CITRUS COUNTY

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CA-000862

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

v.

JOSEPH E. FINN, et al.,
Defendants.

NOTICE OF SALE

Notice is hereby given that, pursuant to the Amended Consent Final Judgment of Foreclosure entered on January 2, 2024 in the above-styled cause in the Circuit Court of Citrus County, Florida, the Clerk of Citrus County, Florida will sell the property situated in Citrus County, Florida described as:

Description of Mortgaged and Personal Property

LOT 38, HOMOSASSA HIDEAWAY UNIT NO.1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 3, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

The street address of which is 6860 S. Holly Oak Pt., Homosassa, FL 34448.

at a public sale to the highest bidder on **April 4, 2024 at 10:00 a.m.** at http://www.citrus.realforeclose.com pursuant to the Amended Consent 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 at the Office of the Trial Court Administrator, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida 34450, Telephone (352) 341-6700, 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 10, 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**
24211.22747

1/19-1/26/24LG 2T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-001146
Division Probate

IN RE: ESTATE OF
CHERYL L. TOLLMANN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CHERYL L. TOLLMANN, deceased, whose date of death was August 28, 2023, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N Apopka Avenue #101, Inverness, FL 34450. 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 19, 2024.

Personal Representative:
KERRI LYNN TOLLMANN
5 Power House Road
Uncasville, CT 06382

Attorney for Personal Representative:
TRAVIS D. FINCHUM
Florida Bar No. 75442
Special Needs Lawyers, PA
901 Chestnut Street, Suite C
Clearwater, FL 33756
Telephone: (727) 443-7898
Email: travis@specialneedslawyers.com, liz@specialneedslawyers.com

1/19-1/26/24LG 2T

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
PROBATE DIVISION
File No. 23001365CPAXCMX

IN RE: ESTATE OF
MARILYN J. BERRY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARILYN J. BERRY, deceased, whose date of death was September 18, 2022; File Number 23001365CPAXCMX, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS 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 19, 2024.

Personal Representative:
TINA BERRY
606 Chronister Street
York, PA 17406

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

1/19-1/26/24LG 2T

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 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

NOTICE OF SALE

ALFREDO TOWING SERVICES: 4770 ES-92 HWY PLANT CITY FL, 33563 P#: 813-414-1127 WILL SALE AT A RESERVED PUBLIC SALE THE FOLLOWING VEHICLE PURSUANT TO CHAPTER 713.78 OF THE F. S. AT 9:00 AM ON FEB. 5, 2024.

1999 TRAI TL 1PT01JAH0X6010610

1/19/24LG 1T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CASE NO.:23-CC-121077
DIVISION: V

BEACON SALES ACQUISITION, INC., a foreign corporation, d/b/a BEACON BUILDING PRODUCTS,
Plaintiff,

vs.

N.A.C. CONSTRUCTION SERVICES, INC., a Florida corporation,
Defendant.

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

TO: N.A.C. CONSTRUCTION SERVICES, INC.
216 Tuscanooga Road
Mascotte, FL 34736

YOU ARE HEREBY NOTIFIED that an action has been filed against you for Breach of Contract and Open Account and you are required to serve a copy of your written defenses, if any, to it on Brian A. Leung, Esq., whose address is Holcomb & Leung, P.A., 3203 W. Cypress St., Tampa, FL 33607 on or before February 27, 2024, and to 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.

This Notice shall be published once a week for four (4) consecutive weeks in La Gaceta newspaper.

WITNESS my hand and seal at Hillsborough County, Florida this 17th day of January, 2024.

Cindy Stuart
Clerk of the Circuit Court
800 E. Twiggs Street
Tampa, FL 33602

By: /s/ Isha Tirado-Baker
Deputy Clerk

Holcomb & Leung, P.A.
3203 W. Cypress St., Tampa, FL 33607

1/19-2/9/24LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No. 23-CP-004097

IN RE: THE ESTATE OF
LANA PRINE MULLINO,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of LANA PRINE MULLINO, deceased, whose date of death was September 24, 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 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 19, 2024.

Personal Representative:
Paul Mullino
10548 Bay Hills Circle
Thonotosassa, Florida 33592

Attorney for Personal Representative:
Charles Adams, Esq.
Florida Bar No. 91288
charles@zoeckleinlawpa.com
info@zoeckleinlawpa.com
Brice Zoecklein, Esq.
Florida Bar No. 85615
brice@zoeckleinlawpa.com
ZOECKLEIN LAW, PA
329 Pauls Drive
Brandon, Florida 33511
Tel: (813) 501-5071
Fax: (813) 925-4310

1/19-1/26/24LG 2T

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT
Florida Department of Environmental Protection
Division of Air Resource Management, Permit Review Section
Draft Air Permit No. 0570039-153-AC
Tampa Electric Company, Big Bend Station
Hillsborough County, Florida

Applicant: The applicant for this project is Tampa Electric Company (TEC). The applicant's authorized representative and mailing address is: James Williams, Director, TEC, Big Bend Station, 13031 Wyandotte Road, Gibsonton, Florida 33534-5833.

Facility Location: TEC operates the existing Big Bend Station, which is located in Hillsborough County at 13031 Wyandotte Road in Gibsonton, Florida.

Project: The Big Bend Station is a nominal 2,083 megawatt (MW) electric generation facility, which is classified under Standard Industrial Classification Code No. 4911. The facility consists of one fossil fuel fired utility boiler (Unit 4); two steam turbines; a simple cycle combustion turbine (SCCT)-generator peaking unit set consisting of 2 SCCTs (SCCT Units 4A and 4B); a combined cycle combustion turbine (CCCT)-generator set consisting of two SCCTs (CTs 5 and 6) and heat recovery steam generators (HRSGs) connected to a single steam turbine generator that can operate in simple cycle and combined cycle modes; solid fuels, fly ash, limestone, gypsum, slag, and bottom ash storage and handling facilities; and fuel oil storage tanks. Unit 4 is fired with varying combinations of natural gas, coal, petroleum coke, and coal residual from the TEC Polk Power Station. The SCCTs (Units 4A and 4B) are fired with natural gas and ultra-low sulfur diesel (ULSD). CTs 5 and 6 are fired exclusively with natural gas. The natural gas distribution system for Unit 4 is supported by two (2) natural gas-fired process heaters. The facility is also supported by four (4) diesel engine driven emergency generators and a surface coating operation for miscellaneous metal parts used by the facility.

TEC is requesting a revision to Permit No. 0570039-140-AC, which authorized a rework of selected tube and corner panels for Big Bend Unit 4, to reflect that Unit 4 has not been able to reach 90% of its design capacity after completion of the authorized work. This permit replaces Permit No. 0570039-140-AC in its entirety. More details are provided in the enclosed Technical Evaluation and Preliminary Determination.

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, 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 Division of Air Resource Management's (DARM) Permit Review Section is the Permitting Authority responsible for making a permit determination for this project. The Permitting Authority's physical address is: 2600 Blair Stone Road, Tallahassee, Florida. The Permitting Authority's mailing address is: 2600 Blair Stone Road, MS #5505, Tallahassee, Florida 32399-2400. The Permitting Authority's telephone number is 850/717-9000.

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 address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application, and the information submitted by the applicant, exclusive of confidential records under Section 403.111, F.S. Interested persons may contact the Permitting Authority's project review 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 by entering draft permit number: 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 permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of Unit 4 after the authorized work will not adversely impact air quality and that the project will comply with all applicable 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.

This air construction permit is being publicly noticed consistent with the procedures for Title V permits in Rule 62-210.350, F.A.C., including a 30-day public comment period and a provision, if requested, for a public meeting regarding the project. In addition, the permit package will be provided to EPA for a 45-day review period running concurrently with the 30-day public comment period consistent with the requirements of Rule 62-213.450, F.A.C., and contains compliance provisions consistent with the requirements of Rule 62-213.440, F.A.C. These provisions satisfy the procedural requirements of the Title V permit process, and therefore, after the final air construction permit is issued upon completion of the comment periods, the Title V permit's terms will be administratively corrected to add the conditions from this air construction permit. The administrative correction will be completed without requiring a public notice or EPA review.

Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit and requests for a public meeting for a period of 30 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 30-day period to the above address and electronically to David Read at David.Read@FloridaDEP.gov. In addition, if a public meeting is requested within the 30-day comment period and conducted by the Permitting Authority, any oral and written comments received during the public meeting will also be considered by the Permitting Authority. If timely received comments 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) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, Agency_Clerk@dep.state.fl.us, 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

(Continued on next page)

HILLSBOROUGH COUNTY

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 Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, 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.

1/19/24LG 1T

NOTICE OF PUBLIC SALE

BILAL TOWING gives notice that on 02/01/2024 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.

1HGCY1F21PA028495 2023 HOND

1/19/24LG 1T

NOTICE OF PUBLIC SALE

BILAL TOWING gives notice that on 02/03/2024 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.

3HGGK5H46LM700704 2020 HOND

JH2MC13015K103277 2005 HOND

WAUDG74F35N053741 2005 AUDI

1/19/24LG 1T

NOTICE OF PUBLIC SALE

BILAL TOWING gives notice that on 02/05/2024 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.

3N1CN7AP3KL859661 2019 NISSA

5XXGN4A78CG042387 2012 KIA

JH4CU2F69AC034526 2010 ACUR

1/19/24LG 1T

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

CIVIL DIVISION

Case No.: 2022-CA-007352

REGIONS BANK SUCCESSOR BY MERGER WITH AMSOUTH BANK,
Plaintiff,

-vs-

KYLE V. KARRAS, THE UNKNOWN SPOUSE OF KYLE V. KARRAS, MOIRA VENDOLA F/K/A MOIRA KARRAS, and THE UNKNOWN SPOUSE OF MOIRA VENDOLA F/K/A MOIRA KARRAS, if living, and all unknown parties claiming by, through, under or against the above named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH UNDER OR AGAINST MARGARET T. O'MALLEY, DECEASED;THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH UNDER OR AGAINST NEIL D. KARRAS, DECEASED; HUNTINGTON BY THE VILLAGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; UNKNOWN TENANT #1; and UNKNOWN TENANT #2;
Defendants.

NOTICE OF SALE

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

HILLSBOROUGH COUNTY

THE SOUTH 48.89 FEET OF LOT 15, LOWELL VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA,

at public sale, to the highest and best bidder, for cash by electronic sale beginning at 10:00 a.m. at www.hillsborough.realforeclose.com on February 12, 2024.

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 this 16th day of January, 2024.

ROD B. NEUMAN, Esquire
For the Court

By: /s/ ROD B. NEUMAN, Esquire

Gibbons | Neuman
3321 Henderson Blvd, Tampa, FL 33609

1/19-1/26/24LG 2T

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

JUVENILE DIVISION

CASE NO.: 22-DP-444 DIVISION: S

IN THE INTEREST OF:

E.L.

Minor Child

NOTICE OF ACTION

THE STATE OF FLORIDA:

TO: Jeremy Lucas (Father)
DOB: 03/20/1986
Last Known Address: 925 Parker Forbes Lane, Plant City, FL 33566

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 Schultz-Kin, Judge of the Circuit Court at 8:45 A.M. on March 5, 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 11th day of January, 2024.

Cindy Stuart, Clerk of Circuit Court
Hillsborough County, Florida

By: s/ Indray Zelaya
Deputy Clerk

1/19-2/9/24LG 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

COUNTY CIVIL DIVISION

CASE NO.: 2023-CC-099303

EMERALD OAKS HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

MICHAEL FRANTZ,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on January 11, 2024 by the County Court of Hillsborough County, Florida, the property described as:

Lot 7, Block D of EMERALD OAKS ◘ A REPLAT, according to the Plat thereof as recorded in Plat Book 118, Page 237, 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 March 1, 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/ Niurka F. Asmer
Niurka F. Asmer, Esquire
Florida Bar No: 370680
nasmer@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

1/19-1/26/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

CASE NO.: 2024-CP-000104

DIVISION: A

IN RE: ESTATE OF:

ANTHONY PASSALACQUA, JR.,
Deceased

NOTICE TO CREDITORS

The administration of the estate of ANTHONY PASSALACQUA, JR., (deceased), whose date of death was January 8, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 801 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 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 19, 2024.

Petitioner:
/s/ BRANDY SHAY LAWRENCE

Attorney for Petitioner:
/s/ CHARLES W. INMAN, ESQ.
Florida Bar No. 191930
The Law Offices of
Calandra & Inman, P.L.
2605 North Howard Avenue
Tampa, FL 33607
Email: inmancw@yahoo.com
Telephone: (813) 254-9100

1/19-1/26/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

CASE NO.: 2023-CP-003201

DIVISION: A

IN RE: ESTATE OF:

CHARLIE M L WHISENANT,
(Deceased)

NOTICE TO CREDITORS

The administration of the estate of CHARLIE M L WHISENANT, (deceased), whose date of death was May 30, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 801 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 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 19, 2024.

Petitioner:
/s/ OLGA BEASLEY

Attorney for Petitioner:
/s/ CHARLES W. INMAN, ESQ.
Florida Bar No. 191930
The Law Offices of
Calandra & Inman, P.L.
2605 North Howard Avenue
Tampa, FL 33607
Email: inmancw@yahoo.com
Telephone: (813) 254-9100

1/19-1/26/24LG 2T

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

CIVIL DIVISION

CASE NO: 23-CC-114989

DIV. L

OAK FOREST OF TAMPA HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,

vs.

TRACY DIAZ, a single woman and UNKNOWN TENANT,
Defendants.

NOTICE OF ACTION

STATE OF FLORIDA

TO: TRACY DIAZ, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN.

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

Lot 92, Block 5, OAK FOREST 2, according to the map or plat thereof, as recorded in Plat Book 73, Page 3, of the Public Records of Hillsborough County, Florida.

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

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

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

DATED on this 16th day of January, 2024.

Clerk of the Circuit Court

By: /s/ Regina Carvalho
Deputy Clerk

1/19-1/26/24LG 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:

THE WELLNESS ACADEMY

Owner: Jason Thomassy
10014 N Dale Mabry Hwy, Ste 217
Tampa, FL 33618

1/19/24LG 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:

ESI PRODUCTION SERVICES

Owner: Erick Celeiro
5126 W Cypress St
Tampa, FL 33607

1/19/24LG 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:

KH KHKH LLC

Owner: My Company Formation Inc.
1940 Fountain View Dr #3010
Houston, Texas, FL 77057

1/19/24LG 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:

BRIGHT SPARK ELECTRIC

Owner: Matthew Kassel
4016 Henderson Blvd, Suite D
Tampa, FL 33629

1/19/24LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 23-CP-2478

IN RE: ESTATE OF
MALACHI J. FUREY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Malachi J. Furey whose last known address 18203 Hollyhills Way, Tampa, Hillsborough County, Florida, 33647, whose age was sixty six (66) and the last four digits of whose social security number are 2310 died on February 20, 2023, at James A. Haley Veterans Hospital Tampa, Florida. 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 19, 2024.

Personal Representative:
/s/ Sheila Mary Furey
Sheila Mary Furey
c/o Comparetto Law Firm
P.O. Box 1298
St. Petersburg, FL 33731

Attorney for Personal Representative:
/s/ A.J. Comparetto
Anthony J. Comparetto, Esq.
111 2nd Avenue NE Suite 360
St. Petersburg, FL 33731
727-851-6625
Attorney for Plaintiff

(Continued on next page)

NOTICE OF PUBLIC HEARING

ON FEBRUARY 01, 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. CDD24-2207

An Ordinance of the City of Tampa, Florida establishing the Gas Worx Community Development District pursuant to chapter 190, Florida Statutes for the property generally encompassed by Nebraska Avenue to the West, 15th Street to the East, the Selmon Expressway to the South, and 5th Avenue to the North; describing the external boundaries of the district; describing the functions and powers of the district; designating the initial members of the district's board of supervisors; providing for severability; and providing an effective date.

File No. E2023-8 CH 5

An Ordinance of the City of Tampa, Florida, deleting, in its entirety, the City of Tampa Code of Ordinances, Chapter 5, Building Code; adopting local administrative and technical amendments to the Florida Building Code; reorganizing the entire City of Tampa Code of Ordinances, Chapter 5, Building Code, to align with the Florida Building Code; providing for severability; providing an effective date.

File No. VAC-23-25

An Ordinance of the City of Tampa, Florida, vacating, closing, discontinuing and abandoning that East/West portion of alleyway located North of Giddens Avenue, South of Hillsborough Avenue, East of Central Avenue, and West of Interstate 275, within the Plat of East Seminole Heights Subdivision, in the City of Tampa, Hillsborough County, Florida, as more fully described in Section 2 hereof, subject to certain covenants, conditions and restrictions as more particularly set forth herein; providing for enforcement and penalties for violations; providing for definition, interpretations and repealing conflicts; providing for severability; providing an effective date.

File No. E2023-8 CH 27

An ordinance of the City of Tampa, Florida, relating to amendments to the Land Development Code, making revisions to City of Tampa Code of Ordinances, Chapter 27 (Zoning and Land Development); amending Section 27-21, Consistency Matrix; amending Section 27-43, definitions; amending Section 27-91, intent; amending Section 27-111, Intent And Declaration Of Public Policy; amending Section 27-149, Public Notice Requirements for land development decisions and text amendments to the Land Development Code; amending Section 27-150, final decision by City Council and withdrawal of application; amending Section 27-182, Public Realm and Public Realm Zone Standards; amending Section 27-185, General Parking Design Standards by Transportation Mode; amending Section 27-199, Official Schedule of Dimensional Regulations; amending Section 27-231, Intent And Declaration Of Public Policy; amending Section 27-271, authority to establish; amending Section 27-283.11, Vehicle Parking; amending Section 27-287.25, Enforcement authority; penalties; remedies; amending Section 27-330, conflict with other laws; repealing all ordinances or parts of ordinances in conflict therewith; providing for 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

1/19/24LG 1T

HILLSBOROUGH COUNTY

1/19-1/26/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 23-CP-004151
Division: A

IN RE: ESTATE OF
DENNIS MICHAEL MARKS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Dennis Michael Marks Jr., whose date of death was November 7, 2023 and whose social security number is XXX-XX-0418, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. 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 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 Friday, January 19, 2024.

Personal Representative:
/s/ Dennis Michael Marks, Jr.
9225 Bristol Way
Montgomery, AL 36117

Attorney for Personal Representative:
/s/ Judith S. Lambert, Esquire
Lambert Law Offices, PL
617 W. Lumsden Road
Brandon, FL 33511
Telephone: (813) 662-7429
Fax: (813) 685-6575

1/19-1/26/24LG 2T

Legal Notice

I, Wilgan: Cajuste, hereby give public notice that I, pursuant to Section 1 of the Fourteenth Amendment to the Constitution of the United States of America, am a Pre-March 9, 1933, Private Citizen of the United States / Private American National / Non-"U.S. citizen," Private Citizen of the State of Florida as a matter of public record on file with the United States District Court for the Southern District of Georgia, Case No. 2:24mc-0001, said filing having full faith and credit within the fifty sovereign States pursuant to Article IV, Section 1 of the Constitution for the United States of America. Further, I privately reside on a non-militarily occupied private estate at American Common Law and in American Equity on the land of Orange County, State of Florida. Further, I am the Agent of Record and Sole Beneficiary holding equitable title by nature to all property, real and personal, held in the Name and Estate of WILGAN CAJUSTE, a national private trust. Further, the President, as Commander in chief, and the Secretary of the Treasury of the emergency war powers military government of the UNITED STATES OF AMERICA hold legal title to all property held in the Name and Estate of WILGAN CAJUSTE as a matter of the Commander in chief's emergency war powers seizure of all persons, places and things within the Fifty States of the United States of America pursuant to 12 USC 95a-b and Proclamation 2040 promulgated by President Franklin D. Roosevelt on March 9, 1933. Further, I am not a "sovereign" or a "sovereign citizen," State or National. Further, I claim my Constitutional right to a civilian due process of law in both criminal and civil matters, in both State and National (federal) courts, said civilian due process of law protected by the Fifth and Fourteenth Amendments to the Constitution of the United States of America. Therefore, as a matter of status, title and claim, I hereby refuse any offer by any federal or state officer to be given an emergency war powers military due process of law pursuant to Section 17 of the "Trading With the Enemy Act," (50 USC 4316).

1/19/24LG 1T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CC-109394 – DIVISION U

CASABLANCA OF CITRUS PARK HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
THOMAS A. ESPOSITO, as Trustee of the 11112-2022 LAND TRUST,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on January 11, 2024 by the County Court of Hillsborough County, Florida, the property described as:

Lot 24, Block 1, CASA BLANCA, according to plat thereof as recorded in Plat Book 89, Page 28, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 11112 Blaine Top Place, Tampa, FL 33626.

will be sold by the Hillsborough County Clerk at public sale on February 16, 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

1/19-1/26/24LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CC-064422 – DIVISION U

RIVER OAKS CONDOMINIUM I ASSOCIATION, INC.,
Plaintiff,
vs.
CHERIESE BROWN,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on January 11, 2024 by the County Court of Hillsborough County, Florida, the property described as:

UNIT 603, BUILDING 6, RIVER OAKS CONDOMINIUM I, PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGE 52 AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 3615, PAGE 1906 THRU 1977, INCLUSIVE OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, AND ANY AMENDMENTS THERETO.

PROPERTY ADDRESS: 4725 Puritan Circle, Unit 603, Tampa, FL 33617.

will be sold by the Hillsborough County Clerk at public sale on February 16, 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

1/19-1/26/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-004231

IN RE: ESTATE OF
HATTIE M. BAEZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of HATTIE M. BAEZ, deceased, whose date of death was June 12, 2023; File Number 23-CP-004231, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other 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 19, 2024.

Personal Representative:
ASHLEY BAEZ
5307 Point Pleasant Lane
Tampa, FL 33611

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

1/19-1/26/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-00410

IN RE: ESTATE OF
CATHERINE CARRUTH
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CATHERINE CARRUTH, deceased, whose date of death was September 10, 2022; File Number 23-CP-00410, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other 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 19, 2024.

Personal Representative:
IVORY CATHERINE CARRUTH
6800 Sandalwood Drive
Port Richey, Florida 34668

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

1/19-1/26/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-004063

IN RE: ESTATE OF
JORGE ORLANDO TORRES-GUZMAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JORGE ORLANDO TORRES-GUZMAN, deceased, whose date of death was March 7, 2023; File Number 23-CP-004063, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other 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 19, 2024.

Personal Representative:
KERRY JEAN TORRES
3131 W. Euclid Avenue
Tampa, FL 33629

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528

(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

AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 W. Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

1/19-1/26/24LG 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-003491
Division: "A"

IN RE: THE ESTATE OF
MARIAN SMOKER
DECEASED.

NOTICE TO CREDITORS

The administration of the Estate of MARIAN SMOKER, deceased, whose date of death was March 24, 2023, and whose social security number is xxx-xx-4154, 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 within the time provided by law or be forever barred.

The date of the first publication of this notice is 1/19/2024.

Personal Representative:
JOANNE FREY
55 Ipanema Way
Fort Pearce, Florida 34951

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

1/19-1/26/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-004131
Division B

IN RE: ESTATE OF
CHARLIE BROWN CROSSON, JR.,
Deceased.

NOTICE TO CREDITORS
(summary administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of CHARLIE BROWN CROSSON, JR., deceased, File Number 23-CP-004131; 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 February 20, 2023; that the total value of the estate is real property valued at approximately $69,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiary:

BRENDA CHARLENE BOYER	11105 Bloomington Dr. Tampa, Florida 33635

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 19, 2024.

Person Giving Notice:
/s/ BRENDA CHARLENE BOYER
11105 Bloomington Drive
Tampa, Florida 33635

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

1/19-1/26/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 23-CP-003538
Division U

IN RE: ESTATE OF
TONI LEE KESTER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of TONI LEE KESTER, deceased, whose date of death was September 24, 2023, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa FL 33601-1110. 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 19, 2024.

Personal Representative:
/s/ Thomas Cory Kester
Thomas Cory Kester
2410 E. 38th St.
Tulsa, OK 74105

Attorney for Personal Representative:
/s/ J. Scott Taylor
J. Scott Taylor, Esq.
11708 Clare Hill Ave.
Riverview, FL 33579
Email Address: scott.taylor8@icloud.com
Phone 813-767-5844
Florida Bar Number 0149430

1/19-1/26/24LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO.: 22-DP-444 DIVISION: S

IN THE INTEREST OF:
E.L.
Minor Child

NOTICE OF ACTION

THE STATE OF FLORIDA:

TO: Jeremy Lucas (Father)
DOB: 03/20/1986
Last Known Address: 925 Parker Forbes Lane, Plant City, FL 33566

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 Schultz-Kin, Judge of the Circuit Court at 8:45 A.M. on March 5, 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 11h day of January, 2024.

Cindy Stuart, Clerk of Circuit Court
Hillsborough County, Florida

By: s/ Pamela Packwood
Deputy Clerk

1/19-2/9/24LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 23-DR-016087
Division: EP

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 2/15/2024, 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 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 10, 2024

Cindy Stuart
Clerk of the Circuit Court

By: /s/ Jennifer Aboufadle
Deputy Clerk

1/19-2/9/24LG 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

IN THE COUNTY COURT OF THE 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 lOS 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.

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
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

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

(Continued on next page)

HILLSBOROUGH COUNTY

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

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

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 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.

(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 **2/14/2024** 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-23-0003373
NAME OF VIOLATOR: DWAYNE OSWALD HILL AND
LOCATION OF VIOLATION: 1102 W GRACE ST, TAMPA, FL
CODE SECTIONS: 19-231(15)b Roof covering 19-231(15)c Maintenance
LEGAL DESCRIPTION: MUNRO'S AND CLEWIS'S ADDITION TO WEST TAMPA LOTS 1 AND 2 BLOCK 10.
FOLIO: 178634.0000

CASE NO: COD-23-0003773
NAME OF VIOLATOR: NICOLE RHODES /TRUSTEE DATED
LOCATION OF VIOLATION: 2644 S DUNDEE ST, TAMPA, FL
CODE SECTIONS: 19-48
LEGAL DESCRIPTION: SUNSET PARK LOT 21 BLOCK 26
FOLIO: 121914.0000

CASE NO: COD-23-0004696
NAME OF VIOLATOR: LEONOR QEVA AND FERIT
LOCATION OF VIOLATION: 2706 W GRACE ST, TAMPA, FL
CODE SECTIONS: 19-46 19-49 19-56
LEGAL DESCRIPTION: WEAVER ANDREW AND W H WEAVER'S SUBDIVISION W 1/2 OF LOT 2 AND LOT 3 BLOCK 3
FOLIO: 180876.0000

CASE NO: COD-23-0004900
NAME OF VIOLATOR: FREDERICK B GRAY
LOCATION OF VIOLATION: 4206 W LA SALLE ST, TAMPA, FL
CODE SECTIONS: 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: CYPRESS ESTATES LOT 3 BLOCK 4
FOLIO: 111093.0000

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

CASE NO: COD-23-0000257
NAME OF VIOLATOR: MICHAEL DEWAR
LOCATION OF VIOLATION: 6806 N 17TH ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 5-109.1 5-109.6
LEGAL DESCRIPTION: RIVERBEND MANOR THAT PT OF LOTS 1 AND 2 BLOCK T DESC AS COM AT NE COR OF LOT 1 RUN S ALG E BDRY 61.23 FT FOR POB THN WLY 108.56 FT TO A PT ON W BDRY OF LOT 2 SD PT LYING 41.2 FT S OF NW COR OF LOT 2 THN S ALG SD W BDRY 81.90 FT TO SW COR THN NELY ALG S BDRY OF LOTS 2 AND 1 AN ARC DIST OF 107.75 FT (PLAT) TO SE COR OF LOT 1 THN N ALG E BDRY 62.64 FT TO POB
FOLIO: 1149496.0000

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

1/19-2/9/24LG 4T

HILLSBOROUGH COUNTY

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 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 on 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

(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

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 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, 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 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 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://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 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 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-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

(Continued on next page)

HILLSBOROUGH COUNTY

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:

HILLSBOROUGH COUNTY

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

MANATEE COUNTY

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-003457
Division Probate

IN RE: ESTATE OF
RUTH JOYCE CONKEL a/k/a
RUTH CONKEL a/k/a JOYCE CONKEL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of RUTH JOYCE CONKEL a/k/a RUTH CONKEL a/k/a JOYCE CONKEL, deceased, whose date of death was 05/07/2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, 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 19, 2024.

Personal Representative:
Jeffrey Conkel
78 Cedar Dunes Drive
New Smyrna Beach, FL 32169

Attorney for Personal Representative:
Eric T. Preston, Esq.
Attorney
Florida Bar Number: 92513
The Preston Law Firm
605 South Orange Street
New Smyrna Beach, FL 32168
Telephone: (386) 424-9200
Fax: (386) 423-8099
E-Mail: eric@theprestonlawfirm.com
Secondary E-mail:
kathy@theprestonlawfirm.com

MANATEE COUNTY

1/19-1/26/24LG 2T

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

CASE NO.: 2022-CA-000542

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F,
Plaintiff,

vs.

KOLSTER L. JONES, JR.; ET AL.,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered on November 27, 2023 in the above-captioned action, the following property situated in Manatee County, Florida, described as:

LOT 13, BLOCK B, KINGSFIELD, PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 20 THROUGH 24, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, **Angelina "Angel" Colonneso**, on the ***21st day of March, 2024 at 11:00 a.m.*** (**Eastern Time**) **by electronic sale at www.manatee.realforeclose.com** to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

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 Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062 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 7th day of December, 2023

s/ Christian J. Gendreau
CHRISTIAN J. GENDREAU, ESQ.
Florida Bar No.: 620939
Email: cgendreau@storeylawgroup.com
STOREY LAW GROUP, P.A.
221 NE Ivanhoe Blvd, Suite 300
Orlando, FL 32804
Telephone: 407-488-1225
Facsimile: 407-488-1177
Secondary Email:
sbaker@storeylawgroup.com
Attorneys for Plaintiff

1/19-1/26/24LG 2T

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

MANATEE COUNTY

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

ORANGE COUNTY

TRUSTEE'S NOTICE OF SALE
TO: (See Exhibit A-Obligor)
Notice is hereby given that on January 25, 2024 at 11:00AM, in the offices of Manley Deas Kochalski
LLC, 390 North Orange Avenue, Suite 1540, Orlando, Florida, the following described Timeshare Ownership
Interests at Vistana Lakes Condominium will be offered for sale:
Unit Week (See Exhibit A-Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week
in Vistana Lakes Condominium, pursuant to the Declaration of Condominium as recorded in Official
Records Book 4859, Page 3789, Public Records of Orange County, Florida and all amendments
thereof and supplements thereto ('Declaration').
The default giving rise to the sale is the failure to pay assessments as set forth in the Claims of Lien in
favor of Vistana Lakes Condominium Association, Inc., a Florida Corporation encumbering the Timeshare
Ownership Interest recorded (See Exhibit A-Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the
Public Records of Orange County, Florida. The amount secured by the assessment lien is for unpaid
assessments, accrued interest, plus interest accruing at a per diem rate of $(See Exhibit A-Per Diem) together
with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount
due as of the date of the sale of $(See Exhibit A-Total).
The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to
the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee payable to the
Lienholder in the amount of $(See Exhibit A-Total). Said funds for cure or redemption must be received by the
Trustee before the Certificate of Sale is issued.
Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in
the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be
responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title,
including those owed by the Obligor or prior owner.
If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the
day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest.
Valerie N. Edgecombe, Esq.
Michael E. Carleton, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613
Exhibit A
OBLIGOR: Mary Beth Novello, 331 LINDEN ST, Bellmore, NY 11710 and Gary A. Novello, 331 LINDEN
ST, Bellmore, NY 11710; WEEK: 40; UNIT: 1753; TYPE: Even Biennial; DATE REC.: 2023-06-05; DOC
NO.: 20230311954; PER DIEM: $0.26; TOTAL: $1219.23
OBLIGOR: Gary A. Novello, 331 LINDEN ST, Bellmore, NY 11710; WEEK: 21; UNIT: 1785; TYPE: Annual;
DATE REC.: 2023-06-05; DOC NO.: 20230311920; PER DIEM: $0.52; TOTAL: $1872.76
11080-983029

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE
FILE NO.: 23-018963
AMELIA RESORT CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION,
Lienholder,
vs.

ORANGE COUNTY

TONY SIEWERT, AKA T. SIEWERT; MARLENE SIEWERT
Obligor

_____/
TRUSTEE'S NOTICE OF SALE
TO: Tony Siewert, AKA T. Siewert, Box 1202, Lamont, Alberta TOB2ROCanada
Marlene Siewert, BOX 1202, Lamont, Alberta TOB2ROCanada
Notice is hereby given that on February 1, 2024 at 11:00AM in the offices of Manley Deas Kochalski LLC, 390 North Orange Avenue, Suite 1540, Orlando, Florida, the following described Timeshare Ownership Interest at Amelia Resort Condominium will be offered for sale:
Unit Week 03, in Unit 28205, an Annual Unit Week in Amelia Resort Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 9231, Page 0884, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ('Declaration').
The default giving rise to the sale is the failure to pay assessments as set forth in the Claim(s) of Lien encumbering the Timeshare Ownership Interest recorded June 8, 2023 as Document No. 20230322920 of the Public Records of Orange County, Florida. The amount secured by the assessment lien is for unpaid assessments, accrued interest, plus interest accruing at a per diem rate of $0.52 together with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount due as of the date of the sale of $1,807.99.
The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee payable to the Lienholder in the amount of $1,807.99. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued.
Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner.
If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest.
Valerie N. Edgecombe, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028, Columbus, OH 43216
Telephone: 407-404-5266
11080-983116

TRUSTEE'S NOTICE OF SALE
TO: (See Exhibit A-Obligor)
Notice is hereby given that on February 1, 2024 at 11:00AM, in the offices of Manley Deas Kochalski
LLC, 390 North Orange Avenue, Suite 1540, Orlando, Florida, the following described Timeshare Ownership
Interests at Vistana Spa Condominium will be offered for sale:
Unit Week (See Exhibit A-Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week
in Vistana Spa Condominium, pursuant to the Declaration of Condominium as recorded in Official
Records Book 3677, Page 0335, Public Records of Orange County, Florida and all amendments
thereof and supplements thereto ('Declaration').
The default giving rise to the sale is the failure to pay assessments as set forth in the Claims of Lien in
favor of Vistana Spa Condominium Association, Inc., a Florida Corporation encumbering the Timeshare
Ownership Interest recorded (See Exhibit A-Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the
Public Records of Orange County, Florida. The amount secured by the assessment lien is for unpaid
assessments, accrued interest, plus interest accruing at a per diem rate of $(See Exhibit A-Per Diem) together
with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount
due as of the date of the sale of $(See Exhibit A-Total).
The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to
the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee payable to the
Lienholder in the amount of $(See Exhibit A-Total). Said funds for cure or redemption must be received by the
Trustee before the Certificate of Sale is issued.
Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in
the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be
responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title,
including those owed by the Obligor or prior owner.
If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the
day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest.
Valerie N. Edgecombe, Esq.
Michael E. Carleton, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613
Exhibit A
OBLIGOR: I Pierce, AKA Ionie Pierce, 1764 SCHENECTADY AVE, Brooklyn, NY

(Continued on next page)

ORANGE COUNTY

11234; WEEK: 48; UNIT:
0409; TYPE: Annual; DATE REC.: 06/20/2023; DOC NO.: 20230345422; PER DIEM: $0.50; TOTAL:
$1740.05
OBLIGOR: Michael T. Webb, 3605 SPRING MOUNTAIN RD, Fort Smith, AR 72916; WEEK: 18; UNIT:
0469; TYPE: ; DATE REC.: 06/20/2023; DOC NO.: 20230345327; PER DIEM: $0.92; TOTAL: $2905.42
OBLIGOR: Pamela Ostrander, 40 LOCST LANE, Huntington Bay, NY 11743 and Michael Murphy, 40
LOCST LANE, Huntington Bay, NY 11743; WEEK: 16; UNIT: 0410; TYPE: Annual; DATE REC.: 2023-06-
20; DOC NO.: 20230345351; PER DIEM: $0.47; TOTAL: $1709.49
OBLIGOR: Megan Mcgeorge, 425 RICHARD AVE, Leasing, MI 48917; WEEK: 21; UNIT: 0435; TYPE:
Annual; DATE REC.: 2023-06-20; DOC NO.: 20230345327; PER DIEM: $0.47; TOTAL: $1695.99
OBLIGOR: Atif Khan, 520 BRICKELL KEY DRIVE #1715, Miami, FL 33131; WEEK: 29; UNIT: 0433; TYPE:
Annual; DATE REC.: 2023-06-20; DOC NO.: 20230345327; PER DIEM: $0.47; TOTAL: $1709.49
11080-983109

TRUSTEE'S NOTICE OF SALE
TO: (See Exhibit A-Obligor)
Notice is hereby given that on February 1, 2024 at 11:00AM, in the offices of Manley Deas Kochalski
LLC, 390 North Orange Avenue, Suite 1540, Orlando, Florida, the following described Timeshare Ownership
Interests at Vistana Spa Condominium will be offered for sale:
Unit Week (See Exhibit A-Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week
in Vistana Spa Condominium, pursuant to the Declaration of Condominium as recorded in Official
Records Book 3677, Page 0335, Public Records of Orange County, Florida and all amendments
thereof and supplements thereto ('Declaration').
The default giving rise to the sale is the failure to pay assessments as set forth in the Claims of Lien in
favor of Vistana Spa Condominium Association, Inc., a Florida Corporation encumbering the Timeshare
Ownership Interest recorded (See Exhibit A-Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the
Public Records of Orange County, Florida. The amount secured by the assessment lien is for unpaid
assessments, accrued interest, plus interest accruing at a per diem rate of $(See Exhibit A-Per Diem) together
with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount
due as of the date of the sale of $(See Exhibit A-Total).
The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to
the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee payable to the
Lienholder in the amount of $(See Exhibit A-Total). Said funds for cure or redemption must be received by the
Trustee before the Certificate of Sale is issued.
Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in
the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be
responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title,
including those owed by the Obligor or prior owner.
If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the
day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest.
Valerie N. Edgecombe, Esq.
Michael E. Carleton, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613
Exhibit A
OBLIGOR: Vanessa Campbell, 41-43 NORTH STREET, Newburgh, NY 12550; WEEK: 34; UNIT: 0624;
TYPE: Annual; DATE REC.: 2023-06-20; DOC NO.: 20230345400; PER DIEM: $0.00; TOTAL: $1455.91
OBLIGOR: Kevin E. Vandewalker, 122 HICKORY ROAD, Lake In The Hills, IL 60156; WEEK: 09; UNIT:
0658; TYPE: Annual; DATE REC.: 2023-06-20; DOC NO.: 20230345351; PER DIEM: $0.47; TOTAL:
$1709.49
OBLIGOR: Michael Johnson, 48 KINGSBRIDGE DRIVE, Lumberton, NJ 08048 and Jackie Johnson, 48
KINGSBRIDGE DRIVE, Lumberton, NJ 08048; WEEK: 44; UNIT: 0738; TYPE: Annual; DATE REC.: 2023-
06-20; DOC NO.: 20230345422; PER DIEM: $0.47; TOTAL: $1709.49
OBLIGOR: Joaquin Fernandez Solano Lopez, AYALA VELAZQUEZ 373, Asuncion Paraguay and Luisa
Adela Solano Lopez De Fernandez, AYALA VELAZQUEZ 373, Asuncion Paraguay; WEEK: 23; UNIT: 0619;
TYPE: ; DATE REC.: 06/20/2023; DOC NO.: 20230345327; PER DIEM: $0.47; TOTAL: $1709.49
11080-983110

TRUSTEE'S NOTICE OF SALE
TO: (See Exhibit A-Obligor)
Notice is hereby given that on January 25, 2024 at 11:00AM, in the offices of Manley Deas Kochalski
LLC, 390 North Orange Avenue, Suite 1540, Orlando, Florida, the following described Timeshare Ownership
Interests at Bella Florida Condominium will be offered for sale:
Unit Week (See Exhibit A-Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week
in Bella Florida Condominium, pursuant to the Declaration of Condominium as recorded in Official
Records Book 6222, Page 1987, Public Records of Orange County, Florida and all amendments
thereof and supplements thereto ('Declaration').
The default giving rise to the sale is the failure to pay assessments as set forth in the Claims of Lien in
favor of Bella Florida Condominium Association, Inc., a Florida Corporation encumbering the Timeshare
Ownership Interest recorded (See Exhibit A-Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the
Public Records of Orange County, Florida. The amount secured by the assessment lien is for unpaid
assessments, accrued interest, plus interest accruing at a per diem rate of $(See Exhibit A-Per Diem) together
with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount
due as of the date of the sale of $(See Exhibit A-Total).
The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to
the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee payable to the
Lienholder in the amount of $(See Exhibit A-Total). Said funds for cure or redemption must be received by the
Trustee before the Certificate of Sale is issued.
Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in
the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be
responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title,
including those owed by the Obligor or prior owner.
If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the
day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest.
Valerie N. Edgecombe, Esq.
Michael E. Carleton, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613
Exhibit A
OBLIGOR: Stacy Chesnutt, 361 A CR 2538, Baldwyn, MS 38824 and Eric Chesnutt, 361 A CR 2538,
Baldwyn, MS 38824; WEEK: 14; UNIT: 09508; TYPE: Odd Biennial; DATE REC.: 2023-06-05; DOC NO.:
20230313191; PER DIEM: $0.88; TOTAL: $2075.17
OBLIGOR: Mark Schindler, 1855 NW 76TH WAY, Pembroke Pines, FL 33024 and Patricia N Schindler,
1855 NW 76TH WAY, Pembroke Pines, FL 33024; WEEK: 35; UNIT: 09406; TYPE: Odd Biennial; DATE
REC.: 06/02/2023; DOC NO.: 20230311567; PER DIEM: $0.33; TOTAL: $1594.96
OBLIGOR: Linda A. Malinowski, 908 LOCKPORT RD, Youngstown, NY 14174; WEEK: 36; UNIT: 10103;
TYPE: Annual; DATE REC.: 06/02/2023; DOC NO.: 20230311567; PER DIEM: $0.30; TOTAL: $1556.70
OBLIGOR: Milton D. Quinones, 9006 5TH AVE., Brooklyn, NY 11209 and Melba M Quinones, 9006 5TH
AVE., Brooklyn, NY 11209; WEEK: 34; UNIT: 01206; TYPE: Annual; DATE REC.: 2023-06-02; DOC NO.:
20230311567; PER DIEM: $0.30; TOTAL: $1569.85
OBLIGOR: Gina Kang, 1464 MILE POST DRIVE, Dunwoody, GA 30338 and Robert Kim, 5925 LAUREL
OAK DR, Suwanee, GA 30024; WEEK: 19; UNIT: 01404; TYPE: Even Biennial; DATE REC.: 2023-06-05;
DOC NO.: 20230313191; PER DIEM: $0.33; TOTAL: $1594.95
11080-983036

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE
FILE NO.: 23-022304
BELLA FLORIDA CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION,
Lienholder,
vs.
ALBERT J. RAPELLA; KIMBERLY RAPELLA
Obligor

_____/

TRUSTEE'S NOTICE OF SALE
TO: Albert J. Rapella, 2042 DRUMONE COURT, Midlothian, VA 23112
Kimberly Rapella, 2042 DRUMONE CT, Midlothian, VA 23112
Notice is hereby given that on January 25, 2024 at 11:00AM in the offices of Manley Deas Kochalski LLC, 390 North Orange Avenue, Suite 1540, Orlando, Florida, the following described Timeshare Ownership Interest at Bella Florida Condominium will be offered for sale:
Unit Week 04, in Unit 04504, an Even Biennial Unit Week in Bella Florida Condominium, pursuant to the Declaration of Condominium of Bella Florida Condominium, as recorded in Official Records Book 6222, Page 1987, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ('Declaration').
The default giving rise to the sale is the failure to pay assessments as set forth in the Claim(s) of Lien encumbering the Timeshare Ownership Interest recorded June 2, 2023 as Document No. 20230311680 of the Public Records of Orange County, Florida. The amount secured by the assessment lien is for unpaid assessments, accrued interest, plus interest accruing at a per diem rate of $0.33 together with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount due as of the date of the sale of $1,634.95.
The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee payable to the Lienholder in the amount of $1,634.95. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued.
Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner.
If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest.
Valerie N. Edgecombe, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028, Columbus, OH 43216
Telephone: 407-404-5266
11080-983038

TRUSTEE'S NOTICE OF SALE
TO: (See Exhibit A-Obligor)
Notice is hereby given that on January 25, 2024 at 11:00AM, in the offices of Manley Deas Kochalski
LLC, 390 North Orange Avenue, Suite 1540, Orlando, Florida, the following described Timeshare Ownership
Interests at Key West Condominium will be offered for sale:
Unit Week (See Exhibit A-Week), in (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Key
West Condominium, pursuant to the Declaration of Condominium as recorded in Official Records
Book 8048, Page 0131, Public Records of Orange County, Florida and all amendments thereof and
supplements thereto ('Declaration').
The default giving rise to the sale is the failure to pay assessments as set forth in the Claims of Lien in
favor of Villages Key West Condominium Association, Inc., a Florida Corporation encumbering the Timeshare
Ownership Interest recorded (See Exhibit A-Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the
Public Records of Orange County, Florida. The amount secured by the assessment lien is for unpaid
assessments, accrued interest, plus interest accruing at a per diem rate of $(See Exhibit A-Per Diem) together
with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount
due as of the date of the sale of $(See Exhibit A-Total).
The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to
the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee payable to the
Lienholder in the amount of $(See Exhibit A-Total). Said funds for cure or redemption must be received by the
Trustee before the Certificate of Sale is issued.
Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in
the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be
responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title,
including those owed by the Obligor or prior owner.
If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the
day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest.
Valerie N. Edgecombe, Esq.
Michael E. Carleton, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613
Exhibit A
OBLIGOR: Jason M. Van Hoorebeke, AKA Jason Van Hoorebeke, 3342 NW C ST, RICHMOND, IN 47374
and Brooke N. Van Hoorebeke, AKA Brooke Van Hoorebeke, 3342 NW C ST, RICHMOND, IN 47374;
WEEK: 31; UNIT: 14303; TYPE: Annual; DATE REC.: 2023-07-07; DOC NO.: 20230379543; PER DIEM:
$0.30; TOTAL: $1554.22
OBLIGOR: Elite Condominiums, INC., a Texas Corporation, 8002 ACOMA LN, Dallas, TX 75252; WEEK:
11; UNIT: 14307; TYPE: Annual; DATE REC.: 2023-07-07; DOC NO.: 20230379611; PER DIEM: $0.81;
TOTAL: $2588.05
OBLIGOR: Graham Maurice Perry, 55 CANONS DRIVE, Edgeware HA8 7RG United Kingdom and
Josephine Perry, 55 CANONS DRIVE, Edgeware HA8 7RG United Kingdom; WEEK: 32; UNIT: 122090;
TYPE: Annual; DATE REC.: 2023-07-07; DOC NO.: 20230379543; PER DIEM: $0.81; TOTAL: $2818.05
OBLIGOR: Evelyn Joyce Clement, 56 ADELAIDE ST., Detroit, MI 48201; WEEK: 45; UNIT: 15104; TYPE:
Annual; DATE REC.: 2023-07-07; DOC NO.: 20230379543; PER DIEM: $0.61; TOTAL: $2328.03
OBLIGOR: Brianna M. Brickley, 16 MEADOWVIEW LANE PO BOX 66, New Lisbon, NJ 08064 and
Christopher M Brickley, 16 MEADOWVIEW LANE PO BOX 66, New Lisbon, NJ 08064; WEEK: 11; UNIT:
15303; TYPE: Annual; DATE REC.: 2023-07-07; DOC NO.: 20230379611; PER DIEM: $0.30; TOTAL:
$1554.22
11080-983035

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE
FILE NO.: 23-024466
VISTANA DEVELOPMENT, INC., A FLORIDA CORPORATION,
Lienholder,
vs.
HEATHER LOUISE MATHESON; JAMES PATRICK MATHESON
Obligor

_____/

TRUSTEE'S NOTICE OF SALE
TO: Heather Louise Matheson, 14509 LEONARD CALVERT DR., Accokeek, MD 20607
James Patrick Matheson, 14509 LEONARD CALVERT DR., Accokeek, MD 20607
Notice is hereby given that on February 1, 2024 at 11:00AM in the offices of Manley Deas Kochalski LLC, 390 North Orange Avenue, Suite 1540, Orlando, Florida, the following described Timeshare Ownership Interest at Vistana Fountains Condominium will be offered for sale:
Unit Week 49, in Unit 1350 and Unit Week 49, in Unit 1351, Vistana Fountains Condominium, pursuant to the Declaration of Condominium of Vistana Fountains Condominium, as recorded in Official Records Book 4155, Page 0509, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ('Declaration').
The default giving rise to the sale is the failure to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest recorded January 21, 2014 as Document No. 20140031740 of the Public Records of Orange County, Florida. The amount secured by the Mortgage is the principal due in the amount of $16,795.66, together with interest accruing on the principal amount due at a per diem of $5.56, and together with the costs of this proceeding and sale, for a total amount due as of the date of the sale of $19,418.09.
The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale, by sending certified funds to the Trustee payable to the Lienholder in the amount of $19,418.09. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued.
Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner.
If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest.
Valerie N. Edgecombe, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028, Columbus, OH 43216
Telephone: 407-404-5266
11080-983114

TRUSTEE'S NOTICE OF SALE
TO: (See Exhibit A-Obligor)
Notice is hereby given that on January 25, 2024 at 11:00AM, in the offices of Manley Deas Kochalski
LLC, 390 North Orange Avenue, Suite 1540, Orlando, Florida, the following described Timeshare Ownership
Interests at Flex Collection Vacation Ownership Plan will be offered for sale:
VOI Number: (See Exhibit A-VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership
Points: (See Exhibit A-Points), in the Flex Collection Trust and includes an equity interest in the
Trust Association, together with its appurtenances including use rights in the Trust Property and
ownership in the Trust Association all according to the Flex Collection Vacation Ownership Plan,
and subject to the Flex Collection Declaration of Vacation Ownership Plan ("Declaration"), as
recorded in Official Records at Document No. 20170606632, Public Records of Orange County,
Florida, and all amendments and supplements thereto, and subject to that certain FLEX
COLLECTION TRUST AGREEMENT, as described in the Memorandum of Trust as recorded in
Official Records at Document No. 20170606633, and further subject to the Vacation Ownership
Documents, as defined in the Declaration, taxes and assessments for the current and subsequent
years and conditions, restrictions, limitations, reservations, easements and other matters of record.
The default giving rise to the sale is the failure to make payments as set forth in the Mortgage in favor of
Flex Collection, LLC, a Florida Limited Liability Company encumbering the Timeshare Ownership Interest
recorded (See Exhibit A- Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the Public Records of
Orange County, Florida. The amount secured by the Mortgage is the principal due in the amount of $(See
Exhibit A-Principal), together with interest accruing on the principal amount due at a per diem of $(See
Exhibit A-Per Diem), and together with the costs of this proceeding and sale, for a total amount due as of the
date of the sale of $(See Exhibit A-Total).
The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to
the date the Trustee issues the Certificate of Sale, by sending certified funds to the Trustee payable to the
Lienholder in the amount of $(See Exhibit A-Total). Said funds for cure or redemption must be received by
the Trustee before the Certificate of Sale is issued.
Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in
the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be
responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title,
including those owed by the Obligor or prior owner.
If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the
day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest.
Valerie N. Edgecombe, Esq.
Michael E. Carleton, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613
Exhibit A
OBLIGOR: Jaime A. Herrera, 11286 WARMINGTON STREET, RIVERSIDE, CA 33158; VOI: 514964-01;
TYPE: Odd Biennial; POINTS: 81000; DATE REC.: 10/27/2021; DOC NO.: 20210659266; PRINCIPAL:
$14403.27; PER DIEM: $5.77; TOTAL: $16974.14
OBLIGOR: Derrick Maurice Ellis, 82651 CASTLETON DR, Indio, CA 92203 and Deborah Marlene Ellis,
82651 CASTLETON DRIVE, Indio, CA 92203; VOI: 523691-01; TYPE: Annual; POINTS: 44000; DATE
REC.: 11/08/2022; DOC NO.: 20220681036; PRINCIPAL: $17156.98; PER DIEM: $6.46; TOTAL:
$20036.76
11080-982987

IN THE CIRCUIT COURT FOR SEMINOLE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-003900-O

IN RE: ESTATE OF
MARILYN MENDELEWICZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Marilyn Mendelewicz, deceased, whose date of death was October 30, 2022, is pending in the Circuit Court for SEMINOLE County, Florida, Probate Division, the address of which is 301 N Park Ave., Sanford, FL 32771. 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 19, 2024.

Personal Representative:
/s/ Barry Mendelewicz
Barry Mendelewicz
427 Hazel Ct.
Orlando, Florida 32804

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

1/19-1/26/24LG 2T

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

(Continued on next page)

ORANGE 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:
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 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.

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 Avenue, 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 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

OSCEOLA COUNTY

NOTICE OF SALE

THE VEHICLE(S) LISTED BELOW WILL BE SOLD AT A RESERVED PUBLIC SALE PURSUANT TO CHAPTER 713.585 OF THE F.S. AT 9:00 AM ON FEB.14, 2024.

2013 BMW 4D WBA3B3C53DF540832 AT M SPEC: 21 W. KEEN ST KISSIMMEE, FL 34741 P#:321-444-3370 SUM TO REDEEM VEHICLE IS: $1,419.47.

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 (1-866-299-9391) AT LEAST 1 WEEK PRIOR TO THE LIEN SALE.

1/19/24LG 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

THAI GOLD IN AMERICA

Located at **5641 Quiet Palm Loop** : **Osceola County** in the City of **Saint Cloud** : Florida, **34771-8453** intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at **Saint Cloud** Florida, this **January** day of **17, 2024**

Owner: KHONGKLIN NONGYAO

1/19/24LG 1T

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

CASE NO.: 2023 CC 003481 CF

HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC.,
Plaintiff
vs.
JOHN H. SILLER, TASHANA SILLER AND UNKNOWN PARTIES IN POSSESSION,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

Notice is given that pursuant to the Final Judgment of Foreclosure, dated January 16, 2024, in Case No. 2023 CC 003481 CF, of the County Court in and for Osceola County, Florida, in which HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JOHN H. SILLER and TASHANA SILLER are the Defendants, the Clerk of the Court shall sell the property at public sale on March 20, 2024, at 11:00 a.m., according to Administrative Order 201-01, at the Osceola County Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741, in accordance with Section 45.031, Fla.Stat. The following described property set forth in the Final Judgment:

Lot 263, Hammock Trails Phase 2A - A Replat, according to the map or plat thereof, as recorded in Plat Book 22, Page(s) 133, of the Public Records of Osceola County, Florida;

A/K/A

Property Address: 4731 Seeley St. Kissimmee, Florida 34758

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, 2 COURT HOUSE SQ. STE. 2000, KISSIMMEE, FL 34741, TELEPHONE 407-343-3500 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 1-800-955-8771.

/s/ Morgan B. Swenk
MORGAN, B. SWENK, ESQUIRE

CLAYTON & MCCULLOH, P.A.
1065 Maitland Center Commons Blvd.
Maitland, Florida 32751

1/19-1/26/24LG 2T

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

CASE NO.: 2023-CA-003423

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST,
Plaintiff,
vs.
ANGEL SUAREZ; et. al.,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered on January 8, 2024, in the above-captioned action, the following property situated in Osceola County, Florida, described as:

LOT 10, BLOCK 2158, POINCIANA SUBDIVISION, NEIGHBORHOOD 1, VILLAGE 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 144, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, Kelvin Soto, Esq., on the ***13th day of February, 2024 at 11:00 a.m.*** **at the Osceola County Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741**, to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079 at least 7 days before your scheduled court appearance, or immediately if you receive less than a 7 day is notice; if you are hearing or voice impaired, call 711.

Dated this 11th day of January, 2024

s/ Christian J. Gendreau
CHRISTIAN J. GENDREAU, ESQ.
Florida Bar No.: 620939
Email: cgendreau@storeylawgroup.com
STOREY LAW GROUP, P.A.
221 NE Ivanhoe Blvd, Suite 300
Orlando, FL 32804
Telephone: 407-488-1225
Facsimile: 407-488-1177
Secondary Email:
sbaker@storeylawgroup.com
Attorneys for Plaintiff

1/19-1/26/24LG 2T

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2023-CP-000484
Division: 20-B

IN RE: ESTATE OF
KENNETH R. HANAUER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Kenneth R. Hanauer, deceased, whose date of death was May 7, 2023, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, Florida 34741. 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 19, 2024.

Personal Representative:
Kimberly Hanauer
1824 North Stewart Street
Kissimmee, Florida 34746

Attorney for Personal Representative:
/s/ Jeanette Mora
FAMILY FIRST FIRM
Counsel for Petitioner
Beth Roland
Florida Bar Number: 103674
Jeanette Mora
Florida Bar Number: 296735
1030 West Canton Avenue, Suite 102
Winter Park, Florida 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail: jeanette.mora@fff.law
Secondary E-Mail:
probate@familyfirstfirm.com

1/19-1/26/24LG 2T

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2023 CP 000902 PR

IN RE: ESTATE OF
SHERJUNG SINGH DHILLON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Sherjung Singh Dhillon, deceased, whose date of death was June 22, 2023, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Sq., Kissimmee, FL 34741. 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 19, 2024.

Personal Representative:
/s/ Harsimran Kaur Dhillon
Harsimran Kaur Dhillon
1502 Alligator St.
St. Cloud, Florida 34771

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

1/19-1/26/24LG 2T

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).

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

(Continued on next page)

OSCEOLA COUNTY

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

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 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

PASCO COUNTY

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-001810

IN RE: ESTATE OF
BONNI AXLER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Bonni Axler, deceased, whose date of death was July 31, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 19, 2024.

Personal Representative:
/s/ Paul E. Riffel
1319 West Fletcher Avenue
Tampa, Florida 33612

Attorney for Personal Representative:
/s/ Paul E. Riffel
Attorney
Florida Bar Number: 352098
1319 West Fletcher Avenue
Tampa, Florida 33612
Telephone: (813) 265-1185
E-Mail: paul@paulriffel.com
Secondary E-Mail:
service@paulriffel.com

1/19-1/26/24LG 2T

NOTICE OF APPLICATION RECEIVED
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 884414 from FR Swope LB, LLC, Attn Brandon Jenkins, 11 Dupont Circle NW, 9th Floor, Washington, DC 20036. Application received: 12/08/23. Proposed activity: Residential. Project name: RD Ranch (FKA Swope) Phase 1 - Subdivision. Project size: 123 acres Location: Section(s) 10 & 15 Township 25 South, Range 19 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District (District) Tampa Office, 7601 Highway 301 North, Tampa, FL 34637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, 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.

1/19/24LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP002010CPAXES
Division Probate

IN RE: ESTATE OF
ANTHONY BORTON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Anthony Borton, deceased, whose date of death was July 24, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County. 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 19, 2024.

Attorney and Personal Representative:
Michelle Borton
Borton Law PA
Florida Bar Number: 92272
1317 W Busch Blvd
Tampa, FL 33612
Telephone: 813-350-0909

1/19-1/26/24LG 2T

NOTICE OF PUBLIC SALE

COLLATERAL BANKRUPTCY SERVICES, LLC gives Notice of Foreclosure of Lien and intent to sell this vehicle on February 5, 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 Jeep VIN: 1C4RJFBG3NC139921
2018 Mercedes VIN: WDDZF4KB4JA362958
2016 Nissan VIN: JN8AT2MT6GW009941

1/19/24LG 1T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No: 2023-CP-001428

IN RE: ESTATE OF
THEOLOGOS PETRIDIS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Theologos Petridis, deceased, whose date of death was February 27, 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 34656. 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 19, 2024.

Attorney for Personal Representative:
/s/ Paul E. Riffel
Attorney
Florida Bar Number: 352098
1319 West Fletcher Avenue
Tampa, Florida 33612
Telephone: (813) 265-1185
E-Mail: paul@paulriffel.com
Secondary E-Mail:
service@paulriffel.com

1/19-1/26/24LG 2T

NOTICE OF APPLICATION RECEIVED
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 884414 from FR Swope LB, LLC, Attn Brandon Jenkins, 11 Dupont Circle NW, 9th Floor, Washington, DC 20036. Application received: 12/08/23. Proposed activity: Residential. Project name: RD Ranch (FKA Swope) Phase 1 - Subdivision. Project size: 123 acres Location: Section(s) 10 & 15 Township 25 South, Range 19 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District (District) Tampa Office, 7601 Highway 301 North, Tampa, FL 34637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, 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.

1/19/24LG 1T

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 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

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

(Continued on next page)

PASCO COUNTY

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 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

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

1/12-2/2/24LG 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 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

PINELLAS COUNTY

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 23-003130-FD

Thomas H. Lehn Jr.
Lori L. Lehn,
Petitioner,
and
Derek Phillippo,
Respondent.

NOTICE OF ACTION FOR PETITION FOR MINOR NAME CHANGE

TO: DEREK PHILLIPPO
Last Known Address: Unknown

YOU ARE NOTIFIED that an action for Petition for Minor Name Change has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Thomas H. Lehn Jr., & Lori L. Lehn, whose address is 1375 Pasadena Ave. South #649, South Pasadena, FL 33707, on or before 28 days after first publication, and file the original with the clerk of this Court at 545 First Ave. N., St. Petersburg, FL 33701, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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 1/16/2024

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

By: /s/ Thomas Smith
Deputy Clerk

1/19-2/9/24LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-012125-ES

IN RE: ESTATE OF
JOHN V. MILLER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of John V. Miller, deceased, whose date of death was July 27, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave N, St. Petersburg, FL 33701. 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 19, 2024.

Personal Representative:
/s/ John-Paul Miller
1821 Patlin Cir S
Largo, Florida 33770

Attorney for Personal Representative:
/s/ Katie Everlove-Stone
Attorney
Florida Bar Number: 30271
5328 Central Ave
St. Petersburg, Florida 33707
Telephone: (727) 471-0675
Fax: (866) 326-7610
E-Mail: katie@everlovelegal.com

1/19-1/26/24LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-012479-ES

IN RE: ESTATE OF
PATRICIA A. THOMPSON,
AKA PATRICIA ANN THOMPSON,
AKA PATRICIA A. BLACHUT,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PATRICIA A. THOMPSON, AKA PATRICIA ANN THOMPSON, AKA PATRICIA A. BLACHUT, deceased, whose date of death was February 23, 2023, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 19, 2024.

Personal Representative:
Terrence Rusin
TERRENCE RUSIN
1632 Kanawha Boulevard
Charleston, West Virginia 25311

Attorney for Personal Representative:
Peter A. Rivellini
PETER A. RIVELLINI
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: ssigner@jpfirm.com

1/19-1/26/24LG 2T

Notice of Public Auction

Notice of Public Auction for monies due on Storage Units. Auction will be held on February 6th, 2024 at or after 8:00 AM. Units are said to contain common household items. Property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

10314-10340 US Hwy 19 Port Richey FL 34668		
2044	ELA NAVARRO-NUNEZ	$451.10
1458	RON PERRY	$239.10
1199	ALICE MINIC	$756.10
1381	ANDREW MANNING	$334.30
2508	CHRISTOPHER SCHNEIDER	$305.14
1420	ERIC ARNOLD	$769.40
1527	ALYSON HOLLOWAY	$387.83
1488	PAYGE CLARK	$398.70
1076	JOSEPH FAMIGLETTI	$262.45
2014	ANITA LAIN	$642.83
1297	RONALD NEMETZ	$318.71
2692	CINDY SHIRK	$430.02
1306	ETORNAM DZREKEY	$518.10
2635	MEGAN YOUNG	$264.60
1575	JOSE PEREZ	$557.42
1110	TIMOTHY HOSTNICK	$527.60
1124	JUSTIN MACDONALD	$557.42
1031	PATRICIA SANTANA	$580.64
1478	ASHLEY MICHAEL	$345.00
2345	XENIA BORJAS	$823.53
1375	PATRICIA SANTANA	$757.30
6118 US Hwy 19 New Port Richey FL 34652		
C419	TAMMY SPRINGER	$719.80
B325	DONALD SANBORN	$957.80
C336	LUCIA MELARA	$562.88
B309	DAVID CARR	$745.70
C453	LEAH JOHNSON	$558.90
B117	GERALD BROWN	$637.01
C487	SHACLARA MORGNA	$730.70
C555	HAROLD JR. CHARLES	$526.30
C577	SARAH LAZZARA	$296.77
C026	CARRY MAGYAR	$469.96
C155	MARIA FEBLES	$390.35
6209 US Hwy 19 New Port Richey FL 34652		
F-015	CORY MAXWELL	$408.65
E-011	SHIRLEY STALEY	$689.70
F-006	CONNIE GROSSO	$272.40
H-019	BOBBI COCHRAN	$516.20
J-24U	ALICIA SWACK	$691.30
F-053	VINCENT LOTT	$218.95
E-007	MICHAEL SCHLEKSER	$267.00
J-22U	ALICIA SWACK	$587.50
F-041	SZCZURASZEK IRENEUSZ	$697.30
J-001	KENNETH STANWOOD	$860.90
5631 US Hwy 19 New Port Richey FL 34652		
1413	RON BROWN	$476.71
1321	TERRI JUAREZ	$571.25
1252	RICHARD MCCULLEN	$373.56
30750 US Hwy 19 Palm Harbor FL 34684		
B030	CHARLES RAPP	$820.31
B507	BARBARA FLOYD PELHAM	$520.03
B258	SPONAUGLE WELLNESS INST	$502.60
B475	CLIFTON LEWIS	$310.06
B284	CRAIG BROWN	$406.26
B227	PATRICK DOWD	$812.22
B016	JENNIFER MUELLER	$794.21
B001	EBEN CHRISS	$356.20
23917 US Hwy 19 N Clearwater FL 33765		
2019	MARC-ANTHONY RODRIGUEZ	$756.61
2402	DEIDRA GROSSEIBL	$907.80
2326	ALENDRA MINERICK	$1,091.40
13564 66th St N Largo FL 33771		
1027	MICHAEL EELLS	$605.60
1155	JAMES KEIDERLING	$518.10
E-107	TOM SLACK	$557.83
H-211	ROSALYN JONES	$326.65
L-055	SHAWN KABZA	$385.25
E-203	JACK CADAVID	$366.50
AA0181G	ELIZABETH BARRETT	$1,758.80
13240 Walsingham Rd Largo FL 33774		
D226	BONNIE CICCARELLI	$389.45
D281	FRANSESCA RIONTINO	$318.45
D252	MICHELLE COLEMAN	$989.90
D048	MICHELLE COLEMAN	$2,722.59
C131	MICHELLE COLEMAN	$945.06
B102	KENYANIA COX	$706.95
D296	CATHER GISSENDANNER	$603.71
C135	BUDD GEIGER	$460.85
C029	HEIDI CISEWISKI	$349.71
D009	HEIDI CISEWSKI	$373.56
4015 Park Blvd Pinellas Park FL 33781		
A235	ALEXANDER GROBLEWSKI	$362.07
C024	JORGE GARCIA	$692.16
B146	CALVIN HOLMES	$716.85
A225	CHRISTIAN ABIJAH	$519.05
D209	TIMOTHY WAFFORD	$391.25
A236	CHARLES JEAN-BAPSTISTE	$287.50
B108	ARDREA DIXON	$1,631.75
D044	WESLEY MOREHEAD	$697.48
C230	ALEXIS SMITH	$463.20
A227	CHRISTOPHER BAKER	$585.34
D124	ANGELA ACEVEDO	$731.85
975 2nd Ave S Saint Petersburg FL 33705		
4044	JEFFREY OLIVER	$529.56
2067	LEOTIS BLAINE	$412.30
1213	JEFFREY WEBB	$509.43
3065	JASON GRIFFIN	$939.90
4066	SAMUEL HELLER	$537.55
B108	MICHAEL MURPH	$621.60
6249 Seminole Blvd Seminole FL 33772		
567	JEWEL DEAN	$959.66
781	PRECIOUS MCCAULEY	$229.28
33	KATRINA NORTH	$369.88
37	LYNELL LEMASTER	$386.25
940	VAN ENGLISH	$666.44
337	AGO HUSKIC	$1,399.49
14	BARRY COURTS	$303.64
5200 Park St N Saint Petersburg FL 33709		
455-56	WILMA ROBERTS	$1,411.15
570	JOSE RIVERA	$870.12
545	SHONTEL WILSON	$683.42

(Continued on next page)

PINELLAS COUNTY

222	MICAIAH DIXON	$432.29
016	THOMAS DENNIS SPEARS	$550.36
	2180 S Belcher Rd Largo FL 33771	
B288	JAMES PARKER	$331.70
A003	ROB'T/FRANCES CHAT-FRAZIER	$848.65
E033	CHAD BURGESS	$1,194.42
B424	SHERRY HATCHELL	$196.31
	12420 Starkey Rd Largo FL 33773	
065	LORRAINE WINTERSMITH	$275.99
CA16	DAVE LUCIER	$294.22
B035	DEIDRICH THOMAS	$719.15

1/19-1/26/23LG 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:

CLUB PILATES PARRISH

Owner: Gary Keith
443 Midway Is
Clearwater, FL 33767

1/19/24LG 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:

INFONEY LLC

Owner: Yogesh Pandit
7901 4th Street N Ste 300
St. Petersburg, FL 33702

1/19/24LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-012115-ES
Division Probate

IN RE: ESTATE OF
JAMES M. SALVIA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES M. SALVIA, deceased, whose date of death was August 27, 2023, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must 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 19, 2024.

Personal Representative:
/s/ Vincent Salvia
VINCENT SALVIA
44 Roy Avenue
Massapequa, New York 11758

Attorney for Personal Representative:
/s/ Cynthia I. Waisman, Esq.
Cynthia I. Waisman. P.A.
Attorney for Petitioner
Florida Bar No: 0169986
2451 McMullen Booth Road, Suite 214
Clearwater, Florida 33759
Telephone: (727) 712-2299
Fax: (813) 890-3461
E-Mail: cynthia@cynthiawaismanlaw.com
Secondary E-Mail:
cynthiawaisman@gmail.com

1/19-1/26/24LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 23-009162-ES

IN RE: ESTATE OF
JOHN JOSEPH DAYOCK, JR.,
A/K/A JOHN J. DAYOCK
Deceased.

NOTICE TO CREDITORS

The administration of the estate of John Joseph Dayock a/k/a John J. Dayock, deceased, whose date of death was December 25, 2022, 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 19, 2024.

Personal Representative:
KATHLEEN MCALPINE
5131 12th Avenue South
Gulfport, FL 33707

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

1/19-1/26/24LG 2T

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.

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

The date of first publication of this notice is January 19, 2024.

Personal Representative:
Shauna Dayock Wilkens
3050 Bluebird Dr.
Holiday, Florida 34690

Attorney for Personal Representative:
Paul M. Messina, Jr.
Florida Bar Number: 84490
Messina Law Group, P.A.
2550 Permit Place
New Port Richey, Florida 34655
Telephone: (813) 492-7798
Fax: (727) 869-7346
paul@messinalawgroup.com
service@messinalawgroup.com

1/19-1/26/24LG 2T

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to Florida Statute §715.109, Bay Ranch Mobile Home Village, LLP, d/b/a Bay Ranch Mobile Home Park, offers for public sale the following:

48' 1970 Ritz HS Mobile Home
Title #: 4570135
VIN# 06392501

and on February 2, 2024 at 7349 Ulmerton Road, Largo, Pinellas County, Florida 33771, at the hour of 9:30 a.m. or as soon thereafter as possible, the landlord will offer for sale "AS IS" "WHERE IS" the aforesaid personal property at public outcry and will sell the same, subject to ownership rights, liens, and security interests which have priority by law, if any, to the highest bidders and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs of storage, advertising and sale, due and owing the landlord. The name and addresses of the former owners are Centneal Ross 6611 Hanks Drive, Baton Rouge, LA 70812; and The Estate of Jaime Perry a/k/a Jamie Perry 6611 Hanks Drive, Baton Rouge, LA 70812.

Bay Ranch Mobile Home Village, LLP, d/b/a Bay Ranch Mobile Home Park
By: Patrick M. Singer,
Attorney for Bay Ranch Mobile Home Village, LLP
Authorized Agent

Landlord Law, P.A.
14502 N. Dale Mabry Hwy., Suite 200
Tampa, FL 33618

1/19-1/26/24LG 2T

FICTITIOUS NAME NOTICE

Notice is hereby given that Florida Insurance, Inc, owner, (sole-owner), desiring to engage in business under the fictitious name of

BENEFIT OPTIONS

located in Pinellas County, in Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

1/19/24LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-012530-ES

IN RE: ESTATE OF
MARY LOUISE MURPHY
Deceased

NOTICE TO CREDITORS

The administration of the estate of MARY LOUISE MURPHY, deceased, whose date of death was September 14, 2023; File Number 23-012530-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 19, 2024.

Personal Representative:
KATHLEEN MCALPINE
5131 12th Avenue South
Gulfport, FL 33707

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

1/19-1/26/24LG 2T

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. 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

POLK COUNTY

IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2023 CP 003534

IN RE: ESTATE OF
HELEN LORRAINE DECAROLIS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Helen Lorraine Decarolis, deceased, whose date of death was April 15, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

(Continued on next page)

POLK COUNTY

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 19, 2024.

Personal Representative:
Maryellen Jacobs
329 Sioux Drive
Winter Haven, Florida 33881

Attorney for Personal Representative:
Charles Adams, Esq.
Fla. Bar No.: 91288
Brice Zoecklein, Esq.
Fla. Bar No. 85615
Zoecklein Law P.A.
329 Pauls Drive
Brandon, Florida 33511
brice@zoeckleinlawpa.com
charles@zoeckleinlawpa.com
info@zoeckleinlawpa.com
Tel: (813) 501-5071
Fax: (813) 925-4310

1/19-1/26/24LG 2T

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

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 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, Dissestablishment 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

SARASOTA COUNTY

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 877519 from 5900 SBNP, LLC, 7978 Cooper Creek Blvd, University Park, FL 34201. Application received: August 23, 2023. Proposed activity: commercial development. Project name: Cocoplum South Medical Building. Project size: 3 acres. Location: Section 33, Township 39 South, Range 21 East, in Sarasota County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.swfwmd.state.fl.us. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.swfwmd.state.fl.us. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

1/19/24LG 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:

CATHOLICS FIGHT PORN

Owner: Steven Oconnor
5755 Liatris Circle
Sarasota, FL 34238

1/19/24LG 1T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 23-CP-004974-SC

IN RE: ESTATE OF
JOHN ADRIAN PANECKI,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of John Adrian Panecki, deceased, whose date of death was July 5, 2023, 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 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 19, 2024.

Personal Representative:
Renee McGowan
11140 McDowell Shortcut Road., Lot 19
Murells Inlet, SC 29576

Attorney for Personal Representative:
Brice Zoecklein, Esq.
Florida Bar No. 85615
Email Address:
brice@zoeckleinlawpa.com
Zoecklein Law, P.A.
329 Pauls Drive
Brandon, FL 33511

1/19-1/26/24LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, OF THE STATE OF FLORIDA
PROBATE DIVISION
Case No.: 2023-CP-004176-SC

IN RE: THE ESTATE OF
NORMAN CHARBONNEAU,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of NORMAN CHARBONNEAU, deceased, whose date of death was July 6, 2023 and whose social security number is xxx-xx-5356, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Clerk of Court, 2000 Main St #102, Sarasota, FL 34237. 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 1/19/24.

Personal Representative:
Sarah Charbonneau
4939 Live Oak Dr
Sarasota, FL 34232

Attorney for Petitioner:
ROSS M. MABERY, ESQ.
PERRY G. GRUMAN, P.A.
3400 W. Kennedy Blvd.
Tampa, FL 33609
(813) 870-1614
Florida Bar No. 100939
ross@grumanlaw.com

1/19-1/26/24LG 2T

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 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:
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

SARASOTA COUNTY

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

HILLSBOROUGH TRANSIT AUTHORITY (HART)

The Hillsborough Transit Authority (HART) will be accepting proposals for the following:

Upcoming Opportunities:

- Fogmaker Vehicle Fire Suppression System Inspection and Repair
- Supplier Managed Hardware, Janitorial and Safety
- Landscaping Services
- Vending and Fresh Micro Market

The solicitation documents are/will be available to download from Bonfire at https://gohart.bonfirehub.com

All inquiries pertaining to the solicitations may be directed to: (813) 384-6383 or e-mail at zickefoosec@goHART.org.

1/19/24 1T

CITY OF TEMPLE TERRACE
PUBLIC NOTICE

The City Council of the City of Temple Terrace, Florida, has scheduled a **PUBLIC HEARING** for February 20, 2024 at 6:00 p.m., or as soon thereafter as possible in the Council Chambers at City Hall, 11250 N. 56th Street to consider the purchase of property located at 7911 Harney Road, Temple Terrace, Florida (Folio No. 038206-0000 and Folio No. 038206-0020). The purchase price being considered is one million six hundred thousand dollars ($1,600,000).

Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with Florida Statute Section 286.26, persons with disabilities needing special accommodation to participate in these meetings should contact the Mayor, through the City Clerk's office, no later than 5:00 p.m. two business days prior to the meeting.

Dated this 12th day of January 2023.

Cheryl A. Mooney, City Clerk

1/19/24LG 1T

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

PORT TAMPA BAY
INVITATION TO BID (ITB) NO: B-003-24
PROJECT NO. 23-00523
HOOKER'S POINT VEHICLE STORAGE AREA

Port Tampa Bay (PTB) is advertising an Invitation to Bid (ITB) from firms / individuals qualified to add a new 10.5-acre parking area at Berth 203 within the Hooker's Point Property.

The Procurement Document is available on DemandStar (www.demandstar.com) Friday, January 19, 2024. All responses to the Procurement shall include completed Procurement Documents, including the Respondent's Questionnaire. Firms failing to submit the required Procurement Documents may be deemed non-responsive.

PTB will hold a NON-MANDATORY PRE-BID TELECONFERENCE on Thursday, January 25, 2024, at 11:30 a.m. Prospective Respondents are not required to participate. If prospective Respondents plan to participate, they should view the documents prior to the teleconference. See the Instructions to Bidders Section of the Procurement Document for the teleconference details.

Electronic submittals are due Thursday, February 8, 2024, at 1:00 p.m. Interested firms should obtain a copy of the procurement instructions and submittal documents and submit a completed electronic response via DemandStar.

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

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

Documents Available on DemandStar	Friday, January 19, 2024
Non-Mandatory Pre-Bid Teleconference	Thursday, January 25, 2024, at 11:30 a.m.
Electronic Submittals Due	Thursday, February 8, 2024, at 1:00 p.m.

1/19/24LG 1T

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
SWMS MAINTENANCE SERVICES PROJECT

Notice is hereby given that the Fishhawk Community Development District ("District") will receive proposals from vendors interested in providing one-time maintenance/repair services related to the District's stormwater management system, including the SWMS Maintenance Services Project ("Project"), as more particularly described in the Project Manual and in accordance with applicable permits and Project plans and specifications.

The Project Manual, consisting of the proposal package, contract, proposal form, plans, and other materials, will be available and may be obtained beginning January 22, 2024, at 9:00 a.m. by e-mailing the District Engineer, Stephen Brletic, at sbrletic@bdiengineers.com, with the subject line "RFP for SWMS Maintenance Services Project." Plans may be obtained in person upon coordination with the District Engineer.

There will be a **non-mandatory pre-bid proposal conference**, on January 29, 2024, at 11:00 a.m., at 5721 Osprey Ridge Drive, Lithia, Florida 33547.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. **The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so**. Any protest of the Project Manual, including the terms and specifications, must be filed with the District within 72 hours of pickup of the Project Manual, together with a protest bond in a form acceptable to the District and in the amount of $10,000.00. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest will result in a waiver of proceedings under Chapter 190, *Florida Statutes*, and other law.

Firms desiring to provide construction services for the referenced Project must submit six (6) original copies and one (1) electronic copy via USB of the required proposal no later than 12:00 p.m. on February 19, 2024, at 5721 Osprey Ridge Drive, Lithia, Florida 33547. The District's Engineer will conduct a special public meeting at that place and time to publicly open the proposals. No official action will be taken at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law including but not limited to Chapter 190, *Florida Statutes*. A copy of the agenda for the meeting may be obtained from the District Engineer, Stephen Brletic, at sbrletic@bdiengineers.com. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least five (5) calendar days before the meeting by contacting Halifax Solutions, LLC, the District Manager, at (813) 575-1955. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope pursuant to the Instructions to Proposers. Hard copies of the proposals may be either mailed or hand-delivered. Proposals received after the time and date stipulated above will not be considered. The District reserves the right to return unopened to the Proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of sixty (60) days after the proposal opening. Firms or individuals submit their proposals on a voluntary basis and therefore are not entitled to compensation of any kind. The District shall not be obligated or be liable for any costs incurred by proposers prior to issuance of a contract. All costs to prepare and submit a response to this RFP shall be borne by the proposer.

In order to submit a bid, each bidder must: (1) be authorized to do business in Florida, and hold all required state federal, and local licenses, including those with Hillsborough County, in good standing; (2) have at least three (3) years' experience with projects of similar size and scope; and (3) comply with Florida's E-verify requirements.

The successful Proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract, with a Surety acceptable to the District, in accordance with Section 255.05, *Florida Statutes*.

All questions regarding the Project Manual or this project shall be directed in writing via mail or email to the District Engineer, Stephen Brletic, at sbrletic@bdiengineers.com. No phone inquiries please.

1/19/24LG 1T

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.

3:00 PM 2/15/24
PAINTING FOR WAYNE PAPY COMMUNITY CENTER (SHELTERED MARKET SOLICITATION)

PRE-BID MEETING TO BE HELD 1/30/24 @9:30AM

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: 1/19/2024
Deanna Faggart, CPPO
Director of Purchasing

City of Tampa, FL
2555 East Hanna Avenue
Tampa, FL 33610

1/19/24LG 1T

NOTICE OF ADOPTION

NOTICE IS HEREBY GIVEN TO WHOM IT MAY CONCERN:

NOTICE is hereby given that on the 9th day of January 2024, the Board of County Commissioners of Hillsborough County, Florida, adopted a Resolution closing, vacating and abandoning the following described property:

V22-0014, portion of the improved platted Right-of-Way known as River International Drive, platted as Autoway Drive abutting Lots 2, 3, and 10, within the Plat of Sunway Subdivision, Plat Book 82, Page 18-1, of the public records of Hillsborough County, Florida, folio 065683-5208, within Section 08, Township 29 South, Range 20 East.

1/19/24LG 1T

Legal Notice of Livestock Impoundment

To Whom It May Concern:

Notification is hereby made that
the following described Livestock:
PieBald Black and White Boar Pig
is now impounded at the Sheriff's Impound Lot.

The amount due by reason of such impounding is $95.00. Said livestock will, unless redeemed within three days from the date hereof 01/19/2024, be offered for sale at public auction to the highest and best bidder for cash. Sheriff Chad Chronister, Sheriff of Hillsborough County, Florida 813-247-8000.

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CONSORCIO DEL CONDADO DE PINELLAS
AVISO DE DISPONIBILIDAD DE FONDOS
PRESENTACIÓN CONSOLIDADA PARA 2024-2025
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).

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