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 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 seven (7) days; if you are hearing or voice impaired, call 711.

DATED on 12/20/2023

CINDY STUART
As Clerk of the Court

By s/ Ryan Marsh
As Deputy Clerk

12/29-1/19/24LG 4T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 23-DR-015508
DIVISION: R

IN RE: THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF MINOR CHILDREN BY RELATIVE
R.N.M.
DOB: JUNE 2, 2014
AND
N.E.M.
DOB: NOVEMBER 8, 2015

NOTICE OF ACTION, NOTICE OF PETITION, AND NOTICE OF HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

TO: VERONICA REYES DIAZ
Last Known Address:
UNKNOWN

YOU ARE NOTIFIED that an action for Termination of Parental Rights Pursuant to an Adoption has been filed, and you are required to serve a copy of your written response, if any, to Mary Greenwood McDermott, Esq., 710 Oakfield Drive, Suite 254, Brandon, Florida 33511, Petitioner's attorney, on or before 1/26/24, and file your original response with the Clerk of this court, at the address below, before service on Petitioner's attorney, or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the Petition.

Clerk of The Court
800 E. Twiggs Street
Tampa, Florida 33602

NOTICE OF PETITION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

A petition to terminate parental rights pending adoption has been filed. A copy of the petition is being served with this notice. There will be a hearing on the petition to terminate parental rights pending adoption which will take place on February 5, 2024, at 11:30 A.M., in front of the Honorable Nancy L. Jacobs, Circuit Judge, of the Hillsborough County Courthouse, via ZOOM, https://zoom.us/j/93507356436 Meeting ID **935 0735 6436**. The ZOOM App is available for free for IOS and Android devices, and it may also be accessed via desktop computer. No account or fee is required. Please visit the ZOOM Help Center at https://support.zoom.us to familiarize yourself with the service. If you are unable to use the ZOOM link, to appear telephonically, you may call (301) 715-8592 and enter the ZOOM Meeting ID of **935 0735 6436** when prompted.

UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Clerk of Circuit Court, Circuit Civil Division, Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, Telephone No. 813-276-8100, within 2 working days of your receipt of this document; if you are hearing or voice impaired, call 1-800-955-8771.

WITNESS my hand and seal of said Court on this 21st day of December 2023.

Cindy Stuart
Clerk of Circuit Court

By: /s/ Laronda Jones
Deputy Clerk

12/29-1/19/24LG 4T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 23-DR-014161
DIVISION: J

IN RE: THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD BY RELATIVE
B.R.Y.
DOB: JANUARY 28, 2019

NOTICE OF ACTION, NOTICE OF PETITION, AND NOTICE OF HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

TO: LAUREN ASHLEY DIPASQUALE
Last Known Address:
9916 Courtney Palms Blvd., Apt. 202
Tampa, Florida 33619

YOU ARE NOTIFIED that an action for Termination of Parental Rights Pursuant to an Adoption has been filed, and you are required to serve a copy of your written response, if any, to Mary Greenwood McDermott, Esq., 710 Oakfield Drive, Suite 254, Brandon, Florida 33511, Petitioner's attorney, on or before 1/26/24, and file your original response with the Clerk of this court, at the address below, before service on Petitioner's attorney, or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the Petition.

Clerk of The Court
800 E. Twiggs Street
Tampa, Florida 33602

NOTICE OF PETITION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

A petition to terminate parental rights pending adoption has been filed. A copy of the petition is being served with this notice. There will be a hearing on the petition to terminate parental rights pending adoption which will take place on February 1, 2024, at 9:30 A.M., in front of the Honorable Lindsay M. Alvarez, Circuit Judge, of the Hillsborough County Courthouse, via ZOOM, https://zoom.us/j/8207378005, Meeting ID **820 737 8005**. The ZOOM App is available for free for IOS and Android devices, and it may also be accessed via desktop computer. No account or fee is required. Please visit the ZOOM Help Center at https://support.zoom.us to familiarize yourself with the service. If you are unable to use the ZOOM link, to appear telephonically, you may call (301) 715-8592 and enter the ZOOM Meeting ID of **820 737 8005** when prompted.

UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Clerk of Circuit Court, Circuit Civil Division, Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, Telephone No. 813-276-8100, within 2 working days of your receipt of this document; if you are hearing or voice impaired, call 1-800-955-8771.

WITNESS my hand and seal of said Court on this 21st day of December 2023.

Cindy Stuart
Clerk of Circuit Court

By: /s/ Laronda Jones
Deputy Clerk

12/29-1/19/24LG 4T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 23-DR-015508
DIVISION: R

IN RE: THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF MINOR CHILDREN BY RELATIVE
R.N.M.
DOB: JUNE 2, 2014
AND
N.E.M.
DOB: NOVEMBER 8, 2015

NOTICE OF ACTION, NOTICE OF PETITION, AND NOTICE OF HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

TO: FRANCISCO REYES DIAZ
Last Known Address:
3942 East SR 60, Lot 32
Dover, Florida 33527

YOU ARE NOTIFIED that an action for Termination of Parental Rights Pursuant to an Adoption has been filed, and you are required to serve a copy of your written response, if any, to Mary Greenwood McDermott, Esq., 710 Oakfield Drive, Suite 254, Brandon, Florida 33511, Petitioner's attorney, on or before 1/26/24, and file your original response with the Clerk of this court, at the address below, before service on Petitioner's attorney, or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the Petition.

Clerk of The Court
800 E. Twiggs Street
Tampa, Florida 33602

NOTICE OF PETITION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

A petition to terminate parental rights pending adoption has been filed. A copy of the petition is being served with this notice. There will be a hearing on the petition to terminate parental rights pending adoption which will take place on February 5, 2024, at 11:30 A.M., in front of the Honorable Nancy L. Jacobs, Circuit Judge, of the Hillsborough County Courthouse, via ZOOM, https://zoom.us/j/93507356436 Meeting ID **935 0735 6436**. The ZOOM App is available for free for IOS and Android devices, and it may also be accessed via desktop computer. No account or fee is required. Please visit the ZOOM Help Center at https://support.zoom.us to familiarize yourself with the service. If you are unable to use the ZOOM link, to appear telephonically, you may call (301) 715-8592 and enter the ZOOM Meeting ID of **935 0735 6436** when prompted.

UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Clerk of Circuit Court, Circuit Civil Division, Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, Telephone No. 813-276-8100, within 2 working days of your receipt of this document; if you are hearing or voice impaired, call 1-800-955-8771.

WITNESS my hand and seal of said Court on this 21st day of December 2023.

Cindy Stuart
Clerk of Circuit Court

By: /s/ Laronda Jones
Deputy Clerk

12/29-1/19/24LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: #23-016389
Division: F-P

GABRIELLA ALONDRA GONZALEZ,
Petitioner,
and
BRYAN JOSE SANCHEZ FIGUEROA,
Respondent.

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

TO: BRYAN JOSE SANCHEZ FIGUEROA

Last Known Address: Lakeland, Florida (Unknown Address)

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 GABRIELLA ALONDRA GONZALEZ whose address is 5100 Burchetts Rd. Unit 1804, Tampa, FL 33647 on or before 1/17/2024, and file the original with the clerk of this Court at 800 E. Twiggs St. Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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, 2023

Cindy Stuart
Clerk of the Circuit Court

By: /s/ Kimberly Montgomery
Deputy Clerk

12/22-1/12/24LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE ID: 23-DP-455 DIVISION: S

IN THE INTEREST OF:
M.B., III DOB: 6/24/2008
Child

NOTICE OF ACTION

STATE OF FLORIDA:

TO: Mario Burato, Jr. DOB: 11/25/1991
Last Known Address: Unknown,
Houston, TX

A Petition for Termination of Parental Rights under oath has been filed in this court regarding the above-referenced children. You are to appear before the **Honorable Leslie K. Schultz-Kin, February 5, 2024 at 1:30 p.m.**, at **Edgecomb Courthouse, 800 E. Twiggs St., Tampa, FL 33602, CR 312**, for a TERMINATION OF PARENTAL RIGHTS ADVISORY HEARING. You must appear on the date and at the time specified.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS TO THIS CHILD (THESE CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED YOU MAY LOSE ALL LEGAL RIGHTS TO THE CHILD WHOSE INITIALS APPEAR ABOVE.

JUDGE LESLIE SCHULTZ-KIN ZOOM INFO:

When connecting through Zoom APP use the following link:

The Court's Zoom link is: https://fljud13-org.zoom.us/j/84572956762

- no password is required.
- You will be moved into the courtroom when the hearing is ready to begin. This is a free service.

When appearing using a telephone: The phone dial-in and Meeting ID may be utilized from any landline, cellular or internet phone.

- The Zoom telephone phone number is 1-786-635-1003 (Miami)
- The message will ask for meeting ID number: 84572956762.

Please plan to WAIT PATIENTLY until your hearing is called.

Pursuant to Sections 39.802(4)(d) and 63.082(6)(g), Florida Statutes, you are hereby informed of the availability of private placement of the child with an adoption entity, as defined in Section 63.032(3), Florida Statutes.

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

Witness my hand and seal of this court at Tampa, Hillsborough County, Florida on the 13th day of December, 2023.

Cindy Stuart, Clerk of Circuit Court
Hillsborough County, Florida

12/22-1/12/24LG 4T

MANATEE COUNTY

(Continued on next page)

MANATEE COUNTY

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 884395 from Dick Road-Blend-All Hotel Development, Inc. Application received: 12/08/2023. Proposed activity: Construction of a 7,165 SF retail facility within the Benderson University Parkway development on the north side of University Parkway South of Cooper Creek Boulevard with associated infrastructure; Project name: UTC Outparcel Expansion. Project size: 3.92 Acres Location: Section 36, Township 35, South, Range 18 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 Hwy 301 N, Tampa, FL 33637. The application interested persons may inspect a copy of the application and submit written comments concerning Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

1/12/24LG 1T

Notice is hereby given that the Southwest Florida Water Management District has received an application for the formal modification of Water Use Permit number 20004789.009 from Hunsader Farms, Inc., to withdraw groundwater from wells. Application received: August 1, 2022. Predominant use is Agriculture. Location: Sections 8, 9, 16, 17, Township 35 South, Range 20 East in Manatee County. The application is available for public inspection Monday through Friday, except for legal holiday, at the Southwest Florida Water Management District at 7601 U.S. Highway 301 North, Tampa, FL 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice.

1/12/24LG 1T

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 884395 from Dick Road-Blend-All Hotel Development, Inc. Application received: 12/08/2023. Proposed activity: Construction of a 7,165 SF retail facility within the Benderson University Parkway development on the north side of University Parkway South of Cooper Creek Boulevard with associated infrastructure; Project name: UTC Outparcel Expansion. Project size: 3.92 Acres Location: Section 36, Township 35, South, Range 18 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 Hwy 301 N, Tampa, FL 33637. The application interested persons may inspect a copy of the application and submit written comments concerning Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

1/12/24LG 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:

BUBBLES LINENS & CLEANING SERVICES

Owner: Bubbles Management LLC
7252 Manatee Avenue West
Bradenton, FL 34209

1/12/24LG 1T

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

Case No.: 23DR006157

ALEXIS MARIE GOMEZ FIGUEROA,
Petitioner

and

ANTHONY SAMMUEL FIGUEROA,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH CHILDREN

TO: ANTHONY SAMMUEL FIGUEROA
Last known address: 15540 Florida Breeze Loop, Wimauma, FL 33598

YOU ARE NOTIFIED that an action for Dissolution of Marriage with Children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ALEXIS MARIE GOMEZ FIGUEROA, whose address is 5125 115th Cir East #206, Parrish, FL 34219, on or before February 15, 2024, and file the original with the clerk of this Court at 1115 Manatee Avenue West, Bradenton, FL 34205, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file 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 January 4, 2024

Angelina Colonesso
Manatee County Clerk of the Circuit Court

By: /s/ Connie Hoatland
Deputy Clerk

1/12-2/2/24LG 4T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
CASE #: 2023-CP-3177

IN RE: ESTATE OF
MARCIA A. HATZ,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARCIA A. HATZ, deceased, whose date of death was August 27, 2023; is pending in the Circuit Court for MANATEE County, Florida, Probate Division; File Number 2023-CP-3177; the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is January 12, 2024.

Personal Representative:
Robert Hatz
6300 Flotilla Dr., Unit 90
Holmes Beach, FL 34217

Attorney for Personal Representative:
Gregory A. Kaiser, Esquire ~ FBN 47376
greg@wtpelf.com
Attorney for Robert Hatz, PR
Wills, Trusts, Probate and Elder Law Firm
6751 Professional Parkway, Suite 104
Sarasota, FL 34240
Telephone (941) 914-9145
Fax (941) 914-9514

1/12-1/19/24LG 2T

IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023-CC-000834

RIVER PLACE PROPERTY OWNERS' ASSOCIATION, INC.,
Plaintiff,

vs.

REBECCA VALADEZ AND BENJAMIN VALADEZ, WIFE AND HUSBAND,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on December 14, 2023 by the Court of Manatee County, Florida, The Clerk of the Court will sell the property situated in MANATEE County, Florida described as:

Lot 171, RIVER PLACE, according to the Plat thereof, recorded in Plat Book 42, Page(s) 173, of the Public Records of Manatee County, Florida.

and commonly known as: 7019 74th St Cir E, Bradenton, FL 34203.0; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, **on the MANATEE County public auction website at manatee.realforeclose.com**, on **January 25, 2024 at 11:00AM**.

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 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.

Dated this December 18, 2023

/s/ Gregory S. Grossman, Esq.

Nathan A. Frazier, Esq.,
for the firm
Gregory S. Grossman, Esq.,
for the firm
Attorney for Plaintiff

202 S. Rome Ave., Suite 125
Tampa, FL 33606
pleadings@frazierbowles.com

45226.31

1/5-1/12/24LG 2T

ORANGE COUNTY

IN THE STATE COURT OF ORANGE COUNTY STATE OF FLORIDA
civil session

Wilgan Cajuste, Plaintiff.
v.

Ana Tangel-Rodriguez, Defendant.

BILL IN EQUITY FOR SUIT OF EXONERATION

TO THE HONORABLE CHANCELLOR OF COUNTY ORANGE FOR THE STATE FLORIDA:

The complainant, Cajuste, Wilgan files this Bill in Equity for Exoneration of Implied Surety, stating as follows:

PARTIES

1. complainant, Cajuste, Wilgan, is an individual residing at Post Office Box 885, Ocoee Florida [34761] and the person whose rights are at issue in this action.

2. Defendant, Ana Tangel-Rodriguez, is an individual residing at 222 Weber Street , Orlando Florida [32803], and is the person against whom this action is brought.

FACTUAL BACKGROUND

3. On or about September 25, 2023, Defendant was appointed as a fiduciary trustee and received delivery of special deposit (notice of exoneration or notice of subrogation and substitution) from complainant with the express purpose of settling all debts and obligations of complainant as an implied surety protecting his good name against bad faith and unjust enrichment.

4. Despite the agreement and the obligations entrusted to Defendant as a fiduciary trustee, Defendant failed to fulfil his/her duties, thereby resulting in failure to settle the intended debts and obligations.

5. As a direct result of Defendant's negligence and failure to perform his/her fiduciary duties, Plaintiff has suffered substantial financial loss and injury.

VIOLATION OF UNALIENABLE RIGHTS

6. The Plaintiff's right to life, liberty, and the pursuit of happiness, as recognized in the Declaration of Independence and respected under the Constitution, have been violated by the Defendant's actions and/or inactions.

REQUEST FOR RELIEF

WHEREFORE, the Plaintiff respectfully requests that this Court:

1. Declare that the Plaintiff has been wrongfully injured by the Defendant's breach of fiduciary duty;

2. Exonerate the Plaintiff from any implied surety arising out of Defendant's breach of fiduciary duty;

3. Grant such other and further relief as this Court deems just and proper under the circumstances.

Dated this 25th day of September, 2023.

Wilgan Cajuste
Post Office Box 885
Ocoee, Florida, 34761
305-710-6048 Counsel for Plaintiff

1/12/24LG 1T

IN THE STATE COURT OF ORANGE COUNTY STATE OF FLORIDA
civil session

Wilgan Cajuste, Plaintiff.
v.

Tiffany Moore Russell, Defendant.

BILL IN EQUITY FOR SUIT OF EXONERATION

TO THE HONORABLE CHANCELLOR OF COUNTY ORANGE FOR THE STATE FLORIDA:

The complainant, Cajuste, Wilgan files this Bill in Equity for Exoneration of Implied Surety, stating as follows:

PARTIES

1. complainant, Cajuste, Wilgan, is an individual residing at Post Office Box 885, Ocoee Florida [34761] and the person whose rights are at issue in this action.

2. Defendant, Tiffany Moore Russell , is an individual residing at 425 N Orange Ave, Orlando Florida [32801], and is the person against whom this action is brought.

FACTUAL BACKGROUND

3. On or about September 25, 2023, Defendant was appointed as a fiduciary trustee and received delivery of special deposit (notice of exoneration or notice of subrogation and substitution) from complainant with the express purpose of settling all debts and obligations of complainant as an implied surety protecting his good name against bad faith and unjust enrichment.

4. Despite the agreement and the obligations entrusted to Defendant as a fiduciary trustee, Defendant failed to fulfil his/her duties, thereby resulting in failure to settle the intended debts and obligations.

5. As a direct result of Defendant's negligence and failure to perform his/her fiduciary duties, Plaintiff has suffered substantial financial loss and injury.

VIOLATION OF UNALIENABLE RIGHTS

6. The Plaintiff's right to life, liberty, and the pursuit of happiness, as recognized in the Declaration of Independence and respected under the Constitution, have been violated by the Defendant's actions and/or inactions.

REQUEST FOR RELIEF

WHEREFORE, the Plaintiff respectfully requests that this Court:

1. Declare that the Plaintiff has been wrongfully injured by the Defendant's breach of fiduciary duty;

2. Exonerate the Plaintiff from any implied surety arising out of Defendant's breach of fiduciary duty;

3. Grant such other and further relief as this Court deems just and proper under the circumstances.

Dated this 25th day of September, 2023.

Wilgan Cajuste
Post Office Box 885
Ocoee, Florida, 34761
305-710-6048 Counsel for Plaintiff

1/12/24LG 1T

IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-003901-O

IN RE: ESTATE OF
MICHELLE MARLENE HENDERSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MICHELLE MARLENE HENDERSON, deceased, whose date of death was August 25, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, FL 32801. 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 January 12, 2024.

Personal Representative:
Clayton Castetter, II
PO Box 237372
Cocoa, FL 32923

Attorney for Personal Representative:
AMY M. ROMAINE
Attorney
Florida Bar Number: 0640026
ROMAINE & NUGENT
835 Executive Ln., Ste. 110
Rockledge, FL 32955
Telephone: (321) 574-1095
Fax: (321) 574-1032
amy@romainenugent.com
office@romainenugent.com

1/12-1/19/24LG 2T

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

CASE NO.: 2023-CA-16591

THE BLOCC, LLC,
Plaintiff,

v.

EDWARD AMISSAH NUNOO,
Defendant.

NOTICE OF ACTION

TO: EDWARD AMISSAH NUNOO
1735 BOAT LAUNCH ROAD
KISSIMMEE, FL 34746

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

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

UNIT 1403 OF THE DECLARATION OF CONDOMINIUM OF THE GROVE RESORT AND SPA HOTEL CONDOMINIUM I, AS RECORDED UNDER INSTRUMENT NO. 20160596750, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 30 days from the first date of publication of this notice, and file the original with the Clerk of this Court, at 425 N. Orange Avenue, Orlando, Florida 32801 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this January 4th, 2024

Tiffany Moore Russell
Clerk of the Circuit Court

By: /s/ Rosa Aviles
As Deputy Clerk

Civil Division, 425 N. Orange Avenue, Room 350, Orlando, Florida 32801

1/12-2/2/24LG 4T

NOTICE OF SALE

THE VEHICLE(S) LISTED BELOW WILL BE SOLD AT 9:00 AM AT A RESERVED PUBLIC SALE PURSUANT TO CHAPTER 713.585 OF THE F. S. AT THE FOLLOWING LOCATION(S):

FEB. 6, 2024 AT DB ORLANDO COLLISION: 2591 N. FORSYTH RD #D ORLANDO, FL 32807 P#: 407-467-5930

2015 HYUN 4D KMHGN4JE5FU077994 SUM TO REDEEM VEHICLE IS $3,325.05

2022 SUBA 4D JF1VBAF6XN9028530 SUM TO REDEEM VEHICLE IS $4,025.25

FEB. 7, 2024 AT C R ALIGNMENT & CAR CARE: 1101 S. ORANGE BLOSSOM TR ORLANDO, FL 32805 P# 407-425-8036

2017 DODG 4D 3C4PDCAB3HT691480 SUM TO REDEEM VEHICLE $2,870.50

FEB. 9, 2024 AT C R ALIGNMENT & CAR CARE: 1101 S. ORANGE BLOSSOM TR ORLANDO, FL 32805 P# 407-425-8036

2013 VOLK 4D 3VW637AJ7DM294241 SUM TO REDEEM VEHICLE $2,794.21

OWNER/LIENHOLDER MAY RECOVER VEHICLE WITHOUT INSTITUTING JUDICIAL PROCEEDINGS BY POSTING A BOND AS PER FL ST 559.917. NET PROCEEDS IN EXCESS OF LIEN AMOUNT WILL BE DEPOSITED WITH THE CLERK OF COURTS PURSUANT TO F.S. 713.585. ANY PERSON(S) CLAIMING ANY INTEREST IN THE ABOVE VEHICLES SHOULD CONTACT: BEST LIEN SERVICES 7290 SW 41 ST MIAMI, FL 33155 (1-866-299-9391) AT LEAST 1 WEEK PRIOR TO THE LIEN SALE.

1/12/24LG 1T

NOTICE OF ACTION

Orange County

BEFORE THE BOARD OF PHARMACY

IN RE: The license to practice Pharmacy

Cystic Fibrosis Pharmacy, Inc.
3901 E. Colonial Drive, Suite D
Orlando, Florida 32803

CASE NO.: 2023-34674

LICENSE NO.: PH12570

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Nicole DiBartolomeo, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9845.

If no contact has been made by you concerning the above by February 23, 2024 the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Pharmacy in an informal proceeding.

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

1/12-2/2/24LG 4T

IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

CASE NO. 2023-CA-013758-O

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2,
Plaintiff,

vs.

JAMES PETER BASILE A/K/A JAMES P. BASILE; ET AL.,
Defendants.

NOTICE OF ACTION

To the following Defendant(s):

UNKNOWN SPOUSE OF JOSEPH FRANCIS BASILE
(LAST KNOWN ADDRESS ◘ 4418 NORTH LANE, ORLANDO, FL 32808)

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

LOT 2, ROSEMONT SECTION NINE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 13, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

a/k/a 4418 North Lane, Orlando, FL 32808

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, upon Heller, Zion & Sanchez, LLP, Attorneys for Plaintiff, whose address is 2500 Hollywood Blvd, Suite 412, Hollywood, FL 33020. Designated Email Address: mail@hellerzion.com, on or before February 7, 2024, a date which is within thirty (30) days after the first publication of this Notice in the **LA GACETA** and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Verified Complaint To Foreclose Mortgage.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at 425 N. Orange Avenue, Suite 510, Orlando, Florida 32801, (407) 836-2303, at least 7 days before your scheduled court appearance or immediately upon receiving an official notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 8th day of January, 2024.

Tiffany Moore Russell, Clerk of Courts

By: /s/ Charlotte Appline
Deputy Clerk

Civil Division, 425 N Orange Ave, Room 350, Orlando, FL 32801

12074.1771

1/12-1/19/24LG 2T

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

Case No.: 2023-DR-009551-O
Division: Domestic Relations

PAMELA T. ORTIZ BONDOC,
Petitioner,

and

ALFREDO L. BONDOC II,
Respondent.

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

TO: ALFREDO L. BONDOC II
Last Known Address
Purok Duhat Brgy, Kiloloron Real
Quezon, Phillipines, 4335

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 PAMELA T. ORTIZ BONDOC, whose address is 6251 Gardenview Ct., Orlando, Florida 32822 on or before 2/22/2024, and file the original with the clerk of this Court at 425 N. Orange Av-

(Continued on next page)

PASCO COUNTY

enue, Orlando, Florida 32801 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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 1/4/2024

Clerk of the Circuit Court
Orange County, Florida

By: /s/ Juan Vazquez
Deputy Clerk

1/12-2/2/24LG 4T

IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA

Case No.: 2022-CC-004595-O

McCormick Reserve Homeowners Association, Inc.,
Plaintiff,

vs.

Carlos Hernandez; et al.
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to an Order on Plaintiff's Motion to Reschedule Foreclosure Sale, dated December 19, 2023, and entered in Case Number: 2022-CC-004595-O, of the County Court in and for Orange County, Florida. To be published in the La Gaceta Newspaper, wherein McCormick Reserve Homeowners Association, Inc. is the Plaintiff, and Carlos Hernandez and Veronica M. Hernandez are the Defendants, the clerk will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 o'clock A.M. on February 21, 2024, the following described property as set forth in said Order, to-wit:

Property Description:

BEING KNOWN AND DESIGNATED AS LOT 79 AS SHOWN ON PLAT ENTITLED, "MCCORMICK RESERVE - PHASE ONE" AND RECORDED WITH THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA IN PLAT BOOK 87 PAGES 111 THROUGH 115.

Property Address: 3572 Gretchen Drive, Ocoee, FL 34761

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated January 4, 2024

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

By: /s/ Crystal Maier
Crystal Maier, Esquire
Florida Bar No. 1018320
crystal@dhnattorneys.com

1/12-1/19/24LG 2T

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

CIVIL DIVISION

CASE NO. 2023-CA-000561-O

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, FOR CARRINGTON HOME EQUITY LOAN TRUST, SERIES 2005-NC4 ASSET-BACKED PASS-THROUGH CERTIFICATES
Plaintiff,

vs.

SHEILA RODRIGUEZ, et al,
Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order dated December 26, 2023, and entered in Case No. 2023-CA-000561-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein Deutsche Bank National Trust Company, as Trustee, for Carrington Home Equity Loan Trust, Series 2005-NC4 Asset-Backed Pass-Through Certificates is the Plaintiff and SOUTH FLORIDA ASSET RECOVERY CORP., SHEILA RODRIGUEZ, DYCK ONEL, INC., STATE OF FLORIDA, and ORANGE COUNTY CLERK OF COURT the Defendants. Tiffany Moore 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 online auctions at 11:00 AM on **February 12, 2024**, the following described property as set forth in said Final Judgment, to wit:

Lot 4, Block 12, Engelwood Park Unit No. 3, as per plat thereof, recorded in Plat Book "V", Page 133 and 134, of the public records of Orange County, Florida.

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

PASCO COUNTY

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

"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, Orange County, 425 N. Orange Ave., Suite 2110, Orlando, FL 32801, Telephone (407) 836-2000, via Florida Relay Service".

DATED at Orange County, Florida, this 5th day of January, 2024.

GILBERT GARCIA GROUP, P.A.
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 443-5087
Fax: (813) 443-5089
emailservice@gilbertgrouplaw.com

By: /s/ Amy M. Kiser, Esq.
Florida Bar No. 46196

120209.033599/TLL

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2023-CP-003847-O

IN RE: ESTATE OF
BETTY LOU DORSEY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Betty Lou Dorsey, deceased, whose date of death was October 29, 2023, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 5, 2024.

Personal Representative:
/s/ Glenda Dorsey-Gardner
Glenda Dorsey-Gardner
4704 Pine Dr.
Loganville, Georgia 30052

Attorney for Personal Representative:
/s/ Aaron C. Swiren
Aaron C. Swiren
Attorney
Florida Bar Number: 13996
1516 E. Hillcrest St., Ste. 200
Orlando, Florida 32803
Telephone: (407) 898-7303
Fax: (407) 898-7310
E-Mail: aswiren@swirenlawfirm.com
Secondary E-Mail: info@swirenlawfirm.com

1/5-1/12/24LG 2T

OSCEOLA COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of

DEFINITION FITNESS :

Located at **920 Jamison Loop Apt 205** : **Osceola County** in the City of **Kissimmee** : Florida, **34744-7250** intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at **Kissimmee** Florida, this **December** day of **18, 2023**

Owner: TB FITNESS HOLDINGS LLC

1/12/24LG 1T

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

CIVIL ACTION

CASE NO.: 49-2022-CA-002575 MF

NATIONSTAR MORTGAGE LLC,
Plaintiff,

vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST DOUGLAS B. KENNEDY AKA DOUGLAS BRIAN KENNEDY, DECEASED, et al,
Defendant(s).

PASCO COUNTY

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 28, 2023, and entered in Case No. 49-2022-CA-002575-MF of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Douglas B. Kennedy aka Douglas Brian Kennedy, deceased, Kristen E Kennedy aka Kristen Elaine Rhodes, Jean Larrimore, Unknown Party #1, Unknown Party #2, are defendants, the Osceola County Clerk of the Circuit Court will sell to the highest and best bidder for cash online at 3 Courthouse Square, Room 204 (2nd floor,) Kissimmee, FL 34741, Osceola County, Florida at 11:00AM on January 30, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOTS 15 AND 16, BLOCK 18, SECTION 'A' INTEROCEAN CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 169, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

A/K/A 1547 TALLAHASSEE BLVD INTERCESSION CITY FL 33848

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

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

Dated this 9th day of January, 2024.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com

By: /s/ Justin Ritchie, Esq.
Florida Bar #106621

CT - 22-008984

1/12-1/19/24LG 2T

NOTICE OF SALE

TOWLANDO TOWING & RECOVERY: 2021 N. MAIN ST KISSIMMEE, FL 34744 P#:407-558-1455 WILL SALE AT A RESERVED PUBLIC SALE THE FOLLOWING VEHICLE PURSUANT TO CHAPTER 713.78 F.S. ON JAN. 29, 2024 AT 9:00 AM

2013 AUDI 4D WAUF2AFC1DN140351

1/12/24LG 1T

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

PROBATE DIVISION

File No. 2023-CP-1023PR

IN RE: ESTATE OF
ROSE M. CONKLIN
Deceased.

NOTICE TO CREDITORS

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are ROSE M. CONKLIN, File Number 2023-CP-1023PR.

The address of the court where this probate is pending is Circuit Court for Osceola County, Florida, 2 Courthouse Square, Kissimmee, FL 34741.

Date of death of the decedent is November 23rd, 2023.

The date of first publication of this notice is January 12th, 2024.

The second week of publication is January 19th, 2024.

Personal Representative(s):
Jeffery G. Conklin

Attorney for the representative(s):
/s/ Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr., Suite 2
Lakeland, Florida 33813

1/12-1/19/24LG 2T

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

PROBATE DIVISION

File No. 2023-CP-997

IN RE: ESTATE OF
ROBERTO REYES
Deceased.

NOTICE TO CREDITORS

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER

PASCO COUNTY

OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are ROBERTO REYES, File Number 2023-CP-997.

The address of the court where this probate is pending is Circuit Court for Osceola County, Florida, 2 Courthouse Square, Kissimmee, FL 34741.

Date of death of the decedent is May 28th, 2023.

The date of first publication of this notice is January 12th, 2024.

The second week of publication is January 19th, 2024.

Personal Representative(s):
Reyes N. Garcia

Attorney for the representative(s):
/s/ Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr., Suite 2
Lakeland, Florida 33813

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA

File No. 2023CO000951-PR
Probate Division: 22

IN RE: THE ESTATE OF
MARY WILLIAMS
A/K/A MARY JEAN WILLIAMS,
Deceased.

NOTICE TO CREDITORS
(Single Personal Representative)

The administration of the Estate of MARY WILLIAMS A/K/A MARY JEAN WILLIAMS, deceased, whose date of death was December 26, 2022, File Number: as referenced above, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, FL 34741. The names and addresses 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, including unmatured, contingent or unliquidated claims, on whom a copy of this Notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice is January 12, 2024.

Personal Representative:
DIANE BURKS
1867 Partin Terrace Road
Kissimmee, FL 34744

Attorney for Personal Representative:
s/ ADAM S. GUMSON
JUPITER LAW CENTER
RiverPlace Professional Center
1003 W. Indiantown Road - Suite 210
Jupiter, Florida 33458-6851
Telephone: (561) 744-4600
Florida Bar No.: 906948
asg@jupiterlawcenter.com

1/12-1/19/24LG 2T

NOTICE OF PUBLIC SALE

Elite Auto Repair & Service Inc gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicles on 2/13/24 at 8:30 AM at 1030 American Way, Kissimmee, FL 34741. Phone (407) 483-4377 for due in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.

1980 CHEV VIN# 1Z878AS403655 for $2,644.84

2014 FORD VIN# 1FADP3N27EL458459 for $11,419.95

1/12/24LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of

JOHNNY DOGS 2

Located at **2516 Quail Park Terrace** : **Osceola County** in the City of **Kissimmee** : Florida, **34743** intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at **Kissimmee** Florida, this **January**

PASCO COUNTY

day of **03, 2024**

Owner: JOHNNY DOGS 2

1/12/24LG 1T

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

CASE NO: 2022 DR 4740 DS

ANA MIRIAM DIAZ GONZALEZ
Petitioner,

and

ENOC DIAZ CARABALLO
Respondent.

NOTICE OF ACTION ON PETITION FOR DISSOLUTION OF MARRIAGE FILED ON DECEMBER 2, 2022

TO: ENOC DIAZ CARABALLO
4313 Biel Court
Kissimmee, FL 34743

YOU ARE NOTIFIED that an action has been filed for Petition for Dissolution of Marriage against you on December 2, 2022 and that you are required to serve a copy of your written objections, if any, to on:

Ana Miriam Diaz-Gonzalez
107 White Birch Drive
Kissimmee, FL 34743

on or before January 12, 2024, and file the original with the Clerk of this Court at 2 Courthouse Square, Kissimmee, Florida 34741 before service on the Petitioner or immediately thereafter. If you failed to do so, a default may be entered against you for the relief demanded in the Petition.

Copies of all court documents in this case, including order, are available at the Clerk of Circuit Court. You may review these documents upon request. You must keep the Clerk of Circuit Court notified of your current address. (Y ou may file Notice of Current Address, Family Law Form 12.915.) Future papers in this matter will be mailed to the address on record at the clerk's office.

DATED this 13th day of December, 2023.

Kelvin Soto
Clerk of the Circuit Court

By: /s/ Carolina Garallues
Deputy Clerk

12/22-1/12/24LG 4T

PASCO COUNTY

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 23-CC-001858

NORTH BUENA VISTA CIVIC ASSOCIATION, INC.,
Plaintiff,

vs.

NICK KYRIAZIS,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on December 28, 2023, by the County Court of Pasco County, Florida, the property described as:

Lot 10, BUENA VISTA MANOR, UNIT ONE, according to the plat thereof as recorded in Plat Book 10, Page 37, of the Public Records of Pasco County, Florida.

TOGETHER WITH THAT CERTAIN 1971 RICH MOBILE HOME SITUATE THEREON – I.D.#260RB2BARF1951.

and more commonly known as 2423 Santiago Drive, Holiday, FL 34690

will be sold at public sale by the Pasco County Clerk of Court, to the highest and best bidder, for cash, at 11:00 A.M. at www.pasco.realforeclose.com on February 7, 2024.

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

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

/s/ Alexa C. Camareno, Esquire
Florida Bar No.: 1031636
acamareno@bushross.com
BUSH ROSS, P.A.
P.O. Box 3913
Tampa, FL 33601
Telephone: (813) 204-6492
Facsimile: (813) 223-9620
Attorneys for Plaintiff

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2023-CP-001513CPAXWS

IN RE: ESTATE OF
RICHARD MICHAEL BLAYDES
Deceased.

NOTICE TO CREDITORS (summary administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of RICHARD MICHAEL BLAYDES, deceased, File Number 2023-CP-001513CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box

(Continued on next page)

PASCO COUNTY

338, New Port Richey, Florida 34656-0338; that the decedent's date of death was September 21, 2022; that the total value of the estate is $34,915.22 and that the names of those to whom it has been assigned by such order are:

NAME	ADDRESS
LINDA BLAYDES	6738 Heron Lane Hudson, FL 34667
SCOTT BLAYDES	2509 Barrow Street Abilene, TX 79605

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is January 12, 2024.

Person Giving Notice:
s/ LINDA BLAYDES
6738 Heron Lane
Hudson, Florida 34667

Attorney for Person Giving Notice:
s/ MALCOLM R. SMITH, ESQUIRE
Attorney for Petitioner
Email: trustor1985@gmail.com
Florida Bar No. 513202
Law Office of Malcolm R. Smith, P.A.
P.O. Box 5489
Hudson, Florida 34674
Telephone: (727) 819-2256

1/12-1/19/24LG 2T

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 882845 from Len-Angeline LLC, 2502 N. Rocky Point Drive, Tampa, FL 33607 Application received: 11/13/2023. Proposed activity: Construction of a 240 unit apartment complex. Project name: Angeline Apartments. Project size: 18.44 Acres Location: Section 30, Township 25, South, Range 18 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 Hwy 301 N, Tampa, FL 33637. The application interested persons may inspect a copy of the application and submit written comments concerning Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

1/12/24LG 1T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 2023CP001706CPAXES

IN RE: ESTATE OF
MAURICE P. THOMPSON, a/k/a
MAURICE PLUMMER THOMPSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Maurice P. Thompson, a/k/a Maurice Plummer Thompson, deceased, whose date of death was August 23,2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Post Office Drawer 9000, CC-4, Bartow, Florida, 33831. 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 January 12, 2024.

Personal Representative:
s/ GREGORY THOMPSON
878 Roosevelt Trail
Windham, Maine 04062

Attorney for Personal Representative:
s/ SCOTT H. LANGSTON
Attorney
P.O. Box 1897
Lakeland, Florida 33802
Telephone: (863) 688-5659
Fax: (863) 687-0917
Florida Bar Number: 270229
E-Mail: susan@langstonesquire.com

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO

PINELLAS COUNTY

COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 23-CP-001503

IN RE: THE ESTATE OF
NOLA A. ALLEN GRIFFIN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of NOLA A. ALLEN GRIFFIN deceased, is pending in the Circuit Court for PASCO County, 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.

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

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

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

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

The date of first publication of this notice is 01/12/2024.

Signed on this 5th day of January 2024.

Personal Representative:
/s/ James Brookins
JAMES BROOKINS
32206 Mahogany Valley Drive
Wesley Chapel, FL 33543

Attorney for Personal Representative:
/s/ Kaydell Wright-Douglas, Esq.
KAYDELL WRIGHT-DOUGLAS, ESQ.
Florida Bar No.: 139930
KAYDELL WRIGHT-DOUGLAS, P.A.
110 North Armenia Avenue, Suite A
Tampa, FL 33609
Telephone: (813) 254-4623
Facsimile: (813) 251-5373
E-mail: kwdouglas@kwdesqpa.com

1/12-1/19/24LG 2T

NOTICE OF PUBLIC SALE

COLLATERAL BANKRUPTCY SERVICES, LLC gives Notice of Foreclosure of Lien and intent to sell this vehicle on January 23, 2024 at 10:00 a.m.@1103 Precision Street, Holiday, FL 34690 pursuant to subsection 713.78 of the Florida Statutes. Collateral Bankruptcy Services, LLC reserves the right to accept or reject any and/or all bids.
2009 Toyota VIN: 4T4BE46K99R138394

1/12/24LG 1T

NOTICE OF PUBLIC SALE

COLLATERAL BANKRUPTCY SERVICES, LLC gives Notice of Foreclosure of Lien and intent to sell this vehicle on January 26, 2024 at 10:00 a.m.@1103 Precision Street, Holiday, FL 34690 pursuant to subsection 713.78 of the Florida Statutes. Collateral Bankruptcy Services, LLC reserves the right to accept or reject any and/or all bids.
2022 Hyundai VIN: 5NMS24AJ3NH473514

1/12/24LG 1T

NOTICE OF PUBLIC SALE

COLLATERAL BANKRUPTCY SERVICES, LLC gives Notice of Foreclosure of Lien and intent to sell this vehicle on January 29, 2024 at 10:00 a.m.@1103 Precision Street, Holiday, FL 34690 pursuant to subsection 713.78 of the Florida Statutes. Collateral Bankruptcy Services, LLC reserves the right to accept or reject any and/or all bids.
2015 Ford VIN: 1FA6P0HD6F5112932

1/12/24LG 1T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023-CA-004177-CAAXWS

SAND PEBBLE POINTE I CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

RICHARD PHIPPS, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE "RICHARD PHIPPS AND ANNE PHIPPS TRUST AGREEMENT" DATED MARCH 22, 2004
Defendant.

NOTICE OF ACTION

TO: Richard Phipps, Trustee, or his successors in trust
8251 Brent St #948
Port Richey, FL 34668

You are notified that an action to foreclose a lien on the following property in Pasco County, Florida:

SAND PEBBLE POINT 1 CONDO PB 21 PG 22 UNIT 48 BLDG 9 & COMMON ELEMENTS.

Commonly known as 8251 Brent St #948, Port Richey, FL 34668, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Gregory S. Grossman as Frazier & Bowles, Attorneys at Law, Plaintiff's attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before 02/13/2024 (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommondation 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; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City, 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 01/05/2024

Nikki Alvarez-Sowles, Esq.
Clerk of Court and Comptroller
Pasco County, Florida

By: /s/ Haley Joyner
Deputy Clerk

1/12-12/2/24LG 4T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CC-002832

WATERGRASS PROPERTY OWNERS, ASSOCIATION, INC.,
Plaintiff,

vs.

JAMILA R. NICHOLSON, A MARRIED WOMAN,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 28, 2023 by the Court of PASCO County, Florida. The Clerk of the Court will sell the property situated in PASCO County, Florida described as:

Lot 12, Block 3, WATERGRASS PARCEL "A", according to the map or plat thereof as recorded in Plat Book 57, Pages 73-86, inclusive, of the Public Records of Pasco County, Florida.

and commonly known as: 7259 Bridgeview Dr, Wesley Chapel, FL 33545.0; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, **on the PASCO County public auction website at www.pasco.realforeclose.com**, on **March 13, 2024 at 11:00 AM**.

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 public information dept., Pasco County government center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (v) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (v) for proceedings in Dade City, at least 7 days before your scheduled court event, or immediately upon receiving this notification if the time before the scheduled event is less than 7 days; if you are hearing or voice impaired, call 711.

Dated January 8, 2024
/s/Gregory S. Grossman, Esq.
Nathan A. Frazier, Esq., for the firm
Gregory S. Grossman, Esq., for the firm
Attorney for Plaintiff

202 S. Rome Ave. #125, Tampa, FL 33606
45364.115

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 512023CA004555CAAXWS

BRIAN PERRAS,
Plaintiff,

vs.

MICHAEL SCOTT CUMMINS, GRANT CUMMINS, AMANDA PHELPS, AND THE UNKNOWN HEIRS OF SHEILA JANE PHELPS,
Defendant(s).

NOTICE OF ACTION

TO: Unknown Heirs of Sheila Jane Phelps
12309 Glen Oak Avenue
New Port Richey, FL 34654

YOU ARE HEREBY NOTIFIED of the institution of the action by Plaintiff, BRIAN PERRAS, against you seeking to quiet title on the following described property in Pasco County, Florida:

Lots 68, 69 and 70, Block 124, Moon Lake Estates Unit Eight, according to the map or plat thereof as recorded in Plat Book 4, Page 98, Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Marty J. Solomon, Esq., 835 50th Avenue North, St. Petersburg, FL 33703, and Roland D. Waller, Esq., 5332 Main Street, New Port Richey, FL 34652, on or before 02/05/24 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 on December 22, 2023

Nikki Alvarez-Sowles. Esq.
Clerk of the Circuit Court

By: /s/ Melanie Gray
Deputy Clerk

1/5-1/26/24LG 4T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2023DR005068DRAX/ES
Division: EZ

IN RE: ADOPTION OF
BRYAN STEVEN ALTICE,
Adoptee.

NOTICE OF ACTION FOR PUBLICATION

TO: James Oliver Long

YOU ARE NOTIFIED that an action for a Petition for Adoption by Relative has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Mischelle D'Angelone, Esquire, of TAYLOR D'ANGELONE LAW, P.A., Petitioner's attorney, whose address is 7730 Little Road Ste B, New Port Richey, Florida 34654, on or before 02/05/2024 and file the original with the clerk of this court at Pasco County Courthouse, 7530 Little Road, New Port Richey, Florida 34654 either before service on Petitioner's attorney or immediately thereafter.

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

DATED this 28th day of December 2023

Nikki Alvarez-Sowles, Esq.
Clerk of the Circuit Court

By: /s/ Beth Bray
Deputy Clerk

1/5-1/26/24LG 4T

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023CC005011CCAXWS

GEORGE K. BEARDSLEY AND MARYAN T. BEARDSLEY, TRUSTEES OF THE BEARDSLEY FAMILY REVOCABLE LIVING TRUST, DATED OCTOBER 9, 2017,
Plaintiffs,

vs.

GUZMAN REAL ESTATE SERVICES, LLC, JOSE L. GUZMAN, UNKNOWN SPOUSE OF JOSE L. GUZMAN, CLAUDIA OROZCO, UNKNOWN PARTY IN POSSESSION I, AND UNKNOWN PARTY IN POSSESSION II,
Defendant(s).

NOTICE OF ACTION

TO: Unknown Spouse of Jose L. Guzman
9969 Lake Drive
New Port Richey, FL 34654

YOU ARE HEREBY NOTIFIED of the institution of the action by Plaintiffs, GEORGE K. BEARDSLEY AND MARYAN T. BEARDSLEY, TRUSTEES OF THE BEARDSLEY FAMILY REVOCABLE LIVING TRUST, DATED OCTOBER 9, 2017, against you seeking to foreclose on the following described property in Pasco County, Florida:

Lots 42 and 43, Block 186, MOON LAKE ESTATES UNIT ELEVEN, according to the map or plat thereof as recorded in Plat Book 5, Page 141, Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ROLAND D. WALLER, ESQ., 5332 Main Street, New Port Richey, Florida 34652, on or before 01/22/24 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 December 22, 2023

Nikki Alvarez-Sowles, Esq.
Clerk of the Circuit Court

By: /s/ Melanie Gray
Deputy Clerk

1/5-1/12/24LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 512023CA004555CAAXWS

BRIAN PERRAS,
Plaintiff,

vs.

MICHAEL SCOTT CUMMINS, GRANT CUMMINS, AMANDA PHELPS, AND THE UNKNOWN HEIRS OF SHEILA JANE PHELPS,
Defendant(s).

NOTICE OF ACTION

TO: Unknown Heirs of Sheila Jane Phelps
12309 Glen Oak Avenue
New Port Richey, FL 34654

YOU ARE HEREBY NOTIFIED of the institution of the action by Plaintiff, BRIAN PERRAS, against you seeking to quiet title on the following described property in Pasco County, Florida:

Lots 68, 69 and 70, Block 124, Moon Lake Estates Unit Eight, according to the map or plat thereof as recorded in Plat Book 4, Page 98, Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Marty J. Solomon, Esq., 835 50th Avenue North, St. Petersburg, FL 33703, and Roland D. Waller, Esq., 5332 Main Street, New Port Richey, FL 34652, on or before 02/05/24 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 on December 22, 2023

Nikki Alvarez-Sowles. Esq.
Clerk of the Circuit Court

By: /s/ Melanie Gray
Deputy Clerk

1/5-1/26/24LG 4T

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2023CP001944CPAXWS

IN RE: ESTATE OF
TODD ALAN CLYNE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of TODD ALAN CLYNE, deceased, whose date of death was August 11, 2023, 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.

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

POLK COUNTY

AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 5, 2024.

Personal Representative:
Susan Goff
466 Mt. Read Boulevard
Rochester, New York 14606

Attorney for Personal Representative:
Brice Zoecklein, Esq.
Florida Bar No. 85615
brice@zoeckleinlawpa.com
ZOECKLEIN LAW P.A.
329 Pauls Drive
Brandon, Florida 33511
Tel: (813) 501-5071
Fax: (813) 925-4310

1/5-1/12/24LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-001897

IN RE: ESTATE OF
EUNA KATHERINE MEREDITH
a/k/a EUNA K. MEREDITH
a/k/a EUNA MEREDITH
Deceased.

NOTICE TO CREDITORS

The administration of the estate of EUNA KATHERINE MEREDITH, deceased, whose date of death was July 29, 2023, 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.

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is January 5, 2024.

Personal Representative:
CONNIE RENA LYLES
4133 Tarkington Drive
Land O'Lakes, FL 34639

Attorney for Personal Representative:
Gregg G. Heckley, Esquire
gregghecklеyatty@tampabay.rr.com
Florida Bar No. 441414
15511 Woodfair Place
Tampa, FL 33613
(813) 936-1632

1/5-1/12/24LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA
FAMILY LAW DIVISION
Case No: 2023DR006228DRAXE

CRISTINA RIVERA RUIZ
Petitioner,

Vs.

FERNANDO RIVERA
Respondent.

NOTICE OF ACTION FOR PUBLICATION FOR DISSOLUTION OF MARRIAGE WITH CHILDREN

TO: FERNANDO RIVERA
Last Known Address: 4861 Tramanto Ln, Wesley Chapel, FL 33543

YOU ARE NOTIFIED that an action for Dissolution of Marriage with children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on OXALIS B. GARCIA, ESQ. whose address is PO Box 55935, Saint Petersburg, FL 33732, on or before January 23, 2024, and file the original with the clerk of this Court at Pasco County, 7530 Little Rd, New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed 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 December 19, 2023

By: s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller

Conniejo Makowski
Deputy Clerk

12/29-1/19/24LG 4T

(Continued on next page)

POLK COUNTY

PINELLAS COUNTY

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 23-011380-ES

IN RE: The Estate of
PETER JOSEPH TRZNADEL,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PETER JOSEPH TRZNADEL, deceased, whose date of death was March 18, 2023, File Number 23-011380-ES, is pending in the Clerk of the Circuit Court, Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. 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.

The date of the first publication of this notice is January 12, 2024.

Personal Representative
Derek Joseph Masse
c/o YATES LAW FIRM, P.A.
320 W. Kennedy Boulevard, Suite 600
Tampa, Florida 33606

Personal Representative's Attorney
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

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-012848-ES
Division 03

IN RE: ESTATE OF
RANDALL EUGENE SHEETS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of RANDALL EUGENE SHEETS, deceased, whose date of death was November 20, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 12, 2024.

Personal Representative:
DAYTON A. COLLINS
235 126th Avenue, Unit B
Treasure Island, Florida 32706

Attorney for Personal Representative:
Peter A. Rivellini
Attorney
Florida Bar Number: 67156
JOHNSON, POPE, BOKOR, RUPPEL & BURNS LLP
311 Park Place Blvd., Suite 300
Clearwater, Florida 33759
Telephone: (727) 461-1818
Fax: (727) 462-0365
E-Mail: peter@jpfirm.com
Secondary E-Mail: kimh@jpfirm.com

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINNELAS COUNTY, FLORIDA
Case No.: 23-007931-CI
Division: Jirotka, George M

TRACEY A. TEAGUE, ELISA M. BROAD,
Petitioner,

and

JAIME L. STINSON, ANTHONY MAZZOLA, JOSEPH MAZZOLA,
Respondent.

NOTICE OF ACTION FOR PARTITION OF REAL PROPERTY

TO: ANTHONY MAZZOLA
Last known address: 9065 Southern Comfort Dr. Apt D, Largo, FL 33773

YOU ARE NOTIFIED that an action for Partition of Real Property has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on FAEQUA A. KHAN, ESQ., Counsel for Tracey A. Teague and Elisa M. Broad, whose address is 14707 S. Dixie Hwy, Suite 101, Miami, FL 33176, on or before February 13, 2024, and file the original with the clerk of this Court at 315 Court St., 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.**

Legal Description of Real Property:

Lot 8, Block 7, Jan-Cory Subdivision, aaccording to the map or plat thereof recorded in plat book 47, page 64, publlc records of Pinellas County. Florida

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-Mall Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

Dated 1/4/2024

Ken Burke
Clerk of the Circuit Court & Comptroller
By: /s/ Thomas Smith
Deputy Clerk

1/12-2/2/24LG 4T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 22-001637-CI

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II
Plaintiff,

vs.

MAROLYN D. COLEMAN, et al,
Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 30, 2023, and entered in Case No. 22-001637-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSRMF MH Master Participation Trust II is the Plaintiff and STEPHANIE MANUEL, STATE OF FLORIDA, UNKNOWN SPOUSE OF STEPHANIE MANUEL, UNKNOWN TENANT # 1, PINELLAS COUNTY CLERK OF COURT, UNKNOWN SPOUSE OF MAROLYN D. COLEMAN, GEICO GENERAL INSURANCE COMPANY A/S/O RAYMOND MARTINEZ, WOOD COMPANY DEVELOPMENT, LLC, MAROLYN D. COLEMAN, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST GEORGE COLEMAN DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANT, UNKNOWN SPOUSE OF GEORGE COLEMAN, CREDIT ACCEPTANCE CORPORATION, CHARLAYNE CRAWFORD, and UNKOWN SPOUSE OF CHARLAYNE CRAWFORD the Defendants. Ken Burke, CPA, Clerk of the Circuit Court in and for Pinellas County, Florida will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on **February 13, 2024**, the following described property as set forth in said Order of Final Judgment, to wit:

Lot 1, Block 9, Bellecrest Heights, according to the plat thereof, as recorded in Plat book 5, Page 86, public records of Pinellas County, Florida.

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

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, Pinellas County, 315 Court Street, Room 400, Clearwater, FL 33756, Telephone: (727) 464-3341, via Florida Relay Service.

DATED at Pinellas County, Florida, this 5th day of January, 2024.

GILBERT GARCIA GROUP, P.A.
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 443-5087
Fax: (813) 443-5089
emailservice@gilbertgrouplaw.com

By: /s/ Amy M. Kiser, Esq.
Florida Bar No. 46196

630282.29392/TLL

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 23-000940-CI

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
Plaintiff,

vs.

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JOAN D. BARTLETT, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS, et al,
Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order dated December 27, 2023, and entered in Case No. 23-000940-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust is the Plaintiff and SECRETARY OF HOUSING AND URBAN DEVELOPMENT, CITY OF ST PETERSBURG FLORIDA, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JOAN D. BARTLETT, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS, and STEVE CARL WILSON the Defendants. Ken Burke, CPA, Clerk of the Circuit Court in and for Pinellas County, Florida will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on **February 1, 2024**, the following described property as set forth in said Order of Final Judgment, to wit:

Lot 13, Harper Terrace, according to the Map or Plat thereof as recorded in Plat Book 6, Page 59 of the Public Records of Pinellas County, Florida.

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

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, Pinellas County, 315 Court Street, Room 400, Clearwater, FL 33756, Telephone: (727) 464-3341, via Florida Relay Service.

DATED at Pinellas County, Florida, this 5th day of January, 2024.

GILBERT GARCIA GROUP, P.A.
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 443-5087
Fax: (813) 443-5089
emailservice@gilbertgrouplaw.com

By: /s/ Amy M. Kiser, Esq.
Florida Bar No. 46196

630282.33457/TLL

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-011306

IN RE: ESTATE OF
VALERIE WILKERSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of VALERIE WILKERSON, deceased, whose date of death was July 31, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 5, 2024.

Personal Representative:
DOMINIQUE JONES
1184 Weybridge Lane
Dunedin, FL 34698

Attorney for Personal Representative:
Gregg G. Heckley, Esquire
gregghecklеyatty@tampabay.rr.com
Florida Bar No. 441414
15511 Woodfair Place
Tampa, FL 33613
(813) 936-1632

1/5-1/12/24LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-012668-ES

IN RE: ESTATE OF
DONNA M. SIKTAR
Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: Unknown Descendants of Leonard J. Madalinski, Jr

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

Katie Everlove-Stone, 5328 Central Ave, St. Petersburg, FL 33707

on or before January 19, 2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on 12/19/2023.

Ken Burke
Clerk of the Circuit Court & Comptroller
As Clerk of the Court
By: /s/ Veronica Decker
As Deputy Clerk

12/29-1/19/24LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-012668-ES

IN RE: ESTATE OF
DONNA M. SIKTAR
Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: Unknown Descendants of Leonard J. Madalinski, Jr

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

Katie Everlove-Stone, 5328 Central Ave, St. Petersburg, FL 33707

on or before January 19, 2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on 12/19/2023.

Ken Burke
Clerk of the Circuit Court & Comptroller
As Clerk of the Court
By: /s/ Veronica Decker
As Deputy Clerk

12/22-1/12/24LG 4T

POLK COUNTY

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 532022CA003992000000

BANK UNITED N.A.
Plaintiff,

vs.

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST WILLIAM E. LORD, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANT, et al,
Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 11, 2023, and entered in Case No. 532022CA003992000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein BANK UNITED N.A. is the Plaintiff and ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST WILLIAM E. LORD, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEES OR OTHER CLAIMANT and JIMMY GRADELESS the Defendants. Stacy M. Butterfield, CPA, Clerk of the Circuit Court in and for Polk County, Florida will sell to the highest and best bidder for cash at www.polk.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on **January 25, 2024**, the following described property as set forth in said Order of Final Judgment, to wit:

Lot 17, Less the South 10 feet, Mariana Woods, Unit #4, according to the map or plat thereof recorded in Plat Book 50, Page 2, Public Records of Polk County, Florida. Together with that certain mobile home described as a 1992 SUNP with title numbers 63417288 & 63417290

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

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.

DATED at Polk County, Florida, this 10th day of January, 2024.

GILBERT GARCIA GROUP, P.A.
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 443-5087
Fax: (813) 443-5089
emailservice@gilbertgrouplaw.com

By: /s/ Amy M. Kiser, Esq.
Florida Bar No. 46196

120209.030302/TLL

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP0039230000XX

IN RE: ESTATE OF
RUSSELL WATSON EVANS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of RUSSELL WATSON EVANS, deceased, whose date of death was April 5, 2023; File Number 2023CP0039230000XX, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 12, 2024.

Personal Representative:
DOUGLAS B. STALLEY
16637 Fishhawk Boulevard, Suite 106
Lithia, Florida 33547

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

1/12-1/19/24LG 2T

NOTICE OF SALE

HYDRA RECOVERY: 5941 HWY 17 92W HAINES CITY FL 33844 P#:863-576-4869 WILL SALE AT A RESERVED PUBLIC SALE THE FOLLOWING VEHICLES TO SATISFY LIEN PURSUANT TO CHAPTER 713.78 F.S. ON JAN. 29, 2024 AT 9:00 AM
2016 KIA VN KNDMC5C18G6181270
2000 FORD UT 1FMNU43S8YEC04151

1/12/24LG 1T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-3866-CP

IN RE: ESTATE OF
MARY ELLEN MCFARLAND
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Mary Ellen McFarland, deceased, whose date of death was December 2, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST 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

(Continued on next page)

SARASOTA COUNTY

against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 12, 2024.

Personal Representative:
Daniel Carey Bryant
137 N. Division Avenue
Holland, Michigan 49424

Attorney for Personal Representative:
/s/ Lisa A. Finn
Lisa A. Finn, Esq., LL.M.
Florida Bar Number: 547263
Attorney for Daniel Carey Bryant
The Estate Plan
135 San Lorenzo Avenue, Suite 750
Coral Gables, Florida 33146
Telephone: (305) 665-8888
Fax: (305) 665-3939
E-Mail: thefirm@tepfl.com
Secondary E-Mail: lfinn@tepfl.com

1/12-1/19/24LG 2T

Notice of Public Auction

Notice of a public auction for monies due on storage units. The auction will be held on January 25th, 2024, at or after 9:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

24789 US Hwy 27 N Lake Wales, FL 33859

955045	Jere Galloway	K1068	$878.53
955045	Rita Slone	C0332	$605.36
955045	Alton Norwood	B0211	$637.21
955045	Shavonski Rahett	I0924	$509.81
955045	Jere Galloway	K1069	$853.77
955045	Ysa Gordon	G0726	$661.06

1621 N Florida Ave Lakeland, FL 33805

955070	Stephanie Thompson	3824	$750.60
955070	Gervon Rice	2015A	$400.48
955070	Daphne Cortez	0104	$863.00

2525 US Hwy 98 N Lakeland, FL 33810

955073	Barbara Coleman	3108	$677.55
955073	Tim Greenwood	1170	$1,326.95
955073	Harley Corum	0210	$1,136.94
955073	Markita Collins	3130	$731.97
955073	Maryann Williamson	0307	$674.80
955073	Kenneth Campbell	2063	$326.65
955073	Timothy Dozier	0139	$718.60
955073	Juluis Lomax	0277	$674.80
955073	Brian Stewart	1093	$787.30
955073	Tiffany Macauley	2254	$943.30
955073	Brittany Boggs	3155	$438.11

1111 E Brandon Blvd, Brandon, FL 33511

955071	Aressa Blackmon	1009	$495.85
955071	Brooklyn Jordan	2034	$858.85
955071	Amy Jones	3281	$503.70
955071	Alex Zamora	2222	$509.10
955071	Cleidy Morel	1144	$695.70
955071	Justin Sheppard	1122	$250.60

5806 N 56th Street Tampa FL 33610

955058	Richard Jennings	318	$1,000.70
955058	Allyson Carver	137	$602.65
955058	Raven Harris	222	$538.60
955058	Raven Harris	160	$746.95
955058	Anita Moore	117	$1,266.35
955058	Marcel Hearns	4020	$607.85
955058	Byron Henry	4235	$794.60
955058	Belinda Carswell	218	$559.95

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2023DR-8289

IN RE: THE MARRIAGE OF
GUERRIER CAJUSTE,
Petitioner/Husband,
and
YELNICK NELSON CAJUSTE,
Respondent/Wife.

NOTICE OF ACTION

TO: YELNICK NELSON CAJUSTE
Date of Birth: April 1976
Last known address:
1460 Wallace Manor Loop
Winter Haven, Florida 33880
Description: Black Female,
Approximately 47 Years of Age

YOU ARE HEREBY NOTIFIED that a Petition for Dissolution of Marriage, Disestablishment of Paternity action has been filed against you.

YOU ARE REQUIRED to serve a copy of your written defenses, if any, on Petitioner's attorney, Deborah Carroll, Esquire, 2920 Winter Lake Road, Lakeland, Florida 33803, on or before January 29, 2024, and file the original with the Clerk of this Court either before service on Petitioners' attorney or immediately thereafter. Otherwise, a default will be entered against you for the relief demanded in the Petition.

DATED December 27, 2023

Stacy M. Butterfield
Clerk of Court
By: /s/ K. Hale
as Deputy Clerk
255 N. Broadway Avenue
Bartow, Florida 33831

1/5-1/26/24LG 4T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2023-CC-006012

SOLIVITA COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
JOSEPH L. KING, UNKNOWN SPOUSE OF JOSEPH L. KING AND UNKNOWN PARTIES IN POSSESSION,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

Notice is given pursuant to the Final Judgment of Foreclosure dated December 20, 2023, in Case No. 2023-CC-006012, of the County Court in and for Polk County, Florida, wherein SOLIVITA COMMUNITY ASSOCIATION INC. is Plaintiff and JOSEPH L. KING, UNKNOWN SPOUSE OF JOSEPH L. KING AND UNKNOWN PARTIES IN POSSESSION are the Defendants, the Clerk of the Court shall sell the property at public sale on January 24, 2024, online at 10:00 a.m., according to Administrative Order 201-01, at www.polk.realforeclose.com, in accordance with Section 45.031, Fla.Stat. The following described property set forth in the Order of Default Final Judgment:

Lot 75 of Solivita Phase 1, according to the Plat thereof, as recorded in Plat Book 112 at Pages 1-14, inclusive, of the Public Records of Polk County, Florida;

Property Address: 348 Rock Spring Dr. Poinciana, Florida 34759.

Any Person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 COURT ADMINISTRATION, 255 N BROADWAY AVE, BARTOW, FL 33830, TELEPHONE: (863) 534-4000 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OF SALE.

Dated December 28, 2023

/s/ Morgan Swenk
MORGAN SWENK, ESQUIRE
Florida Bar No.: 55454
CLAYTON & MCCULLOH, P.A.
1065 Maitland Center Commons Blvd.
Maitland, Florida 32751
(407) 875-2655 Telephone
mswenk@clayton-mcculloh.com
mgonzalez@clayton-mcculloh.com
lfpolk@clayton-mcculloh.com
Attorneys for Plaintiff

1/5-1/12/24LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2023CA006019000000

TRUIST BANK, as successor by merger to SUNTRUST BANK
Plaintiff,
vs.
JACQUELINE M. BURNETT A/K/A JACKIE BURNETTE, et al.,
Defendants.

NOTICE OF ACTION

TO: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST PAMELA SUE KIRKLAND A/K/A PAMELA KIRKLAND, WHO IS KNOWN TO BE DEAD
1310 WALT WILLIAMS RD
LAKELAND, FL 33809

DAVID F. MILLER
930 N TAMIAMI TRL, APT 619
SARASOTA, FL 34236

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

The South 264.00 feet of the West 140.00 feet of the West 1/2 of the West 1/2 of the NW 1/4 of the NE 1/4 of Section 20, Township 27 South, Range 24 East, Polk County, Florida, LESS AND EXCEPT maintained right of way for Walt Williams Road on the South side thereof.

AND

The North 311.14 feet of the South 575.14 feet of the West 140.00 feet of the West 1/2 of the West 1/2 of the NW 1/4 of the NE 1/4 of Section 20, Township 27 South, Range 24 East, Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on MARK W. HERNANDEZ, ESQ., Plaintiff's attorney, whose address is ALVAREZ, WINTHROP, THOMPSON & SMOAK, P.A., P.O. Box 3511, Orlando, FL 32802, Email stb@awtspa.com, 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 the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. Default date: January 29, 2024.

Dated 12/22/2023

Stacy M. Butterfield, C.P.A.
Clerk of the Court
By: /s/ Asuncion Nieves
As Deputy Clerk

1/5-1/12/24LG 2T

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2023CA004989000000

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY HOME EQUITY LOAN TRUST 2007-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2,
Plaintiff,
vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GERALD KEN SMITH A/K/A GERALD KENNETH SMITH, JR., DECEASED; ET AL.,
Defendants.

NOTICE OF ACTION

To the following Defendant(s):

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GERALD KEN SMITH A/K/A GERALD KENNETH SMITH, JR., DECEASED
(LAST KNOWN ADDRESS-UNKNOWN)

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

LOT 2 AND THE NORTH 27.5 FEET OF LOT 3, RESUBDIVISION OF LOT 40, BLOCK 4, COUNTRY CLUB ESTATES, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 31, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

a/k/a 2409 Magnolia Drive East, Lakeland, FL 33801

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, upon Heller, Zion & Sanchez, LLP, Attorneys for Plaintiff, whose address is 2500 Hollywood Boulevard, Suite 412, Hollywood, FL 33020. Designated Email Address: mail@hellerzion.com, on or before 02/05/2024, a date which is within thirty (30) days after the first publication of this Notice in the LA GACETA and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Verified Amended Complaint To Foreclose Mortgage.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 28th day of December, 2023.

/s/ STACY M. BUTTERFIELD
Clerk of the Circuit Court
12074.1879

1/5-1/12/24LG 2T

SARASOTA COUNTY

NOTICE OF ACTION
Sarasota County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice as a Licensed Practical Nurse

Laura Mohr Kutscher, L.P.N.
P.O. Box 1031
Nokomis, FL 34274

CASE NO.: 2023-09495
LICENSE NO.: PN 5253493

The Department of Health has filed an Administrative Complaint against your license to practice as a Licensed Practical Nurse, a copy of which may be obtained by contacting Kristen Summers, Chief Legal Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee, Florida 32399-3265, (850) 558-9909.

If no contact has been made by you concerning the above by February 23, 2024 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) 245-4444, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

1/12-2/2/24LG 4T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP005820NC

IN RE: ESTATE OF
IVER EDWARD BJORKLUND, JR.
A/K/A IVER E. BJORKLUND
Deceased.

NOTICE TO CREDITORS

The administration of the estate of IVER EDWARD BJORKLUND, JR. A/K/A IVER E. BJORKLUND, deceased, whose date of death was June 14, 2022; File Number 2023CP005820NC, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 12, 2024.

Personal Representative:
DEBORAH JEAN HENRY
2106 Scrub Jay Place
Ruskin, FL 33570

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, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
Case No.: 2023DR8715NC

THEODORE SPEAR,
Petitioner
and
TOMIA DICKENS,
Respondent.

NOTICE OF ACTION FOR PETITION TO DETERMINE PATERNITY AND OTHER RELIEF

TO: TOMIA DICKENS
Last known address:
1206 E Holland Ave., Tampa, FL 33612

YOU ARE NOTIFIED that an action for Paternity and Other Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on THEODORE SPEAR, whose address is 4900 N Tamiami Trail, Sarasota, FL 34234, on or before 02/12/2024, and file the original with the clerk of this Court at 2000 Main St., Sarasota, FL 34234, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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 01/05/2024

Karen E. Rushing, Clerk
Clerk of the Circuit Court
By: J. Carvajal
Deputy Clerk

1/12-2/2/24 4T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 002291 NC

IN RE: ESTATE OF
ROY MICHAEL HANNAH A/K/A
ROY HANNAH A/K/A MICHAEL HANNAH
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Roy Michael Hannah a/k/a Roy Hannah a/k/a Michael Hannah, deceased, whose date of death was May 14, 2022, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the co-personal representatives and the co-personal representatives' 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 January 12, 2024.

Co-Personal Representatives:
Karen Hannah
66 Indian Road
Toronto, Ontario, M6R 2T9
Canada

Katherine Hannah
344 Markland Drive
Etobicoke, Ontario, M9C 1S4
Canada

Attorney for Co-Personal Representatives:
Brian V. Bergman
Florida Bar Number: 0032214
MacLean and Ema, P.A.
2600 NE 14th Street Causeway
Pompano Beach, Florida 33062
Telephone: (954) 785-1900
Fax: (954) 942-1006
E-Mail: bbergman@maclean-ema.com
E-Mail: karenkniskern@maclean-ema.com

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 5693 SC
Division Judge Charles E. Williams

IN RE: ESTATE OF
WILLIAM V. APICI
Deceased.

NOTICE TO CREDITORS

The administration of the estate of William V. Apici, deceased, file number 2023 CP 5693 SC, whose date of death was November 15, 2022, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT 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.

The date of first publication of this notice is January 12, 2024.

Personal Representative:
Kathleen A. Oliver
1785 Creek Nine Dr.
North Port, Florida 34291

Attorney for Personal Representative:
Kathleen Molchan-Casey
Florida Bar Number: 472824
Medalie & Medalie, P.A.
800 East Broward Blvd, Suite 301
Fort Lauderdale, Florida 33301
Telephone: (954) 522-5303
E-Mail: kmcasey@medalielaw.com
Secondary E-Mail:
ewolfson@medalielaw.com

1/12-1/19/24LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-006208-NC

IN RE: ESTATE OF
CONCETTA CONSTANCE MURPHY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CONCETTA CONSTANCE MURPHY, deceased, whose date of death was February 17, 2023, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 5, 2024.

Personal Representative:
/s/ MICHAEL ANTHONY MURPHY
1657 Waters Edge Dr.,
Fleming Island, FL 32003

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

1/5-1/12/24LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CA-003754

AJX MORTGAGE TRUST I, A DELAWARE TRUST, WILMINGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE,
Plaintiff,
v.
MATTHEW ORNEAS,
THE UNKNOWN SPOUSE, IF ANY, OF MATTHEW ORNEAS,
THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC,
UNKNOWN TENANT #1 AND
UNKNOWN TENANT #2,
representing tenants in possession,
Defendants.

NOTICE OF SALE

Notice is hereby given that pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered in the above-styled cause in the Circuit Court of Sarasota County, Florida on December 20, 2023, the Clerk of the Circuit Court for Sarasota County, Florida will sell the property situated in Sarasota County, Florida, described as:

Description of Mortgaged and Personal Property

LOT 10, BLOCK 2474, FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVSION, AS PER PLAT THEREOF RECORDED ON PLAT BOOK 21, PAGE 1, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

(Continued on next page)

PASCO COUNTY

The address of which is 4948 Cromey Road, North Port, Florida 34288.

at a public sale to the highest bidder on **March 19, 2024 at 9:00 a.m.** at www.sarasota.realforeclose.com pursuant to the Uniform Final Judgment of Mortgage Foreclosure.

Any person claiming an interest in the surplus funds 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 Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-8000 at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.

Dated December 29, 2023.

s/ J. Andrew Baldwin
dbaldwin@solomonlaw.com
Florida Bar No. 671347
foreclosure@solomonlaw.com
atammaro@solomonlaw.com
THE SOLOMON LAW GROUP, P.A.
1881 West Kennedy Boulevard, Suite D
Tampa, Florida 33606-1611
(813) 225-1818 (Tel)
(813) 225-1050 (Fax)
Attorneys for **Plaintiff**

1/5-1/12/24LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-004168-NC

IN RE: ESTATE OF
DANIEL A. CLARK
Deceased.

NOTICE OF ADMINISTRATION (testate)

The administration of the estate of DANIEL A. CLARK, deceased, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The file number for the estate is 23-CP-004168-NC. The estate is testate and the dates of the decedent's will and any codicils are February 12, 2023.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will or any codicils, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of a will or any codicils, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to section 732.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an agent under chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.

Personal Representative:
VICKI L. BRANDNER
453 Longwood Dr.
Venice, FL 34285

Attorney for Personal Representative:
/s/ BISHOP L. TOUPS
BISHOP L. TOUPS
Attorney
Florida Bar Number: 120525
249 Nokomis Ave. S.
Venice, FL 34285
Telephone: (941) 882-0731
E-Mail: btoups@taxestateplanning.com

1/5-1/12/24LG 2T

IN THE CIRCUIT COURT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
Case Number: 2023-CA-6398-NC

STEVE BARNHARDT,
Plaintiff,
v.
DOROTHY V. SZURANT, A/K/A VICTORIA DOROTHY SZURANT, A/K/A VICTORIA SZURANT, INDIVIDUALLY AND AS TRUSTEE OF DO TRUST OR THEIR SUCCESSOR TRUSTEES UNDER DO TRUST DATED MAY 21, 2018, AND JAMES P. KNOX, PLLC,

PINELLAS COUNTY

Defendants.

NOTICE OF ACTION

TO: Dorothy V. Szurant, a/k/a Victoria Dorothy Szurant, a/k/a Victoria Szurant, Individually and as Trustee of Do Trust or their Successor Trustees Under Do Trust dated May 21, 2018, whose last known address is 2600 Colorado Street, Sarasota, FL 34237 and whose current address is 2600 Colorado Street, Sarasota, FL 34237.

YOU ARE HEREBY NOTIFIED that a quiet title action regarding the following described property located in Sarasota County, Florida:

LOT 1, LESS THE WEST 27 FEET THEREOF, ALL OF LOT 2, AND THE WEST 21.89 FEET OF LOT 3, BLOCK 3, GOLFVIEW SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 88, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS THAT PART OF THE DESCRIBED PROPERTY CONVEYED TO THE CITY OF SARASOTA IN OFFICIAL RECORDS BOOK 1314, PAGE 1566, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 2600 Colorado Street, Sarasota, FL 34237

has been filed against you. You are required to serve a copy of your written defenses, if any, to it on KRISTOPHER E. FERNANDEZ, ESQUIRE, whose address is 114 S. Fremont Avenue, Tampa, Florida 33606, on or before January 22, 2024, 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 Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-7400, 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.

DATED December 12, 2023.

Karen E. Rushing
Clerk of the Circuit Court

By: s/ Glen Kopinsky
as Deputy Clerk

Kristopher E. Fernandez, Esq.
114 S. Fremont Ave., Tampa, FL 33606

12/22-1/12/24LG 4T

CITY OF TAMPA
PURCHASING DEPARTMENT

INVITATION TO BID

SHELTERED MARKET SOLICITATION

Sealed Bids from City of Tampa Certified Small Local Business Enterprises and Women/Minority Business Enterprises for the furnishing of the following will be received by the Director of Purchasing, City of Tampa.

1:00 PM 1/24/24
MISCELLANEOUS LUMBER
(SHELTERED MARKET SOLICITATION)

1:00 PM 1/25/24
HAND TOOLS
(SHELTERED MARKET SOLICITATION)

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

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

Dated: 1/12/2024
Deanna Faggart, CPPO
Director of Purchasing

City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610

1/12/24LG 1T

Assumption of the Office of Grand Master of the Society of Knights Templar Descendants

Richard Herbert Tivey, Grand Master of the Society of Knights Templar Descendants, departed this life on November 8, 2023. The Statutes of the Society having failed to provide for the appointment of a successor, I hereby give PUBLIC NOTICE that I, Robert Taylor McClintock Koehler, having been conferred Life Membership in the Society on September 20, 2021, shall assume the office of Grand Master of the Society of Knights Templar Descendants on the 1st day of March, 2024, unless objection to same is received by me no later than 11:59 p.m. EST on the 29th day of February, 2024. SO GIVEN, this 4th day of January, 2024.

Robert T. Koehler

1/12/24LG 1T

PINELLAS COUNTY

Advertisement"
Theater ENCORE! Operator
REQUEST FOR PROPOSALS
Solicitation No. FY23-RFP-05
December 27, 2023

The Housing Authority of the City of Tampa is seeking proposals from professional Theater Operators to partner with in the development of Theater *ENCORE* which is a proposed up to 99 seat stage theater under development as part of the Tempo at Encore mixed-use apartment building located at 1102 Ray Charles Boulevard, Tampa, Florida. Theater *ENCORE* is the vision of the developers of *ENCORE* Tampa to ensure that live performing arts, music, oratory, educational events and similar creative expressions are once again resident and thriving in this master planned mixed-use community.

Complete details of the requirements are contained in the official Request for Proposal package. Experienced Operators may request a copy of the official Request for Proposals, on or after December 28, 2023 **online at www.TampaHA.org (click on menu, procurement, and follow the prompts), by calling the THA Contracting Office at 813/341-9101 ext. 3480 or by visiting the contracting offices located at 5301 West Cypress Street, Tampa Florida 33607.** All perspective responders must obtain an official copy of the RFP from THA in order to be considered.

The deadline for submitting proposals is 2:00pm (prevailing Tampa time) on Friday, February 2, 2024.

THE HOUSING AUTHORITY OF THE CITY OF TAMPA IS AN EQUAL OPPORTUNITY EMPLOYER.

BY ORDER OF JEROME D. RYANS, PRESIDENT/CEO.

1/5-1/12/23LG 2T

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT
Hillsborough County, FL

REQUEST FOR PROPOSALS FOR LANDSCAPE MAINTENANCE SERVICES

The Rivercrest Community Development District (the "District") requests proposals for landscape maintenance services as more specifically described in the RFP Package. The RFP Package may be obtained by email request to the District's Field Manager Mick Sheppard msheppard@gmscfl.com and Director of Field Operations, Clayton Smith csmith@gmscfl.com. The RFP Package includes, but is not limited to, this Request for Proposals, Instructions to Proposers, Evaluation Criteria, Scope of Work, and a combined affidavit. RFP packets will be available upon request starting **Friday January 19th, 2024, at 9:00 A.M.**

There will be a mandatory pre-proposal meeting on **Monday January 22, 2024, at 10:00 A.M.** at the GMS Tampa office - **4530 Eagle Falls Pl, Tampa, FL 33619**. Failure to attend will disqualify any interested party in submitting a proposal.

All questions relating to the project must be directed in writing to the Field Manager and Director of Field Operations at the email addresses shown above - csmith@gmscfl.com and msheppard@gmscfl.com. **The deadline for submitting questions relative to the project is Monday February 5th, 2024, at 4:00 P.M.**

Firms desiring to provide services must deliver 1 hard copy of their proposal, together with a thumb drive containing an electronic copy of their proposal, in a sealed envelope (bearing the name of the Proposer and "Rivercrest CDD Landscape Maintenance Services RFP") addressed to Mick Sheppard, Field Manager, at the office of GMS located at 4530 Eagle Falls Place, Tampa, FL 33619 by **Tuesday February 20th, 2024, at 11:00 A.M.** Shortly after the proposal deadline the proposals will be opened and the name of each proposer and total price in the Landscape Fee Summary excel form will be announced. No official action will be taken at this meeting, it is held for the limited purpose of opening the bids.

DATE	EVENT
January 19, 2024 - 9:00 AM	RFP Packets Available.
January 19, 2024 - 9:00 AM	Site Available for Review and Inspections.
January 22, 2024 - 10:00 AM	Mandatory Pre-Proposal Meeting at GMS Office.
February 5th, 2024 - 4:00 PM	Deadline for Bidders' Questions.
February 9th, 2024 - 3:00 PM	Deadline For Response to Bidder Questions.
February 20th, 2024 - 10:00 AM	Proposals Due/Public Opening Meeting at GMS Office

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(Continued on next page)

REQUEST FOR PROPOSAL

To: All Interested Bidders

Sealed bids will be received in person at New Life Village's Clubhouse at 4926 Venice Lake Ave, Tampa FL 33619 until Feb 28, 2024 at 2:00 P.M. and will be opened at the same location on Mar 4, 2024 at 2:00 P.M. and visible to vendors and the public, for the following: Services, Labor, Materials and Equipment required for installation of:

Turf and goals on the multipurpose field; a dog park with fencing, benches, and signs; speed bumps; hard wired security cameras; and anti-climb fencing surrounding the pool and along the exterior of the property.

A mandatory pre/bid meeting will be held onsite on Jan 31 at 1:00 P.M.

All work shall be in accordance with the U.S. Department of Housing and Urban Development, Florida Statute, and and other applicable laws. The bidder must agree to comply with the Davis Bacon and Related Acts. The contractor shall abide by equal opportunity of employment and nondiscrimination in the workplace. The wage determination for this contract is FL20240065 1/5/2024 in accordance with the Copeland Anti-Kickback Act that requires workers be paid weekly, deductions are permissible, and contractors submit certified payrolls.

Plans and specifications will be available upon request to Grant & Compliance Director: Spiros Kapsaskis at email: spiros@newlifevillage.org.

Persons with disabilities requiring reasonable accommodation to participate in this event should call 813 304 0623 ext. 102 or email spiros@newlifevillage.org no later than seven days prior to the proceeding.

1/12-1/19/24LG 2T

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 subject to a deed restriction prohibiting any new septic system or other device for the sanitary disposal of waste.

SWF Parcels 15-228-1421S; 15-228-1422S; 15-228-1765S; 15-228-1855S; 15-228-1860S; 15-228-1991S

Real estate in Hernando County consisting of individual lots in Sections 6, 7 Township 21 South, Range 18 East. Property Appraiser for Hernando County, Florida, identifies these properties as Parcel Key numbers 633498, 633452, 774488, 793573, 794144, 794037.

Specifications may be obtained from the District at 2379 Broad Street, Brooksville, Florida 34604 or by calling 352-448-6003 or 1-800-423-1476 (Florida only).

1/12/24LG 1T

CONSORCIO DEL CONDADO DE PINELLAS
AVISO DE DISPONIBILIDAD DE FONDOS
PRESENTACIÓN CONSOLIDADA PARA 2023-2024
FEDERAL, ESTATAL, LOCAL
PROGRAMAS DE DESARROLLO COMUNITARIO Y DE VIVIENDA

10 de enero de 2024

El condado de Pinellas está aceptando presentaciones de propuestas de desarrollo comunitario y de vivienda del Año Fiscal 2024-2025. La asistencia para los fondos del proyecto estará disponible gracias a los programas de subvención Federal, Estatal y Locales como se describe a continuación.

Los fondos federales disponibles previstos para el año fiscal 2024-2025 son los siguientes:

$ 2,505,188	Subvención en bloque para el Desarrollo Comunitario e Ingresos de Programa
$ 2,233,919	Programa de Sociedades para la Inversión de Vivienda HOME e Ingreso de Programa
$ 214,487	Programa de subvenciones para soluciones de emergencia

Todavía no se ha recibido la confirmación de los niveles de subvención federales para 2024. Los niveles de fondos identificados arriba están sujetos a cambios.

Programa de Subvención en Bloque para el Desarrollo Comunitario (CDBG): La Ley Federal de Vivienda y Desarrollo Comunitario de 1974, en su texto reformado, proporciona fondos del Programa Federal de Subvención en Bloque para el Desarrollo Comunitario para proyectos que promueven el desarrollo de comunidades urbanas viables mediante la provisión de viviendas decentes, un entorno de vida adecuado y la ampliación de las oportunidades económicas, principalmente para las personas de ingresos bajos y moderados (LMI).

El Condado prevé disponer de aproximadamente $1,800,000 en fondos de CDBG para nuevas propuestas de proyectos para los siguientes tipos de actividades elegibles que se encuentran dentro de las necesidades prioritarias identificadas en el Plan Consolidado del condado: (1) Desarrollo de viviendas asequibles y preservación (2) Proyectos de mejora de instalaciones públicas (incluyendo adquisición y construcción/rehabilitación) que sirven a las personas de recursos bajos y moderados y a las poblaciones con necesidades especiales, incluyendo a las personas sin hogar dentro de la jurisdicción del Condado; (3) Proyectos de infraestructura pública en áreas específicas y distritos especiales; y (4) Actividades de servicio y operación que sirven a las personas de ingresos bajos y moderados y a las poblaciones con necesidades especiales, incluyendo a las personas sin hogar.

El condado de Pinellas fomenta el diseño innovador y sostenible para incluir sistemas de energía fotovoltaica (solar), energía y agua eficientes y características ambientalmente sostenibles que incorporan las normas de construcción ecológica.

Programa de Sociedades de Inversión de Vivienda (HOME): El Título II de la Ley Nacional de Vivienda Asequible de Cranston-Gonzales de 1990, según enmienda, proporciona fondos HOME para actividades de vivienda asequible, incluyendo la construcción, compra y/o rehabilitación de viviendas asequibles para alquiler o propiedad de vivienda.

El condado de Pinellas están en un consorcio con la ciudad de Largo y prevé tener aproximadamente $2,000,000 para actividades de vivienda asequible. La ciudad de Largo recibe un porcentaje de los fondos de HOME como parte del consorcio y asigna los fondos a actividades de vivienda.

Programa de subvenciones para soluciones de emergencia (ESG): La Ley de Asistencia de Emergencia para Personas sin Hogar y Transición Rápida a la Vivienda de 2009 (Ley HEARTH), que modifica la Ley McKinney-Vento de Asistencia a personas sin hogar, proporciona fondos mediante el programa de ESG para atender las necesidades de las personas sin hogar en refugios de emergencia o de transición con el fin de ayudar a las personas a recuperar rápidamente la estabilidad en una vivienda permanente después de experimentar una crisis de vivienda y/o la falta de vivienda.

El Condado anticipa tener aproximadamente $195,000 en fondos de ESG disponibles para nuevas propuestas de proyectos para los siguientes tipos de actividades elegibles: (1) prevención de la falta de vivienda/realojamiento rápido; (2) operaciones de refugio (3) asistencia comunitaria en las calles; y (4) renovaciones de refugio. Se pretende que los fondos del componente de refugios de emergencia de ESG ayuden a mejorar el número y la calidad de los refugios de emergencia para personas y familias sin hogar y ayuden al funcionamiento de los refugios.

Información sobre la propuesta: Se podrán presentar las propuestas a partir de las **7:00 a.m. del miércoles 10 de enero de 2024**.

Las propuestas se aceptarán a través de la aplicación en línea del Condado. El enlace al portal de propuestas en línea está disponible en la página web del Condado en https://pinellas.gov/pinellas-county-housing-development-funding/.

Fecha de vencimiento de presentación de propuestas: viernes 16 de febrero de 2024 a las 5:00 p.m.

Las propuestas deben presentarse a través del portal de propuestas en línea y en estado de "*Propuesta presentada*", antes de las **5:00 p.m. del viernes 16 de febrero de 2024**.

La selección de las actividades se basa en un proceso competitivo de acuerdo con los siguientes criterios: las actividades deben ser compatibles con las prioridades del Plan Consolidado Quinquenal del Condado y contar con la aprobación de la jurisdicción local donde se ubique la actividad; ser un proyecto sólido desde el punto de vista conceptual; ser un proyecto viable desde el punto de vista financiero; demostrar la capacidad del que presenta la propuesta para ejecutar y administrar el proyecto; ser capaz de cumplir y mantener el cumplimiento de las normativas federales, estatales y/o locales aplicables; tener un valor para el desarrollo de la comunidad (costo frente a impacto en la comunidad); tener un impacto positivo demostrable en la comunidad que se ponga de manifiesto a través de métricas de desempeño responsables; contar con la participación de residentes o empresas que cumplan los requisitos de la Sección

Fondos federales, estatales y locales adicionales: El Condado de Pinellas, por su parte, prevé recibir aproximadamente $225,000 en ingresos del programa a través del Programa de Estabilización de Vecindarios (NSP) para el año fiscal que comienza el 1 de octubre de 2024.

Además de los fondos federales para vivienda, los fondos del Programa Estatal de Iniciativas de Vivienda Estatal (SHIP) y los Fondos Locales del Fondo Fiduciario de Vivienda local (HTF) estarán disponibles para programas de vivienda asequible. El condado de Pinellas anticipa tener aproximadamente $7,290,106 en fondos SHIP disponibles de la asignación estatal prevista y los ingresos del programa. El condado prevé recibir aproximadamente $250,000 en ingresos del programa de fondos locales del HTF.

Programas y actividades de vivienda asequible: El Condado de Pinellas financia programas de vivienda de forma continua utilizando los fondos CDBG, HOME, NSP, SHIP y HTF disponibles. Estos programas incluyen el desarrollo de viviendas, la asistencia para el pago inicial, la rehabilitación de la vivienda ocupada por el propietario, y los servicios de vivienda, tales como la capacitación de los compradores de viviendas y la asesoría para la prevención de la ejecución hipotecaria.

Las propuestas para actividades de desarrollo de viviendas asequibles pueden presentarse en cualquier momento durante el año. Las actividades de desarrollo de viviendas incluyen la conservación y/o producción de desarrollos de viviendas de alquiler asequibles, desarrollos de alquiler de ingresos mixtos y desarrollos de viviendas para compradores de viviendas.

La información sobre los programas de desarrollo comunitario y de vivienda del condado están disponible en: https://pinellas.gov/builders-and-developers/.

Jurisdicción: Los fondos CDBG deben utilizarse para beneficiar a los residentes ubicados en el Condado Urbano (todas las áreas no incorporadas y todas las áreas incorporadas excepto St. Petersburg, Clearwater, Largo, Pinellas Park, Belleair Shore y Redington Beach). Los fondos de HOME deben utilizarse para beneficiar a los residentes del Consorcio del Condado de Pinellas (Condado Urbano y Ciudad de Largo). Los fondos ESG deben beneficiar a las personas sin hogar o en riesgo de no tenerlo ubicadas fuera de los límites de la ciudad de San Petersburgo.

Los fondos locales de SHIP y HTF local deben utilizar para beneficiar a los residentes del condado (todas las áreas no incorporadas y todas las incorporadas).

1/12/24LG 1T