CITRUS COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

SMITH TACKLE CO

Owner: Brandon Smith
3945 W Ivy St
Dunnellon, FL 34433

6/20/25LG 1T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 001018 A

IN RE: ESTATE OF
KENNETH FAY EPLIN SR.
a/k/a KENNETH F. EPLIN,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Kenneth Fay Eplin Sr. a/k/a Kenneth F. Eplin, deceased, whose date of death was June 20, 2024, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Avenue, Inverness, Florida 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.

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

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

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

NOTWITHSTANDING THE TIME 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 June 20, 2025.

Personal Representative:
Kenneth Eplin Jr.
546 Grand Avenue, Unit 2
Rochester, New York 14609

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

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA
FILE NO. 2024-CP-518

IN RE: THE ESTATE OF
MICHAEL DISPONZIO,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of MICHAEL DISPONZIO, deceased, File Number 2024-CP-518 is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Avenue, Inverness, Florida 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 the decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this Notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE 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 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.

The date of first publication of this Notice is June 20, 2025.

Personal Representative:
FRANK DISPONZIO
2030 East 38th Street
Brooklyn, New York 11234

Attorney for Personal Representative:
JAMES P. TARQUIN, ESQUIRE
James P. Tarquin, P.A.
333 NW 3rd Avenue
Ocala, Florida 34475

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025 CP 000519 A
Division: Probate

IN RE: ESTATE OF
MARGARET A. LANGDON

CITRUS COUNTY

Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARGARET A. LANGDON, deceased, whose date of death was November 4, 2023, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 North Apopka Avenue, Inverness, Florida 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 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 June 20, 2025.

Personal Representative:
/s/ SHARON KRAHE
5739 Lake Pleasant Road
Erie, Pennsylvania 16509

Attorney for Personal Representative:
THOMAS R. WALSER, ESQ.
Email Address:
trwalser@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Suite 101
Boca Raton, Florida 33487
Telephone: (561) 210-5500

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA.
CASE No. 2024 CA 000197 A
MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY, PLAINTIFF,
VS.
LUX REAL PROPERTIES, LLC, ET AL., DEFENDANT(S).
NOTICE OF ACTION
To: PAULINE FILUS
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 750 NE 10th St, Crystal River, FL 34428
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Citrus County, Florida:
LOTS 4, 5, 6 AND 7, BLOCK 2, ALLBRITTON`S ADDITION TO CRYSTAL RIVER, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 35, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the Citrus County Chronicle.
Date: June 12, 2025
Clerk of the Circuit Court
By: /s/
Deputy Clerk of the Court
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Citrus County, Trial Court Administrator at 352-341-6700, fax 352-341-7008 or at jsullivan@circuit5.org, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, FL 34450 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1015572

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 000272 A
NATIONSTAR MORTGAGE, LLC
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN ARNOLD A/K/A JOHN BRYAN ARNOLD, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Bradley Taylor Arnold
Last Known Address: 5701 SE 4th Pl, Ocala, FL 34480
Current Residence: UNKNOWN
TO: Bradley Taylor Arnold
Last Known Address: 6901 Railroad St Live Oak, FL 32060
Current Residence: UNKNOWN
TO: Bradley Taylor Arnold
Last Known Address: 108 Rodea Dr Columbia, TN 38401
Current Residence: UNKNOWN
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of John Arnold A/K/A John Bryan Arnold
Last Known Address: 7151 NW 118th Lane, Chiefland, FL 32626
Current Residence: UNKNOWN
TO: Unknown Spouse of John Arnold A/K/A John Bryan Arnold

CITRUS COUNTY

Last Known Address: 7151 NW 118th Lane, Chiefland, FL 32626
Current Residence: UNKNOWN
TO: Unknown Spouse of John Arnold A/K/A John Bryan Arnold
Last Known Address: 1565 W Lockport Ln, Dunnellon, FL 34434
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Parcel 1 (Fee Simple Estate): Begin at the Southeast corner of Lot 864, Town of Dunnellon, according to the Plat thereof recorded in Plat Book 1, Page 23, Public Records of Citrus County, Florida; thence run West 50 feet; thence North 100 feet; thence East 50 feet; thence South 100 feet to the Point of Beginning.
Parcel 2 (Non-Exclusive Easement Estate): TOGETHER WITH a Non-Exclusive Easement for ingress and egress for the benefit of Parcel 1, over the following described real property; The East 50 feet of Block 9, LOVELACE LODGES, according to the Plat thereof, as recorded in Plat Book 2, Page 14, Public Records of Citrus County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: (352) 341-6700.
WITNESS my hand and the seal of this Court this 13 day of June, 2025.
TRACI PERRY
As Clerk of Court
By:TRACI PERRY
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1015689

IN THE CIRCUIT COURT, IN AND FOR CITRUS COUNTY, FLORIDA
CASE NO.: 2025 CA 000119 A

JASONPREET S RANDHAWA,
Plaintiff,

vs.

CURTIS GRAHAM, JR., KENNETH L. GRAHAM, and all others claiming by, through and under KENNETH L. GRAHAM, LOUVENIA PALMER, DOROTHY PALMER, deceased and all others claiming by, through and under DOROTHY PALMER, deceased, KAREN PALMER SCOTT, JEROME PALMER JR., KIMBERLY REVERON, deceased and all others claiming by, through and under KIMBERLY REVERON, deceased, JASON MCMILLAN, JOVAN REVERON, RAISHAYNA BRANDICE MCCLEASE, TODD TURANO, and all others claiming by, through and under TODD TURANO and WILMA B. BENEFIELD, deceased and all others claiming by, through and under WILMA B. BENEFIELD, deceased,
Defendant.

NOTICE OF ACTION

TO: CURTIS GRAHAM, JR., and all others claiming by, through and under CURTIS GRAHAM, JR., KENNETH L. GRAHAM, and all others claiming by, through and under KENNETH L. GRAHAM, DOROTHY PALMER, deceased and all others claiming by, through and under DOROTHY PALMER, deceased, KIMBERLY REVERON, deceased and all others claiming by, through and under KIMBERLY REVERON, deceased, JOVAN REVERON, and all others claiming by, through and under JOVAN REVERON, TODD TURANO, and all others claiming by, through and under TODD TURANO and WILMA B. BENEFIELD, deceased and all others claiming by, through and under WILMA B. BENEFIELD, deceased

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

Parcel 1:

Lot 18, Block 78, Beverly Hills Unit Number Five, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 2 through 5, inclusive, of the Public Records of Citrus County, Florida. a/k/a 104 S Monroe St, Beverly Hills, FL 34465 ("Parcel 1").

Parcel 2:

Lot 1, Block 20, Homosassa Hills Unit No. 2, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 128 through 130, inclusive, of the Public Records of Citrus County, Florida. a/k/a 6445 S Frankfurter Way, Homosassa, FL 34446 ("Parcel 2").

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, within 30 days from first publication date, 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 22nd day of May 2025.

Clerk of the Circuit Court

By: s/ Hanora N. Cassels
As Deputy Clerk

5/30-6/20/25LG 4T

HERNANDO COUNTY

HERNANDO COUNTY

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000567

IN RE: ESTATE OF
TAMARA F. DIANA A/K/A
TAMARA DIANA,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Tamara F. Diana a/k/a Tamara Diana, deceased, whose date of death was April 5, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 June 20, 2025.

Personal Representative:
/s/ Leigh Clifton
8078 Little Tee Lane
Brooksville, Florida 34613

Attorney for Personal Representative:
/s/ Linda S. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 963-7705
Fax: (888) 673-0072
E-Mail: linda@tampabayelderlaw.com

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24000735CAAXMX
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
RENE RODRIGUEZ, SR., ANDREA RODRIGUEZ, RENE RODRIGUEZ, JR., ET AL.,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 10th day of June, 2025, and entered in Case No. 24000735CAAXMX, of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and RENE RODRIGUEZ, JR., ANDREA RODRIGUEZ and RENE RODRIGUEZ, SR. are Defendants. Doug Chorvat, Jr. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash located outside of the Civil Department, Room 245 of the Hernando County Courthouse, 20 North Main Street, Brooksville, FL 34601 at 11:00 A.M. on the 9th day of October, 2025, the following described property as set forth in said Final Judgment, to wit:
A parcel of land lying in Section 15, Township 22 South, Range 19 East, Hernando County, Florida, being more particularly described as follows: Commencing at the SW corner of "Parcel I", as described in O.R. Book 479, Page 1761, as recorded in the Public Records of Hernando County, Florida, said point being monumented with a 4" x 4" concrete marker unnumbered; go thence S 89° 58` 33" E along the South boundary line of said "Parcel I", as described in O.R. Book 479, Page 1761, a distance of 161.97 feet to the SE corner of said "Parcel I"; thence run N 00° 33` 15° E along the East boundary line of parcels 1 through 3, as described in O.R. Book 496, Page 14, as recorded in the Public Records of Hernando County, Florida, a distance of 179.99 feet to the NE corner of said parcels and a 4" x 4" concrete marker unnumbered; thence run N 00° 24` 03" E along the East boundary line of "Parcel IV", as recorded in O.R. Book 1847, Page 294, of the Public Records of Hernando County, Florida, a distance of 313.88 feet to the NE corner of said "Parcel IV" and a 4" x 4" concrete marker unnumbered; thence run S 89° 32` 45" W along the North boundary line of said "Parcel IV", a distance of 121.88 feet to the SW corner of a parcel, as described in O.R. Book 575, Page 567, as recorded in the Public Records of Hernando County, Florida and a 4" x 4" concrete marker unnumbered; thence run N 01° 15` 32" E, a distance of 188.43 feet to the SW corner of R/W Acquisition Parcel, as described in O.R. Book 710, Page 1446, as recorded in the Public Records of Hernando County, Florida, said point being monumented with a 1/2" iron rod unnumbered; thence run along the Southerly R/W line of Yontz Road, as it is now established, S 87° 49` 36" W, a distance of 20.02 feet to the SE corner of said R/W Acquisition Parcel, as described in O.R. Book 710, Page 1444, as recorded in the Public Records of Hernando County, Florida; thence run S 00° 11` 25" W, a distance of 202.86 feet to the NE corner of that parcel, as described in O.R. Book 892, Page 1406, as recorded

HERNANDO COUNTY

in the Public Records of Hernando County, Florida and the POINT OF BEGINNING; thence run S 04° 50` 22" W, a distance of 115.06 feet (formerly S 04° 35` 39" W, 115.42 feet along the East boundary line of that parcel, as described in O.R. Book 892, Page 1406, as recorded in the Public Records of Hernando County, Florida, said point being monumented with a capped 1/2" iron rod stamped "LB 2786"; continue thence along the said East boundary line S 00° 31` 01" E, a distance of 84.90 feet (formerly S 03° 35` 55" E, 85.09 feet) to the SE corner of said parcel and a capped 1/2" iron rod stamped "LB 3028"; thence run along the South boundary line of said parcel as described in O.R. Book 892, Page 1406, S 89° 25` 42" W, a distance of 133.50 feet to the SW corner of said parcel and a 1/2" iron rod unnumbered; thence run N 01° 14` 22" E along the West boundary line of said parcel as described in O.R. Book 892, Page 1406, a distance of 84.51 feet to a point; continue thence along the said West boundary line, N 24° 32` 55" E, a distance of 126.84 feet to the NW corner of said parcel, as described in O.R. Book 892, Page 1406, and a 5/8" iron rod unnumbered; thence run N 89° 24` 06" E, a distance of 83.47 feet to the Point of Beginning.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Peggy Welch at (352) 754-4402.
Dated this 12th day of June, 2025.
Doug Chorvat, Jr.
Clerk of The Circuit Court
By: /s/ Elizabeth Markidis
Deputy Clerk
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1015588

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23001073CAAXMX
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ADELARD JOSEPH JACQUES A/K/A ADELARD JACQUES A/K/A ADELARD J. JACQUES, JR. A/K/A ADELARD J. JACQUES, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the estate of Adelard Joseph Jacques A/K/A Adelard Jacques A/K/A Adelard J. Jacques, Jr. A/K/A Adelard J. Jacques
Last Known Address: 5325 Joyner Ave, Spring Hill, FL 34608
Current Residence: UNKNOWN
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the estate of Sharon Jacques
Last Known Address: 5325 Joyner Ave, Spring Hill, FL 34608
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 9, BLOCK 1578 SPRING HILL UNIT NO. 23, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 44 THROUGH 52, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before July 18,2025 within or before a date at least thirty (30) days after the first publication of this Notice in La Gaceta, 3210 E 7th Ave, Tampa, Fl 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Peggy Welch at (352) 754-4402.
WITNESS my hand and the seal of this Court this 6 day of June, 2025.
DOUG CHORVAT, JR.
As Clerk of Court
By: Sonya Sanders
As Deputy Clerk
Publish: La Gaceta, 3210 E 7th Ave, Tampa, Fl 33605
11080-1015641

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24000943CPAXMX

IN RE: ESTATE OF
MIGUEL A. VILLARINY, SR.
Deceased.

AMENDED NOTICE OF ACTION
(formal notice by publication)
(Continued on next page)

HERNANDO COUNTY

TO: IDALIA CADENA
Whereabouts/Address Unknown
and
Any and All heirs of the Estate of Miguel A. Villariny, Sr.

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 thirty (30) days of the first date of publication, 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 June 4th, 2025.

Doug Chorvat, Jr.
As Clerk of the Court

By: s/ Jessica Jensen
As Deputy Clerk

6/13-7/4/25LG 4T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001629-O

IN RE: ESTATE OF
MARTIN FIDEL CANDIA
a/k/a MARTIN F. CANDIA
a/k/a MARTIN CANDIA,
Deceased.

NOTICE OF ACTION
(formal notice by publication)

TO: LUIS GILBERTO ARAUJO. SARA ISABEL CLARK. ANTONIA ADELIDA CANDIA. and THE HEIRS OF REYNALDO FERNANDEZ-CANDIA

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

Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756

on or before July 11th, 2025, 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 judgement or order for the relief demanded, without further notice.

Signed on this 5th day of June, 2025

Tiffany Moore Russell
As Clerk of the Court

By: /s/ Kevin Druman
As Deputy Clerk

Orange County Circuit Court
Probate Division, 425 N. Orange Avenue, Room 335, Orlando, FL 32801

6/13-7/4/25LG 4T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25000667CPAXMX
Division: Probate

IN RE: ESTATE OF
RONALD J. CAVANAUGH
Deceased.

NOTICE TO CREDITORS

The administration of the estate of RONALD J. CAVANAUGH, deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Suite 247, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 June 13, 2025.

Personal Representative:
/s/ THOMAS CAVANAUGH
139 Pine Ridge Road
Medford, MA 02155

Attorney for Personal Representative:
THOMAS R. WALSER, ESQ.
Email Address:
trwalser@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Suite 101
Boca Raton, FL 33487
Telephone: (561) 210-5500

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT FOR THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
File No. 25000651CPAXMX
Division Probate

IN RE: ESTATE OF
MICHAEL GEORGE HECKLER
DECEASED.

NOTICE TO CREDITORS

The administration of the Estate of Michael George Heckler, deceased, whose date of death was March 18, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 June 13, 2025.

Personal Representative:
/s/ Martha Rittinger
Martha Mary Rittinger
4984 Beach Drive SE, Apt. F
St. Petersburg, Florida 33705

Attorney for Personal Representative:
/s/ Morgan M. McQueen, Esq.
Morgan M. McQueen, Esq.
Florida Bar Number: 1026045
Legacy Protection Lawyers, LLP
100 – 2nd Avenue South, Suite 900
St. Petersburg, Florida 33701
Telephone: (727) 471-5868
E-Mail:
morgan@legacyprotectionlawyers.com
Secondary E-Mail:
karen@legacyprotectionlawyers.com

6/13-6/20/25LG 2T

HILLSBOROUGH PASCO PINELLAS POLK COUNTIES

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
UNIFIED FAMILY LAW DIVISION
CASE NO.: 25-DR-007045
DIVISION: R

IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS for the Proposed Adoption of a Minor Child, AND IN THE MATTER OF THE ADOPTION BY RELATIVES OF Esther Elizabeth Cline, a Minor Child.

JOINT VERIFIED PETITION FOR TERMINATION OF PARENTAL RIGHTS AND ADOPTION BY RELATIVES

Petitioners, Clinton E. Cline and Cindy M. Cline, husband and wife, ("Petitioners") being sworn, file this Verified Petition for Termination of Parental Rights and Adoption By Relatives of the above-named minor child, by and through their undersigned attorney, stating:

1. This is an action for termination of parental rights based on abandonment of the parents and adoption of the minor child by her maternal grandparents.

CHILD'S STATUS

2. The minor female child Petitioners desire to adopt is their maternal granddaughter, currently known as Esther J. Peters, whose date of birth is June 29, 2010. A Copy of the Child's birth certificate will be submitted, when received, as Exhibit "A".

3. The Clines wish to adopt Esther because they love her, they would like to legally establish the parent-child relationships already existing between them, and they believe they have been ordained by God to be her parents. The Clines are willing and able to continue to provide for her mental, physical, spiritual, emotional, and financial well-being as they have been doing on and off since she was born and full-time since she was eight (8) years of age. The child is now fourteen (14) years of age and has lived with the Petitioners since she was eight.

4. A completed Uniform Child Custody Jurisdiction and Enforcement Act (UCCJEA) Affidavit, Florida Supreme Court Approved Family Law Form 12.902(d), is flied with this Petition and attached hereto as Exhibit "B".

5. An order granting the Petitioners Temporary Custody of this child was entered in this consolidated case, consolidated with Case Number 21-DR-007127, on June 22, 2023, designating the Clines as the temporary legal guardians of their grandchild. The temporary order should be terminated upon the entry of the Final Judgment of Adoption in this case.

GROUNDS FOR TERMINATION OF PARENTS' RIGHTS

6. Prior to the entry of the Temporary Custody Order, and at all times since the entry of that order, the child's biological parents have each abandoned the child as that term is defined in §63.032(1) and §63.062, and their consents should be waived.

7. The consent of the birth mother, Camber Angelica Cline aka Camber Naugler aIkIa Rose Naugler, should be waived and her parental rights should be terminated pursuant to §63.064(1), Florida Statutes, because she has abandoned the child pursuant to §§63.089(3)(e), and 63.089(4), Florida Statutes, to wit:

a) her actions demonstrate a willful disregard for the safety or welfare of the child;

b) she has failed, while being employed, to provide any financial support for the child, including being found in willful contempt of a 2015 Tenth Judicial Circuit Court order ("2015 Order") and remaining in willful contempt of that Order directing her to pay monthly child support, of which this Court has taken judicial notice in its Order Granting Temporary Custody of Minor Child to Relatives entered on June 22, 2023;

c) the amount of support ordered is presumed to be appropriate, taking into consideration the needs of the child and relative means and resources available to the mother and she has failed to provide any support for the child;

d) she has failed to provide any medical treatment or dental care for the child;

e) she has failed to maintain any parental relationship with the child for approximately ten (10) years when her timesharing with the child was suspended by the same 2015 Order;

t) in the past ten (10) years she has failed to make any reasonable effort to resume her visitation with the child by taking the necessary actions to participate in counseling to persuade the child's mental health counselor to recommend a resumption of her time sharing as ordered by the Court in the 2015 Order;

g) she has made little or no effort to appropriately communicate with the child in keeping with the 2015 Order in effect at least since the child was eight (8) years of age;

f) accordingly, she has made little or no effort to provide support for, or communicate with, the child, which constitutes only marginal efforts at best, evincing an intent to reject parental responsibilities; and

g) clearly and convincingly the mother's actions do not evince a settled purpose to assume any, much less all, parental duties, and, thus, meet the statutory definition of abandonment.

8. The consent of the birth father, Joseph C. Peters, should be waived and his parental rights should be terminated pursuant to §63.064(l), Florida Statutes, because he has abandoned the child pursuant to §§63.089(3)(e) and 63.089(4), Florida Statutes, to wit:

a) his actions demonstrate a willful disregard for the safety or welfare of the child;

b) he has been employed all or most of the past six (6) years yet has provided no financial support to the child;

c) he has paid for no medical treatment or dental care for the child;

d) the total lack of support provided or medical expenses or dental expenses is totally inappropriate taking into consideration the needs of the child and relative means and resources of the father;

e) he has made little or no effort to communicate with the child since the child was ten (10) years of age and has lived with her maternal grandparents;

f) accordingly, he has made little or no effort to support or communicate with the child, which constitutes only marginal efforts at best, evincing an intent to reject all parental responsibilities;

g) clearly and convincingly the father's actions do not evince a settled purpose to assume any, much less all, parental duties and, thus, meet the statutory definition of abandonment.

ADOPTION PLEADINGS

9. Mr. Clines's date of birth is, March 8. 1951 , and he is Seventy-three (73) years old. Mrs. Clines's date of birth is November 8, 1955, and she is Sixty-nine (69) years old. They reside at 4320 Strauss Road, Plant City, Florida 33565-3728. The Clines have been Florida residents most of their adult lives.

10. Petitioners were married on October 19, 1984, in Tampa, Florida. This is the first marriage for Mrs. Cline and the second for Mr. Cline. The Cline's are the adoptive parents of Esther's mother, who they adopted from foster care when she was fifteen (15) months of age.

11. The minor child owns no real property and no personal property of note.

12. Pursuant to §63.092(3), Florida Statutes, a home study is not required and pursuant to §63.125, Florida Statutes, a final home investigation is not required because the Petitioners are within the third degree of consanguinity to the child.

13. Consent by the adoptee is required pursuant to Section 63.063(1) (c), Florida Statutes, because she has attained the age of twelve (12). Pursuant to §63.062 (e) her consent is attached hereto as Exhibit "C".

14. Petitioners have provided the sole support for the child for the past seven or more years and are willing and able to continue to provide for her financial, spiritual, emotional, and physical support at least until she attains the age of majority.

15. Petitioners hereby certify pursuant to §63.0425, Florida Statutes, that the child has lived with them for the 24-month period immediately preceding the filing of this petition and no other grandparent has the statutory right to notice of the hearing on this petition.

16. This Petition has been filed in good faith and in the best interests of the child as the over-arching consideration.

WHEREFORE, the Petitioners, Cindy M. Cline and Clinton E. Cline, respectfully request this honorable Court to:

a) enter a Final Judgment, terminating the parental rights of the mother Camber Angelica Cline, aka Camber Naugler, aka Rose Naugler and the father Joseph C. Peters and:

b) approving the Clines' adoption of Esther 1. Peters declaring her to be the child of Petitioners, as if she had been born to them in wedlock and establishing them legally as their heir;

c) changing the adoptee's name to Esther Elizabeth Cline;

d) directing the Hillsborough County Clerk of Court and the Office of Vital Statistics, Florida Department of Health to perform such duties as are required for them to produce a new birth certificate accurately reflecting the effect of this Final Judgment; and

e) entering any other such order as is necessary or suitable in this case.

I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this petition and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

VERIFIED BY:

CLINTON E. CLINE, Prospective Adoptive Father

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State of Florida in the County of Hillsborough to take acknowledgements, personally appeared Clinton E. Cline, who is personally known to me and who, after affirming the truth to the best of his knowledge of the information set forth herein, executed before me the foregoing Verified Petition for Adoption by Relatives on February 7th, 2025.

I understand that I am swearing or affirming under oath to the truthfulness ofthe claims made in this petition and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

FURTHER VERIFIED BY:

CINDY M. CLINE, Prospective Adoptive Mother

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State of Florida in the County of Hillsborough to take acknowledgements, personally appeared Cindy M. Cline, personally known to me, and who, after affirming the truth to the best of her knowledge of the information set forth herein, executed before me the foregoing Verified Petition for Adoption by Relatives on February 7th, 2025.

Respectfully submitted,

LEENETTA BLANTON CARDEN, P.A.
LEENETTA BLANTON CARDEN, ESQUIRE
Board Certified Adoption Attorney
Florida Bar Number: 0885584
3300 Henderson Boulevard, Suite 201
Tampa, Florida 33609
(813) 876-3600
Email: lee @leecardenlaw.com

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this Verified Petition for Adoption By Relatives by e-mail delivery to the Petitioners, Cindy and Clinton Cline on the 7th day of February, 2025.

LEENETTA BLANTON CARDEN, ESQUIRE
LEENETTA BLANTON CARDEN, P.A.
Florida Bar Number: 0885584

5/30-6/20/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-DR-007045
DIVISION: R

IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD, AND IN THE MATTER OF THE ADOPTION BY RELATIVES OF ESTHER ELIZABETH CLINE, A MINOR CHILD.

SUMMONS

TO: Joseph C. Peters
5176 Sunridge Palms Drive
Temple Terrace, FL 33617

IMPORTANT

A lawsuit has been filed against you. You have 20 calendar days after this summons is served on you to file a written response to the attached petition with the clerk of this circuit court, located at 800 East Twiggs, Tampa, Florida 33602.

A phone call will not protect you. Your written response, including the case number given above and the names of the parties, must be filed if you want the Court to hear your side of the case.

If you do not file your written response on time, you may lose the case, and your parental rights may be terminated thereafter without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book or online).

If you choose to file a written response yourself, at the same time you file your written response to the Court, you must also serve a copy of your written response to the party serving this summons at the email address listed below:

Leenetta Blanton Carden, Esquire
Leenetta Blanton Carden, P.A.
3300 Henderson Boulevard, Suite 201
Tampa, Florida 33609
Email: lee@leecardenlaw.com

If the party serving summons has designated email addresse(es) for service or is represented by an attorney, you may designate email addresse(es) for service by or on you. Service must be in accordance with Florida Rules of General Practice and Judicial Administration 2.516. 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. Florida Family Law Rules of Procedure Form 12.910(a), Summons: Personal Service on an Individual (10/21) You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and Email Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

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 within two (2) working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 Twiggs Street, Room 604. Tampa, Florida 33602. If you are hearing impaired or voice impaired, call TDD 1-800-955-8771.

Dated May 27, 2025

Victor D. Crist
As Clerk of the Court

By: s/ Mirian Roman-Perez
As Deputy Clerk of the Court

5/30-6/20/25LG 4T

(Continued on next page)

CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARING
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 **6/25/2025** 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 the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-24-0000444
NAME OF VIOLATOR: DANIELA PEREZ
LOCATION OF VIOLATION: 4212 E 97TH AVE, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
LEGAL DESCRIPTION: TERRACE PARK SUBDIVISION UNIT NO 3 LOTS 27 TO 30 INCL BLOCK 101
FOLIO: 142093.0000

CASE NO: COD-24-0000518
NAME OF VIOLATOR: PLC LLC
LOCATION OF VIOLATION: 4324 W GREEN ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
LEGAL DESCRIPTION: FOREST HEIGHTS W 50 FT OF N 100 FT OF LOT 1
FOLIO: 111545.0000

CASE NO: COD-24-0003047
NAME OF VIOLATOR: MATTHEW JAMES AND SALLEY BARNES ROE
LOCATION OF VIOLATION: 4201 W SEVILLA ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-109.2.1
LEGAL DESCRIPTION: MARYLAND MANOR 2ND UNIT LOT 24 BLOCK 48
FOLIO: 124506.0100

CASE NO: COD-24-0003214
NAME OF VIOLATOR: PURE REAL BUILDS LLC
LOCATION OF VIOLATION: 2135 W SAINT CONRAD ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-109.2.1
LEGAL DESCRIPTION: BOUTON AND SKINNER'S ADDITION TO WEST TAMPA LOT 23 BLOCK 14
FOLIO: 177597.0000

CASE NO: COD-24-0001032
NAME OF VIOLATOR: YOEL ALVAREZ G
LOCATION OF VIOLATION: 1911 E BOUGAINVILLEA AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
FOLIO: 144856.0000

CASE NO: COD-24-0001086
NAME OF VIOLATOR: ALFREDO ALVAREZ
LOCATION OF VIOLATION: 4109 W COMANCHE AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: W 110 FT OF E 880 FT OF S 111 FT OF N 666 FT OF SE 1/4 OF SW 1/4
FOLIO: 102845.0000

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

5/30-6/20/25LG 4T

HILLSBOROUGH COUNTY

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

Case No: 25-DR-007045
Division: R

IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD, AND IN THE MATTER OF THE ADOPTION BY RELATIVES OF Esther Elizabeth Cline aka Peters, A MINOR CHILD.

NOTICE OF HEARING IN THE MATTER OF THE PETITION FOR TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD AND IN THE MATTER OF THE ADOPTION BY RELATIVES

NOTICE IS HEREBY GIVEN that this matter will be called for hearing before The Honorable Cory L. Chandler on June 24, 2025, Court Room 2, Hillsborough County Courthouse in Plant City, 302 N. Michigan Avenue, Plant City, Florida 33563-3410, at 10:15 a. m., or as soon thereafter as it may be heard. The court has reserved 15 minutes for this hearing.

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

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 within two (2) working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 Twiggs Street, Room 604, Tampa, Florida 33602. If you are hearing impaired or voice impaired, call TDD 1-800-955- 8771.

Dated May 28, 2025

Respectfully submitted,

/s/ Leenetta Blanton Carden
LEENETTA BLANTON CARDEN, P.A.
Florida Bar No.: 885584
3300 Henderson Boulevard, Suite 201
Tampa, Florida 33609
Office: (813) 876-3600
Cell Phone: (813) 299-1512
Email: lee@leecardenlaw.com

5/30-6/20/25LG 4T

HILLSBOROUGH COUNTY

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

Case No.: 24-CA-008830
Division: B

MARYLAND HARD MONEY LENDERS, LLC a Maryland limited liability company
Plaintiff,

v.

RAD DIVERSIFIED REIT, INC. a Maryland corporation; CITY OF TAMPA, a political subdivision of the state of Florida, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO DE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT
Defendants.

NOTICE OF SALE UNDER F.S. CHAPTER 45

Notice is given under that final summary judgment dated May 8, 2025, in Case No. 24-CA-008830 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which Maryland Hard Money Lenders, LLC, is Plaintiff, and RAD Diversified REIT, Inc. and the City of Tampa are Defendants, the Clerk of the Circuit Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 A.M. on July, 7, 2025, the following described property set forth in the Final Judgment of Foreclosure, to wit:

Lot 2, Block 2, ROYAL CREST ESTATES UNIT NO. 1, according to the map or plat thereof, as recorded in Plat Book 39, Page(s) 100, of the Public Records of Hillsborough County, Florida.

Street Address: 615 Royal Crest Drive, Brandon, Florida 33511

Pursuant to F.S. 45.031(2)(f), 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, 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 June 10, 2025

/s/ Leighton J. Hyde
Leighton J. Hyde, Esq.
FBN: 106018
The Law Office of Leighton J. Hyde, P.A.
14016 Spector Road
Lithia, FL 33547
(813) 870-9555
lhyde@hydelawoffice.com
Attorney for Plaintiff

6/20-6/27/25LG 2T

HILLSBOROUGH COUNTY

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

Case No.: 25-DR-007944
Division: D

IN RE THE MARRIAGE OF:

LAURA NATALIA FORERO LEGUIZAMON,
Petitioner,

and

KHALED ALI ALQATARI,
Respondent.

NOTICE OF ACTION FOR PUBLICATION

TO: KHALED ALI ALQATARI

YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Edward D. Friscia, Petitioner's attorney, whose address is 402 E. 7th Avenue, Tampa, FL 33602, on or before July 2, 2025, and file the original with the clerk of this court at HILLSBOROUGH County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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

Dated this 17th day of June, 2025.

Victor Crist
Clerk of the Circuit Court
By: s/ Kelly Ayers
Deputy Clerk

6/20-7/11/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-001338
Division: A

IN RE: ESTATE OF
BEVERLY JEAN MESSERSCHMIDT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Beverly Jean Messerschmidt, whose date of death was November 29, 2024 and whose social security number is XXX-XX-4701, 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, June 20, 2025.

Personal Representative:
Sandra Rae
29 Everett Street
Easthampton, Massachusetts 01027

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

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2060
Division A

IN RE: ESTATE OF
VINCENT JAMES OLIVIERI
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Vincent James Olivieri, deceased, whose date of death was May 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 June 20, 2025.

Personal Representative:
Timothy J. Olivieri
PO Box 718
Dryden, New York 13053

Attorney for Personal Representative:
/s/ Lorien Smith Johnson
Florida Bar Number: 26662
LORIEN S. JOHNSON, PLLC
1520 W. Cleveland Street
Tampa, Florida 33606
Telephone: (813) 758-3492
E-Mail: lsjohnson@loriensjohnson.com
Secondary E-Mail:
admin@loriensjohnson.com

6/20-6/27/25LG 2T

HILLSBOROUGH COUNTY

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CA-002292

PINEYWOODS CAPITAL LLC,
a Florida limited liability company,
Plaintiff,

v.

QUALITY SALUTIONS & SERVICES LLC, a Florida limited liability company, CRAIG POULARD, an individual, and JOHN DOES 1 THROUGH 4, unknown parties in possession,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Final Judgment of Foreclosure, dated June 10, 2025, entered in Civil Case No. 25-CA-002292 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein, PINEYWOODS CAPITAL LLC, is the Plaintiff and QUALITY SALUTIONS & SERVICES LLC, a Florida limited liability company, CRAIG POULARD, an individual, and JOHN DOES 1 THROUGH 4, unknown parties in possession, are the Defendants.

The Hillsborough County Clerk of Court will sell to the highest bidder for cash, via online auction at https://www.hillsborough.realforeclose.com, in accordance with Chapters 702 and 45 of the Florida Statutes, beginning at the hour of 10 o'clock A.M., on August 7, 2025, the following described property, as set forth in said Amended Uniform Final Judgment of Foreclosure:

Lot 3 in Block 4 of PANAMA SUBDIVISION, as per map or plat thereof as recorded in Plat Book 4, Page(s) 89, of the Public Records of Hillsborough County, Florida. Together with that part of the North half of the alley (now closed) abutting said lot on the South vacated by ordinance no. 4561-a recorded in Book 1989, Page(s) 459, of the Public Records of Hillsborough County, Florida.

Property Address: 1409 E. 25th Avenue, Tampa, FL 33605

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 June 17, 2025.

/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
Email: rreinert@shutts.com
bdennis@shutts.com
Attorneys for Plaintiff

6/20-6/27/25LG 2T

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 **7/9/2025** at **9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-25-0000912
NAME OF VIOLATOR: EQUITY TRUST COMPANY
LOCATION OF VIOLATION: 7011 S MANHATTAN AVE, TAMPA, FL
CODE SECTIONS: 19-233(a)
LEGAL DESCRIPTION: FROM CONTINUATION OF CENTER OF CHISHOLM ST ON E LINE OF SEC 20 RUN THN S 00 DEG 04 MIN 32 SEC W 239.67 FT FOR POB THN S 00 DEG 04 MIN 32 SEC W 72 FT THN N 89 DEG 54 MIN 52 SEC W 150 FT THN S 00 DEG 04 MIN 32 SEC W 20 FT THN N 89 DEG 54 MIN 52 SEC W 116 FT THN N 00 DEG 04 MIN 32 SEC E 92 FT THN S 89 DEG 54 MIN 52 SEC E 266 FT TO POB
FOLIO: 139373.0000

CASE NO: COD-25-0001126
NAME OF VIOLATOR: OUR BEST PROPERTIES LLC ET AL
LOCATION OF VIOLATION: 2511 E 21ST AVE, TAMPA, FL
CODE SECTIONS: 19-50 19-233(a) 19-234
LEGAL DESCRIPTION: GREENVILLE SUBDIVISION PLAT 3 PG 50 LOT 1 AND E 16 2/3 FT OF LOT 2 AND A STRIP OF LAND LYING EAST OF LOT 1 15 1/2 FT WIDE ON THE NORTH & 15 FT ON THE SOUTH END BEING 103 FT NORTH & SOUTH BLOCK 5
FOLIO: 188488.0000

CASE NO: COD-25-0001161
NAME OF VIOLATOR: ANGELA MURILLO
LOCATION OF VIOLATION: 2313 E 11TH AVE, TAMPA, FL
CODE SECTIONS: 19-231(10)
LEGAL DESCRIPTION: TURMAN'S EAST YBOR LOT 1 AND E 10 FT OF LOT 2 BLOCK 3
FOLIO: 189109.0000

CASE NO: COD-25-0001236
NAME OF VIOLATOR: EBL AND ASSOCIATES LLC C/O ERIC LAWRENCE
LOCATION OF VIOLATION: 3820 N 54TH ST, TAMPA, FL
CODE SECTIONS: 19-231(11) 19-231(13) 19-231(16)a
LEGAL DESCRIPTION: GRANT PARK ADDITION BLOCK 31 35 AND 46 TO 50 LOTS 3 AND 4 AND E 1/2 CLOSED ALLEY ABUTTING ON W BLOCK 48
FOLIO: 159245.0000

CASE NO: COD-25-0001250
NAME OF VIOLATOR: MELISSA OBERLIES
LOCATION OF VIOLATION: 6614 S KISSIMMEE ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c 19-233(a)
LEGAL DESCRIPTION: WESTPORT LOT 10 AND W 1/2 OF CLOSED ALLEY ABUTTING ON E BLOCK 20
FOLIO: 138196.1000

CASE NO: COD-25-0001259
NAME OF VIOLATOR: MITZA C AND DANIEL RODRIGUEZ
LOCATION OF VIOLATION: 1902 N 36TH ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: EAST BAY ADDITION LOT 17 BLOCK 14 AND E 1/2 OF VACATED ALLEY ABUTTING THEREON
FOLIO: 175583.0000

CASE NO: COD-25-0001337
NAME OF VIOLATOR: MARTIN MADZVIMBO AND NOREST TAZVITADZA
LOCATION OF VIOLATION: 10557 CORAL KEY AVE, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(11) 19-231(12) 19-231(16)a 19-231(17)
LEGAL DESCRIPTION: HERITAGE ISLES PHASE 3A LOT 26 BLOCK 16
FOLIO: 59251.1266

CASE NO: COD-25-0001366
NAME OF VIOLATOR: TARA J CARRASCO
LOCATION OF VIOLATION: 5101 E 10TH AVE, TAMPA, FL
CODE SECTIONS: 19-238
LEGAL DESCRIPTION: SCHLEY W 37 FT OF N 106 FT OF LOT 10 BLOCK 1
FOLIO: 160072.0000

CASE NO: COD-25-0001403
NAME OF VIOLATOR: MONIER RAHALL/TRUSTEE
LOCATION OF VIOLATION: 1104 W LA SALLE ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: MUNRO'S AND CLEWIS'S ADDITION TO WEST TAMPA LOT 1 AND E 17 FT OF LOT 2 BLOCK 3
FOLIO: 178527.0000

CASE NO: COD-25-0001600
NAME OF VIOLATOR: SAID AND CAROL SINAI
LOCATION OF VIOLATION: 9708 N NEBRASKA AVE, TAMPA, FL
CODE SECTIONS: 19-237(3)
LEGAL DESCRIPTION: NORTH SIDE HOMES LOTS 1 AND 2 LESS R/W FOR NEBRASKA AVE LOTS 3 & 4 BLOCK 7
FOLIO: 99013.0000

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

CASE NO: COD-25-0000441
NAME OF VIOLATOR: REBECCA L KISSER
LOCATION OF VIOLATION: 7207 S SHAMROCK RD, TAMPA, FL
CODE SECTIONS: 27-283.11(a) 27-283.11(a)(5) b
LEGAL DESCRIPTION: PORT TAMPA CITY MAP LOTS 5 AND 6 BLOCK 137
FOLIO: 138755.0000

CASE NO: COD-25-0001261
NAME OF VIOLATOR: ADVANCED PROCESS CONSULTING LLC
LOCATION OF VIOLATION: 3614 E 4TH AVE, TAMPA, FL
CODE SECTIONS: 27-283.11(a) 27-326
LEGAL DESCRIPTION: EAST BAY PARK SECOND REVISION LOTS 13 AND 14 AND S 1/2 CLOSED ALLEY ABUTTING ON N BLOCK 2
FOLIO: 175909.0000

CASE NO: COD-25-0001330
NAME OF VIOLATOR: MOHAMAD SAAD
LOCATION OF VIOLATION: 6205 N 40TH ST, TAMPA, FL
CODE SECTIONS: 27-287.25(e)(3)
LEGAL DESCRIPTION: HIGH POINT SUBDIVISION LOT 44 LESS RD R/W
FOLIO: 153423.0100

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 CLERK1

6/13-7/4/25LG 4T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

BLACK ANGEL PUBLISHING

Owner: The Black Angel Company LLC
2914 W. Collins Street
Tampa, FL 33607

6/20/25LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA
PROBATE DIVISION
File Number: 2025-CP-001818-A001-HC

IN RE: ESTATE OF
KRISTIN VITIER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of KRISTIN VITIER, deceased, whose date of death was April 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 North Pierce 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, 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 unmature, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT 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 PILED TWO YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is June 20, 2025.

Personal Representative:
/s/ Carly Fritsch
CARLY FRITSCH
3624 N. Winterset Drive
Appleton, Wisconsin 54911

Attorney for Personal Representative:
/s/ Kathleen B. Johnson
KATHLEEN B. JOHNSON
Fla. Bar # 160681
931 Palm Trail Unit 3
Delray Beach, Florida 33483
(561) 953-5280
tercetlaw@aol.com

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT FOR

(Continued on next page)

HILLSBOROUGH COUNTY

HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-001659
Division: N

IN RE: ESTATE OF
JOSEPH RAYMOND ROMANO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOSEPH RAYMOND ROMANO, deceased, whose date of death was February 14, 2025, 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 representatives and the personal representatives' attorney are set forth below:

STEPHANIE CAPRARIO 212 Sunset Avenue Westfield, New Jersey 07090
JESSICA ROMANO 66 Washington Drive Centerport, New York 11721

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 June 20, 2025.

Attorney for Personal Representatives:
/s/ Paul J. Monsanto
Paul J. Monsanto
Florida Bar Number: 1025961
26852 Tanic Dr, Ste 102
Wesley Chapel, FL 33544
Telephone: (813) 997-5290
E-Mail: paul@pjmattorneys.com

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1784
Division B

IN RE: ESTATE OF
JOHN J. GRAVAT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOHN J. GRAVAT, deceased, whose date of death was January 16, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 June 20, 2025.

Personal Representative:
/s/ Jeffery A. Gravat
Jeffery A. Gravat
1406 Valrico Lake Road
Valrico, FL 33594

Attorney for Personal Representative:
/s/ Mary G. McDermott
Mary Greenwood McDermott, Esq.
Attorney
Florida Bar Number: 612456
Brandon Family Law Center, LLC
710 Oakfield Drive, Ste 254
Brandon, FL 33511
Telephone: (813) 653-1744
Fax: (813) 654-6830
E-Mail: service@brandonfamilylaw.com
Sec E-Mail: mary@brandonfamilylaw.com

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CA-014624

THE TOWERS OF CHANNELSIDE CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,
vs.
SPENCER K. TURNBULL
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on June 6, 2025, by the Circuit Court of Hillsborough County, Florida, the property described as:

Condominium Unit 504 - Tower 1, The Towers of Channelside a Condominium, together with an undivided interest in the common elements, according to the Declaration of Covenants, Restrictions and Easements for the Towers of Channelside, recorded in Official Records Book 17865, Page 1336, together with the Declaration of Condominium for the Towers of Channelside, a Condominium, recorded in Official Records Book 17865, Page 1491 and as affected by Declaration of Condominium for the Towers of Channelside RHC, a Condominium, recorded in Official Records Book 17865, Page1623, and as aforementioned documents are amended in Official Records Book 17988, Page 34, Official Records Book 17889, Page 423, and Official Records Book 18763, Page 1225, together with any and all amendments attaching thereto and/or therefrom, of the Public Records of Hillsborough County, Florida,

and more commonly known as 449 S. 12th Street, Unit 504, Tampa, FL 33602

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 July 10, 2025.

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

6/20-6/27/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-043003

CALOOSA POINT II PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
LAWRENCE M. GRIFFIN AND THE LIFE ESTATE OF MICHAEL L. GRIFFIN
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on May 27, 2025, by the County Court of Hillsborough County, Florida, the property described as:

Lot 12, Block 2, SUN CITY CENTER UNIT 162, PHASE 2A, according to the plat thereof recorded in Plat Book 74, Page 46 of the public records of HILLSBOROUGH County, Florida.

and more commonly known as 2310 Piper Glen Court, 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 July 7, 2025.

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/ Ciara Willis
Ciara C. Willis, Esquire
Florida Bar No.: 125487
cwillis@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

6/20-6/27/25 2T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001370

IN RE: ESTATE OF
BENEDICT S. MANISCALCO, AKA BENEDICT SALVADORE MANISCALCO,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of BENEDICT S. MANISCALCO, aka BENEDICT SALVADORE MANISCALCO, deceased, whose date of death was November 27, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Courthouse, 401 N. Jefferson Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is June 20, 2025.

Personal Representative:
/s/ Michael A. Maniscalco
MICHAEL ANTHONY MANISCALCO
4615 44th Street, NW
Washington, DC 20016

Attorney for Personal Representative:
/s/ Dennis Manelli
DENNIS MANELLI
Florida Bar No. 508039
Bajo Cohen Agliano, P.A.
606 East Madison Street
Tampa, FL 33602
Telephone: 813-223-3130
E-Mail Address: dmanelli@bcalaw.com

6/20-6/27/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-071471

CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
CARLOS JAVIER SIERRA KUILAN AND YADIRIS LOPEZ HERNANDEZ, HUSBAND AND WIFE,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-071471, that resulted from the Final Hearing on or about June 17, 2025, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 24-CC-071471 on about June 17, 2025 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 154, of CREEK PRESERVE PHASES 2, 3, and 4, according to the plat thereof, as recorded in Plat Book 139, Page 60, of the Public Records of Hillsborough County, Florida.

and commonly known as: 16639 Kingman Reef St, Wimauma, FL 33598; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, **on the HILLSBOROUGH County public auction website at http://www.hillsborough.realforeclose.com**, on **August 8, 2025 at 10:00AM**. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

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

Dated this June 17, 2025

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

Frazier & Bowles, Attorneys at Law
202 S. Rome Ave., #125, Tampa, FL 33606

45401.87

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-006579
Division: CP

BRITTANY GULVAS,
Petitioner
and
RAVIN DEARINGES and RAY RAY TREVINO,
Respondent.

NOTICE OF ACTION FOR TEMPORARY CUSTODY

TO: RAY RAY TREVINO
Last known address
7503 Anna Ave, Gibsonton, FL 33534

YOU ARE NOTIFIED that an action for Temporary Custody has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on BRITTANY GULVAS, whose address is 1809 Raven Glenn Dr, Ruskin, FL 33540, on or before 7/22/25, and file the original with the clerk of this Court at 800 E. Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal 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 Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

Dated 6/16/25

Clerk of the Circuit Court

By: /s/ Chaunye Jones
Deputy Clerk

6/20-7/11/25LG 4T

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 917870 from Landmark Engineering & Surveying, Corp. located at 8515 Palm River Road, Tampa, FL 33619. Application received: May 13, 2025. Proposed activity: Townhomes & Day Care Project Name: 86th & Causeway. Project size: 48 Lots 6.89 acres. Location: Section(s) 25 Township 29East, Range 19South, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of 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.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

6/20/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

TRAIL'S NOOK WELLNESS AND ANCIENT WISDOMS

Owner: Guilene and Charmant Theodore
15140 Rails Road
Odessa, FL 33556

6/20/25LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
CIVIL DIVISION
Case No.: 24-CA-007858

MICHAEL J. PALERMO, as Trustee of the Palermo Family Revocable Trust UAD 10/26/16; and JENNIFER H. PALERMO, as Trustee of the Palermo Family Revocable Trust UAD 10/26/16,
Plaintiffs,
v.
RIVERWALK RESTAURANT, LLC, a Florida limited liability company; SEACOAST NATIONAL BANK, a National Banking Association; DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, DIVISION OF ALCOHOLIC BEVERAGES AND TOBACCO; STATE OF FLORIDA DEPARTMENT OF REVENUE; UNKNOWN PARTY IN INTEREST #1; UNKNOWN PARTY IN INTEREST #2; and ALL OTHER PARTIES CLAIMING BY, THROUGH, OR UNDER SAID DEFENDANTS,
Defendants.

AMENDED NOTICE OF SALE

Notice is hereby given that, pursuant to the Second Amended Final Judgment of Foreclosure of Liquor License, entered in this cause on June 6, 2025, the undersigned will sell the **State of Florida Quota Alcoholic Beverage License No. BEV 39-08449, Series 4COP** (the "License") at public sale, to the highest and best bidder, for cash on **July 30, 2025, at 10:00 a.m.** The judicial sale will be conducted electronically online by the office of the Hillsborough County Clerk of Court, Victor D. Crist, at the following website: 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 60 days after the sale. Note: In this case, no Lis Pendens was filed or recorded because the subject property is not real property; however, the date of the filing of the lawsuit was September 26, 2024.

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 Administrative Office of the Courts, attention: ADA Coordinator 800 E. Twiggs Street, Tampa, FL 33602; 813-272-7040; preferably at least (7) days before your scheduled court appearance; if you are hearing impaired call, 1-800-955-8771, if you are voice impaired, call 1-800-955-8770, or email, ADA@fljud13.org.

Dated June 11, 2025

LIESER SKAFF, PLLC
403 N. Howard Avenue
Tampa, Florida 33606
Phone: (813) 280-1256
Facsimile: (813) 251-8715

/s/ Stephanie M. Martin
STEPHANIE M. MARTIN
Fla. Bar No.: 30585
Primary: stephanie@lieserskaff.com
Secondary: efile@lieserskaff.com
Attorney for Plaintiffs

6/20-6/27/25LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

DETAILERS OF TAMPA BAY

Owner: Sebastian Rosito Soto
1512 E 12th Ave, 220
Tampa, FL 33605

6/20/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

COSPLAY COUTURE LTD.

Owner: Tampa Shoe Repair LLC
3816 Britton Plaza
Tampa, FL 33611

6/20/25LG 1T

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve industrial activities on 14.16 acres known as Unbreakable Florida Properties (STVA). The project is located in Hillsborough County, Section(s) S27, Township 28 South, Range 22 East. The permit applicant is Unbreakable Florida Properties, LLC whose address is 14522 Claycroft Ct, Cypress, TX 77429. The Permit No. is 43046463.002. The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 Highway 301 North Tampa, FL 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

6/20/25LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2025-CP-000892

IN RE: ESTATE OF
ANGELINA MARIA PENNISI-STEINER
aka ANEGELINA ELIZABETH STEINER
Deceased.

NOTICE TO CREDITORS
ORDER OF SUMMARY ADMINISTRATION

The order of summary administration of the estate of ANGELINA MARIA PENNISI-STEINER aka ANEGELINA ELIZABETH STEINER, deceased, whose date of death was January 4, 2025 was entered on June 5, 2025 by the Thirteenth Judicial Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, Florida 33601. The name and address of the person to whom the estate was assigned by order and the attorney for the estate are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with the above-referenced 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.

Total value of the estate is approximately $Zero.

(Continued on next page)

HILLSBOROUGH COUNTY

The date of first publication of this notice is June 20, 2025.

Beneficiaries:
Christine Elizabeth Steiner
1306 Medonsa Road, Plant City FL 33563
David Steiner
464 Oak Landing Blvd, Mulberry FL 33860
Edward Steiner
217 Lookout Drive, Apollo Beach FL 33572
Daniel Steiner
1702 N Avant Street, Valrico FL 33594

Attorney for Estate:
Cynthia M. Petitjean
Florida Bar No. 947512
Cynthia M. Petitjean PL
1306 Thonotosassa Road
Plant City, FL 33563

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001932
Division A

IN RE: ESTATE OF
ETHEL P. HILL A/K/A ETHEL PHILON HILL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ETHEL P. HILL A/K/A ETHEL PHILON HILL, deceased, whose date of death was March 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 20, 2025.

Personal Representative:
SHERRY A. WATKINS

HILLSBOROUGH COUNTY

3505 E 38th Avenue
Tampa, Florida 33610

Attorney for Personal Representative:
Suzette M. Alfonso, Esq.
FBN: 13439
2910 Jasmine Run Lane
Ruskin, Florida 33570

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24-CP-002185
Division: B

IN RE: ESTATE OF
JOSEPH PAUL BODO, III
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Joseph Paul Bodo, III, 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 Street, Room 101, 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.

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

The date of first publication of this notice is June 20, 2025.

Personal Representative:
/s/ Gina-Marie Catungal Bodo
10303 N. Armenia Avenue
Tampa, Florida 33612

HILLSBOROUGH COUNTY

Attorney for Personal Representative:
/s/ Rory B. Weiner, Esq.
Florida Bar Number: 0252300
Rory B. Weiner, P.A.
635 W. Lumsden Road
Brandon, Florida 33511
Telephone: (813) 681-3300
Fax: (813) 681-3391
E-Mail: rweiner@roryweiner.com
Second E-Mail: jwallace@roryweiner.com

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-001035
Division: A

IN RE: ESTATE OF
GEORGIA MARIE NELSON
Deceased.

AMENDED NOTICE TO CREDITORS

The administration of the estate of GEORGIA MARIE NELSON, whose date of death was August 23, 2024 and whose social security number is XXX-XX-1398, 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, June 20, 2025.

Personal Representative:
/s/ Gloria I. Austin
3612 East Shadowlawn Avenue
Tampa, Florida 33610

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

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-1972
Florida Bar #898791

IN RE: ESTATE OF
DEBORAH LYNN ZURINSKI,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DEBORAH LYNN ZURINSKI, deceased, Case Number 25-CP-1972, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is June 20, 2025.

Personal Representative:
DAVID JONES
11530 Crest Lake Village Drive
Riverview, FL 33569

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

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
PROBATE DIVISION
CASE NO. 24-CP-002866

IN RE: ESTATE OF
CHARLES LAMAR PORTER,
Deceased.

AMENDED NOTICE TO CREDITORS

The administration of the estate of CHARLES LAMAR PORTER, deceased, whose date of death was February 3, 2024, and whose Social Security Number is XXX-XX-1491, 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 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.

HILLSBOROUGH COUNTY

The date of first publication of this notice is June 20, 2025.

Personal Representative:
/s/ Mercedes G. Porter
Mercedes G. Porter
1802 N. Alexander Street
Plant City, FL 33563

Attorney for Personal Representative:
/s/ Joseph M. Williams
Joseph M. Williams, Esq.
Florida Bar No.: 0006459
1409 W. Thonotosassa Road
Plant City, FL 33563
(813) 719.6605 Fax No.: (813) 717.9808

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-000782
Division: A

IN RE: The Estate of:
STEPHEN ANDREW MYERS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Stephen Andrew Myers, deceased, whose date of death was September 19, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602, file number 25-CP-000782. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 June 20, 2025.

Personal Representative:
/s/ Gary Sweers
2852 Valencia Ridge Street
Valrico, Florida 33596
Telephone: (813) 777-4848

Attorney for Personal Representative:
/s/ Laurel Tesmer, Esq.
Florida Bar Number: 0046874
McCart & Tesmer, P.A.
10011 Water Works Lane
Riverview, Florida 33578
Telephone: (813) 498-2757
laurel@mccarttesmer.com
katie@mccarttesmer.com

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File Number: 25-CP-001674

IN RE: ESTATE OF
LORAN ARMSTRONG JOHNSON,
Deceased

NOTICE TO CREDITORS

The administration of the Estate of LORAN ARMSTRONG JOHNSON, deceased, whose date of death was on or before April 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The estate is testate. The names and addresses of the personal representative and of 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 June 20, 2025.

Personal Representative:
Stacey Lax
1048 S Frankland Road
Tampa, Florida 33629

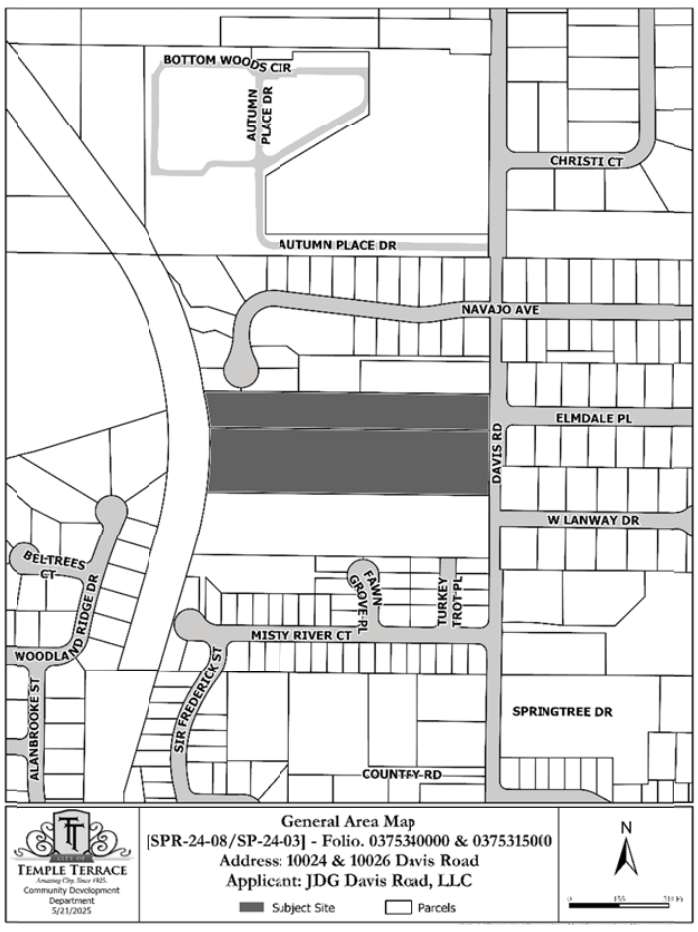
Attorney for Personal Representative:
Wm. Todd Lax, Esq.
1048 S Frankland Road
Tampa, Florida 33629
813-293-1805

(Continued on next page)

NOTICE OF PUBLIC HEARINGS
FINAL SITE PLAN
CITY OF TEMPLE TERRACE

The City Council of the City of Temple Terrace, Florida, has scheduled **PUBLIC HEARINGS** for June 17, 2025 and July 1, 2025 at 6:00 p.m., or soon thereafter in the Council Chambers at City Hall, 11250 N. 56th Street to consider the following Resolution for the Final Site Plan, Preliminary Plat and Construction Plans of 10024 Davis Road, as depicted in the map below:

A RESOLUTION OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING FINAL SITE PLAN SPR 24-08, PRELIMINARY PLAT SP 24-03, AND SUBDIVISION CONSTRUCTION PLANS, FOR A RESIDENTIAL SUBDIVISION FOR PROPERTY LOCATED SOUTH OF EAST FOWLER AVENUE AND WEST OF DAVIS ROAD, ADDRESSED AS 10024 DAVIS ROAD TOTALING 6.7± ACRES, SUBJECT TO ANY CONDITIONS OF APPROVAL; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.



The complete legal description by metes and bounds, the application, and the resolution can be obtained from the Office of the City Clerk during regular business hours. All interested persons may appear at the meetings and be heard with respect to the proposed resolution. A copy of the application is also available for public inspection in the Community Development Department during regular business hours. Additional information may be obtained by calling Malek Hall, Planner I, Community Development at 813-506-6481.

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

Dated this 29th day of May, 2025.

Cheryl A. Mooney, City Clerk

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida, at 9:00 A.M., Tuesday, July 22, 2025, to determine whether or not:

Vacating Petition V24-0003, vacate portion of improved platted public right-of-way lying within the plat of Sterling Heights, as recorded in Plat Book 32, Page 31, of the Public Records of Hillsborough County, Florida, located in Section 07, Township 28 S, Range 20 E, abutting folio 060134-0000

shall be closed, vacated, discontinued and abandoned, and any rights of Hillsborough County, Florida, and the public in and to any lands in connection therewith renounced and disclaimed.

PARTICIPATION OPTIONS. All interested parties are invited to appear at the meeting and be heard virtually or in person. Virtual participation in this public hearing is available through communications media technology, as described below.

The BOCC fully encourages public participation in its communications media technology hearing in an orderly and efficient manner. For more information on how to view or participate in a virtual meeting, visit: https://www.hillsboroughcounty.org/en/government/meeting-information/speak-at-a-virtual-meeting. Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: **HillsboroughCounty.org/SpeakUp**. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Chair will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. Prioritization is on a first-come, first-served basis. Participation information will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

The public can listen and view the public hearing live in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCounty
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meeting" button
- Listen to the meeting on smart phones by going to the above YouTube link.

Participants are encouraged (whenever possible) to submit questions related to vacating petitions to Facilities Management & Real Estate Services Department in advance of the meeting by email to RP-Vacating@hcflgov.net or by calling (813) 307-1059. To best facilitate advance public comments, visit https://hillsboroughcounty.org/en/government/board-of-county-commissioners to leave comments with the Commissioners who represents your district.

All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to contact the Hillsborough County ADA Officer Carmen LoBue at lobuec@hcflgov.net or 813-276-8401; TTY: 7-1-1. For individuals who require hearing or speech assistance, please call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8700 (v) or Dial 711 no later than 48 hours prior to the proceedings. All BOCC meetings are closed captioned.

6/20-6/27/25LG 2T

HILLSBOROUGH COUNTY

FL Bar: 276730
6/20-6/27/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001906
Division A

IN RE: ESTATE OF
FRANCES C. HENRIQUEZ,
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 FRANCES C. HENRIQUEZ, deceased, File Number 25-CP-001906; 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 19, 2025; that the total value of the estate is other assets valued at approximately $69,000.00 and that the name and address of those to whom it has been assigned by such order are:

Beneficiary:

WALLACE E. HENRIQUEZ, JR. as trustee of the HENRIQUEZ FAMILY TRUST dated October 7, 2004
14315 Kellingrew Place
Tampa, Florida 33624

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 June 20, 2025.

Person Giving Notice:
/s/ WALLACE E. HENRIQUEZ, JR.
14315 Kellingrew Place
Tampa, Florida 33624

Attorney for Person Giving Notice:
/s/ Joshua T. Keleske, Esq.
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

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CA-011444
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
FRANK L. MONTINI, ET AL.,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 12th day of June, 2025, and entered in Case No. 23-CA-011444, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and FRANK L. MONTINI and MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC. are Defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 A.M. on the 11th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 31, HARVEST CREEK VILLAGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 114, PAGE 61, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx
Phone: (813) 272-7040 or ada@fljud13.org

Dated this 16th day of June, 2025.
By: /S/ LIANA R. HALL
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1015675

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CA-013284
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
MICHAEL JAMES BOYETTE A/K/A MICHAEL J. BOYETTE, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY
Last Known Address: 622 TOWER GROVE DR, PLANT CITY, FL 33567
Current Residence: 622 TOWER GROVE DR, PLANT CITY, FL 33567 (avoiding)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 16, Tower Grove Estates, a subdivision according to the plat thereof recorded at Plat Book 116, Pages 89, 90 and 91, in the Public Records of Hillsborough County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before July 20, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in La Gaceta, La Gaceta, 3210 E 7th Ave, Tampa, Fl 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx
Phone: (813) 272-7040 or ada@fljud13.org

WITNESS my hand and the seal of this Court this 12th day of June, 2025.
VICTOR D. CRIST
As Clerk of Court
By: /s/ Mustafa Divan
As Deputy Clerk
Publish: La Gaceta, 3210 E 7th Ave, Tampa, Fl 33605
11080-1015640

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23001073CAAXMX
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ADELARD JOSEPH JACQUES A/K/A ADELARD JACQUES A/K/A ADELARD J. JACQUES, JR. A/K/A ADELARD J. JACQUES, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the estate of Adelard Joseph Jacques A/K/A Adelard Jacques A/K/A Adelard J. Jacques, Jr. A/K/A Adelard J. Jacques
Last Known Address: 5325 Joyner Ave, Spring Hill, FL 34608
Current Residence: UNKNOWN
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the estate of Sharon Jacques
Last Known Address: 5325 Joyner Ave, Spring Hill, FL 34608
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 9, BLOCK 1578 SPRING HILL UNIT NO. 23, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 44 THROUGH 52, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before July 18,2025 within or before a date at least thirty (30) days after the first publication of this Notice in La Gaceta, 3210 E 7th Ave, Tampa, Fl 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Peggy Welch at (352) 754-4402.
WITNESS my hand and the seal of this Court this 6 day of June, 2025.
DOUG CHORVAT, JR.
As Clerk of Court
By: Sonya Sanders
As Deputy Clerk
Publish: La Gaceta, 3210 E 7th Ave, Tampa, Fl 33605
11080-1015339

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-002433
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
JAMES CHARLES SMITH A/K/A JAMES C. SMITH AND MARIA LOUISE SMITH A/K/A MARIA L. SMITH, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Unknown spouse of Maria Louise Smith A/K/A Maria L. Smith
Last Known Address: 5474 Leslie Canyon Dr, Wimauma, FL 33598
Current Residence: UNKNOWN
TO: Unknown spouse of Maria Louise Smith A/K/A Maria L. Smith
Last Known Address: 19707 US Highway 280 E Apt 1420 Smiths Station AL 36877
Current Residence: UNKNOWN
TO: Unknown spouse of Maria Louise Smith A/K/A Maria L. Smith
Last Known Address: 1603 Bonita Bluff Ct Ruskin, FL 33570
Current Residence: UNKNOWN
TO: Unknown spouse of Maria Louise Smith A/K/A Maria L. Smith
Last Known Address: 107 Austin CT Austin, KY 40121
Current Residence: UNKNOWN
TO: Maria Louise Smith A/K/A Maria L. Smith
Last Known Address: 5474 Leslie Canyon Dr, Wimauma, FL 33598
Current Residence: UNKNOWN
TO: Maria Louise Smith A/K/A Maria L. Smith
Last Known Address: 19707 US Highway 280 E Apt 1420 Smiths Station AL 36877
Current Residence: UNKNOWN
TO: Maria Louise Smith A/K/A Maria L. Smith
Last Known Address: 1603 Bonita Bluff Ct Ruskin, FL 33570
Current Residence: UNKNOWN
TO: Maria Louise Smith A/K/A Maria L. Smith
Last Known Address: 107 Austin CT Austin, KY 40121
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 40, of CREEK PRESERVE PHASES 2, 3, AND 4, according to the plat thereof, as recorded in Plat Book 139, Page 60, of the Public Records of Hillsborough County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff,

(Continued on next page)

CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARING
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 **7/2/2025** at **9:00 A.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-25-0000615
NAME OF VIOLATOR: SARAH J AND LUIS GONZALEZ
LOCATION OF VIOLATION: 8120 N BROOKS ST, TAMPA, FL
CODE SECTIONS: 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 12 AND E 5 FT CLOSED ALLEY ABUTTING ON W BLOCK 48
FOLIO: 146765.0000

CASE NO: COD-25-0000679
NAME OF VIOLATOR: EPISCOPAL HOUSE OF PRAYER
LOCATION OF VIOLATION: 512 E COLUMBUS DR, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: ROBLES SUBDIVISION SUB OF LOT D S 80 FT OF LOT C LESS S 4 FT FOR RD
FOLIO: 182862.0000

CASE NO: COD-25-0000721
NAME OF VIOLATOR: EPISCOPAL HOUSE OF PRAYER
LOCATION OF VIOLATION: 2801 N CE3NTRAL AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: ROBLES SUBDIVISION S 1/3 OF LOT E AND S 100 FT OF N 1/2 OF S 2/3 OF LOT E LESS RD R/W TOGETHER WITH THE FOLLOWING DESC PARCELS ROBLES SUBDIVISION SUB OF LOT D PLAT 1 PG 79 LOTS 2 3 AND 4 AND LOTS A AND B LESS S 4FT FOR RD
FOLIO: 182780.0000

CASE NO: COD-25-0000726
NAME OF VIOLATOR: CARL C SMALL
LOCATION OF VIOLATION: 8426 N SEMMES ST, TAMPA, FL
CODE SECTIONS: 19-231(15)a
LEGAL DESCRIPTION: OAK TERRACE REVISED PLAT OF LOTS 73 AND 74 AND E 1/2 CLOSED ALLEY ABUTTING THEREON
FOLIO: 145605.0100

CASE NO: COD-25-0000774
NAME OF VIOLATOR: MICHAEL FORRETT
LOCATION OF VIOLATION: 8605 N 15TH ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(3) 19-231(10) 19-231(13) 19-231(15)a 19-231(17)
LEGAL DESCRIPTION: OAK TERRACE REVISED PLAT OF S 1/2 OF LOT 8 AND LOTS 9 AND 10 AND W 1/2 CLOSED ALLEY ABUTTING THEREON
FOLIO: 145583.0100

CASE NO: COD-25-0001047
NAME OF VIOLATOR: ELIZABETH PAILMER ANDERSON
LOCATION OF VIOLATION: 1206 E BROAD ST, TAMPA, FL
CODE SECTIONS: 19-49 19-56 19-231(11)
LEGAL DESCRIPTION: RIVERBEND SUBDIVISION W 31.65 FT OF LOT 15 AND LOT 16 LESS W 22.45 FT BLOCK B
FOLIO: 169764.0000

CASE NO: COD-25-0001057
NAME OF VIOLATOR: ALAN CAMPBELL
LOCATION OF VIOLATION: 2010 E BROAD ST, TAMPA, FL
CODE SECTIONS: 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: SEMINOLE CREST ADDITION LOT 14 BLOCK 8
FOLIO: 149164.0000

CASE NO: COD-25-0001109
NAME OF VIOLATOR: JUDITH ANN FRANKLIN
LOCATION OF VIOLATION: 33 HAMILTON HEATH DR, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)a
LEGAL DESCRIPTION: HAMILTON HEATH REVISED MAP LOT 35
FOLIO: 169545.0000

CASE NO: COD-25-0001200
NAME OF VIOLATOR: ANTONIO NAVARETTE EL AL
LOCATION OF VIOLATION: 1706 E WATERS AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)b 19-231(15)c 19-233(a) 19-234
LEGAL DESCRIPTION: OAK TERRACE REVISED PLAT OF LOTS 353 AND 354 AND S 1/2 CLOSED ALLEY ABUTTING THEREON
FOLIO: 145707.0000

CASE NO: COD-25-0001270
NAME OF VIOLATOR: MAILIN DURAN
LOCATION OF VIOLATION: 925 W PATTERSON ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)c
LEGAL DESCRIPTION: WILMA SOUTH 2ND ADDITION LOTS 295 & 296 & S 1/2 CLOSED ALLEY ABUTTING ON N
FOLIO: 101707.0000

CASE NO: COD-25-0001278
NAME OF VIOLATOR: JITU INVERTMENT GROUP LLC
LOCATION OF VIOLATION: 604 E LAMBRIGHT ST, TAMPA, FL
CODE SECTIONS: 19-49 19-234
LEGAL DESCRIPTION: NORTH PARK LOT 16
FOLIO: 163071.0000

CASE NO: COD-25-0001329
NAME OF VIOLATOR: BRIAN MATHEW RICE
LOCATION OF VIOLATION: 1424 W HUMPHREY ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: EL PORTAL LOT 19 BLOCK 21
FOLIO: 98718.0000

CASE NO: COD-25-0001358
NAME OF VIOLATOR: MELODY ANN AND DAVID
LOCATION OF VIOLATION: 8106 N MULBERRY ST, TAMPA, FL
CODE SECTIONS: 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 16 BLOCK 50 AND E 5 FT OF CLOSED ALLEY ABUTTING ON W
FOLIO: 146799.0100

CASE NO: COD-25-0001360
NAME OF VIOLATOR: MELODY ANN AND DAVID
LOCATION OF VIOLATION: 8106 N MULBERRY ST, TAMPA, FL
CODE SECTIONS: 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION EAST 47.5 FT OF LOTS 1 AND 2 BLOCK 61 AND WEST 7.5 FT OF ALLEY ABUTTING THEREON
FOLIO: 146799.0100

CASE NO: COD-25-0001486
NAME OF VIOLATOR: ELIZABETH PALMER ANDERSON
LOCATION OF VIOLATION: 1206 E BROAD ST, TAMPA, FL
CODE SECTIONS: 19-48
LEGAL DESCRIPTION: RIVERBEND SUBDIVISION W 31.65 FT OF LOT 15 AND LOT 16 LESS W 22.45 FT BLOCK B
FOLIO: 169764.0000

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

CASE NO: COD-24-0004234
NAME OF VIOLATOR: SUSSMAN DOV - TRUSTEE
LOCATION OF VIOLATION: 3507 W SAN LUIS ST, TAMPA, FL
CODE SECTIONS: 27-287.25.(e).(3)
LEGAL DESCRIPTION: PALMA CEIA PARK LOT 13 IN BLOCK 87
FOLIO: 126487.0020

CASE NO: COD-24-0004370
NAME OF VIOLATOR: RICKEY MASSET &
LOCATION OF VIOLATION: 2314 W PINE ST, TAMPA, FL
CODE SECTIONS: 27-326
LEGAL DESCRIPTION: MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA W 17 FT OF LOT 4 AND E 15 FT OF LOT 5 BLK 36
FOLIO: 179312.0000

CASE NO: COD-25-0000687
NAME OF VIOLATOR: E AND A INVESTMENT GROUP LLC
LOCATION OF VIOLATION: 705 E FLORIBRASKA AVE, TAMPA, FL
CODE SECTIONS: 27-156 TABLE 4 1 27-326
LEGAL DESCRIPTION: ROBLES SUBDIVISION NO 2 THE E 1/2 OF LOT 3 BLOCK 9
FOLIO: 182837.0100

CASE NO: COD-25-0001064
NAME OF VIOLATOR: THIENNHI DOUNG LLC
LOCATION OF VIOLATION: 1409 W BURGER ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-56 19-231(15)c 27-283.11(b) 27-326
LEGAL DESCRIPTION: EL PORTAL W 35 FT OF LOT 4 AND LOT 5 BLOCK 25
FOLIO: 98765.0000

CASE NO: COD-25-0001094
NAME OF VIOLATOR: BARRY COHEN
LOCATION OF VIOLATION: 6915 N BREVARD AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-231(15)c 27-283.11(a) 27-283.11(a)(5) b 27-283.11(b) 27-326
LEGAL DESCRIPTION: HILLSBOROUGH RIVER ESTATES LOT 6 SUB TO CITY OF TAMPA EASEMENT
FOLIO: 100670.0000

CASE NO: COD-25-0001220
NAME OF VIOLATOR: ELTON MACEDO DE
LOCATION OF VIOLATION: 4108 E KNOLLWOOD ST, TAMPA, FL
CODE SECTIONS: 19-49 27-290.1 27-326
LEGAL DESCRIPTION: FROM THE SOUTHWEST CORNER OF NE 1/4 OF NW 1/4 OF SEC 33 28 19 RUN THN S 89 DEG 35 MIN 45 SEC E FOR 411 FT THN N 275 FT THN S 89 DEG 35 MIN 45 SEC E A DISTANCE OF 52 FT TO THE POB THN N 100 FT THN S 89 DEG 35 MIN 45 SEC E 60 FT THN S 100 FT THN N 89 DEG 35 MIN 45 SEC W 60 FT TO POB
FOLIO: 152845.0005

CASE NO: COD-25-0001221
NAME OF VIOLATOR: DE OLIVEIRA ELTON
LOCATION OF VIOLATION: 4106 KNOLLWOOD ST, TAMPA, FL
CODE SECTIONS: 19-49 27-326
LEGAL DESCRIPTION: FROM THE SOUTHWEST CORNER OF NE 1/4 OF NW 1/4 OF SEC 33 28 19 RUN THN S 89 DEG 35 MIN 45 SEC E FOR 411 FT THN N 275 FT THN S 89 DEG 35 MIN 45 SEC E A DISTANCE OF 52 FT TO THE POB THN N 100 FT THN S 89 DEG 35 MIN 45 SEC E 60 FT THN S 100 FT THN N 89 DEG 35 MIN 45 SEC W 60 FT TO POB
FOLIO: 152845.0000

CASE NO: COD-25-0001350
NAME OF VIOLATOR: LESTER BUENOS
LOCATION OF VIOLATION: 2505 W POWHATAN AVE, TAMPA, FL
CODE SECTIONS: 27-287.25(e)(3)
LEGAL DESCRIPTION: BOUR LANDS E 20 FT OF LOT 28 AND LOTS 29 AND 30 BLOCK 5
FOLIO: 103208.0000

CASE NO: COD-25-0001380
NAME OF VIOLATOR: ESTATE OF DON P BAUCOM
LOCATION OF VIOLATION: 8211 N 14TH ST, TAMPA, FL
CODE SECTIONS: 19-49 19-56 19-233(a) 19-234 27-283.11(a) 27-326
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 5 AND S 1/2 OF LOT 4 BLOCK 39
FOLIO: 146630.0000

CASE NO: COD-25-0001546
NAME OF VIOLATOR: REINOSO ERNESTO &
LOCATION OF VIOLATION: 5402 N HABANA AVE, TAMPA, FL
CODE SECTIONS: 27-283.11 27-326
LEGAL DESCRIPTION:
FOLIO: 103317.0000

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

6/6-6/27/25LG 4T

whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before July 13, 2025 , within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx
Phone: (813) 272-7040 or ada@fljud13.org
WITNESS my hand and the seal of this Court this 4th day of June, 2025.
VICTOR D. CRIST
As Clerk of Court
By: Mustafa Divan
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1015213

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-002677
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS, CREDITORS, TRUSTEES
AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LUIS LAZZARA
A/K/A LUIS ANDRES LAZZARA, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Unknown Spouse of Luis Lazzara A/K/A Luis Andres Lazzara
Last Known Address: 5947 Birchwood Dr, Tampa, FL 33625
Current Residence: UNKNOWN
TO: Unknown Spouse of Luis Lazzara A/K/A Luis Andres Lazzara
Last Known Address: 1227 Lake Heritage Way Unit 301, Knoxville, TN 37922
Current Residence: UNKNOWN
TO: Unknown Spouse of Luis Lazzara A/K/A Luis Andres Lazzara
Last Known Address: 82 Pine Beach Drive, Saint Johns, FL 32259
Current Residence: UNKNOWN
TO: Unknown Spouse of Luis Lazzara A/K/A Luis Andres Lazzara
Last Known Address: 566 E Park Court, Glen Bernie, MD 21061
Current Residence: UNKNOWN
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim
an interest in the estate of Luis Lazzara A/K/A Luis Andres Lazzara
Last Known Address: 5947 Birchwood Dr, Tampa, FL 33625
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATED IN COUNTY HILLSBOROUGH COUNTY,
FLORIDA.
LOT 43, BLOCK 5, OF CEDAR CREEK AT COUNTRY RUN PHASE II, ACCORDING TO THE PLAT THEREOF
RECORDED AT PLAT BOOK 56, PAGE 30, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,
FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER,
GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral
Springs, FL 33071, on or before 7/13/25, within or before a date at least thirty (30) days after
the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the
original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise
a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to
participate in this proceeding, you are entitled, at no cost to you, to the provision
of certain assistance. Please contact the Court`s ADA Coordinator,
Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida
33602, (813) 272-7040, at least 7 days before your scheduled court appearance,
or immediately upon receiving this notification if the time before the scheduled
appearance is less than 7 days; if you are hearing or voice impaired, call 711.The
Court`s ADA Coordinator web page below details the nature of the
accommodations that can be provided by the Florida Courts under the ADA.
https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx
Phone: (813) 272-7040 or ada@fljud13.org
WITNESS my hand and the seal of this Court this 3rd day of June, 2025.
VICTOR D. CRIST
As Clerk of Court
By: Jennifer Taylor
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1015171

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001934
Division U

IN RE: ESTATE OF
RONALD ARTHUR GIBBS
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 RONALD ARTHUR GIBBS, deceased, File No. 25-CP-001934, by the Circuit Court for Hillsborough County, Florida, Probate Division the address of which is P.O. Box 1110, Tampa, FL 33601; that the decedent's date of death was January 18, 2025; that the total value of the estate is $22,000.00 (approximate) and that the names and addresses of those to whom it has been assigned by such order are: PATRICIA PEHRSON GIBBS, as Trustee of the RONALD A. GIBBS REVOCABLE LIVING TRUST AGREEMENT dated June 26, 2001, as amended and restated September 1, 2021, 575 Partridge Pass, Plant City, Florida 33565.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this notice is June 13, 2025.

Petitioner:
/s/ Patricia Pehrson Gibbs
PATRICIA PEHRSON GIBBS
575 Partridge Pass
Plant City, Florida 33565

Attorney for Petitioner:
/s/ Dana Kemper
Dana Kemper, Esq.
Florida Bar # 44337
HEMNESS FALLER ELDER LAW
309 N. Parsons Avenue
Brandon, Florida 33510-4515
(813) 661-5297
(813) 689-8725 fax
dana@hemnesslaw.com
service@hemnesslaw.com
6/13-6/20/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
File No. 24-CP-002643
Division PR-B

IN RE: ESTATE OF
EUGENE DICKERSON
Deceased.

NOTICE OF ACTION FOR FORMAL ADMINISTRATION

TO: Nicholas New
7250 Farm Loop Path
Sunset Beach, NC 28468

Zachary New
7250 Farm Loop Path
Sunset Beach, NC 28468

Henry Colvin
18011 Highway 84E
Boston, GA 31626

Billie New Nonnenburg
2004 S Carroll Road
Indianapolis, Indiana 46239

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

You are required to serve a copy of any written response of objection, if any, to:
MOONRAY LAW, PLLC
c/o Justin T. Moonray, Esq.
1032 E Brandon Blvd #9933
Brandon, Florida 33511
on or before 7/18/2025, and file the original with the Clerk of this Court, at the Hillsborough County Courthouse, 800 E Twiggs St, Tampa, FL 33602, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition for Summary Administration.

WITNESS my hand and seal of this Court on 6/10/2025.

Signed on 5/21/2025

Victor D. Crist
As Clerk of the Court

By: s/ Ryan Marsh
As Deputy Clerk
6/13-7/4/25LG 4T

IN THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No: 25-CA-002121
Division No: I

WAYNE HIRES
Plaintiff
vs.
Estate of SIDNEY CHARLES TAYLOR and Estate of ROSE IDA WILSON,
Defendants

NOTICE OF ACTION
(Quiet Title)

TO: ESTATE OF SIDNEY CHARLES TAYLOR, ESTATE OF ROSE IDA WILSON, AND ANY KNOWN AND UNKNOWN HEIRS AND INTERESTED PARTIES;

YOU ARE NOTIFIED that an action to quiet title to the following described real property located in Hillsborough County, Florida at:

RIVER GROVE PARK, LOT 6 BLOCK 3 as recorded in Hillsborough County, Florida PUBLIC RECORDS

Property Address: 3011 E. Norfolk St. Tampa, Florida 33610

has been filed, and you are required to serve a copy of your written defenses, if any, to it on Clinton Paris, P.A., attorney for Plaintiff, whose address is 10014 Water Works Lane, Riverview, FL 33578, on or before 7/11/2025, 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. Clerk of Court address is 800 E. Twiggs St., Rm. 101, Tampa, FL 33602.

DATED on June 5, 2025.

Victor D. Crist
Clerk of the Court

By s/ Jennifer Taylor
As Deputy Clerk
6/13-7/4/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-001822

IN RE: ESTATE OF
ADALBERTO LUIS MARTINEZ CERVANTES,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Adalberto Luis Martinez Cervantes, deceased, whose date of death was January 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The first date of publication is June 13, 2025.

Personal Representative:
Yuri Martinez Herrera
9201 Mill Circle
Tampa, Florida 33647

Attorney for Personal Representative:
Marley Dodd, Esq.
Florida Bar No. 1058457
Email Address:
marley@zoeckleinlawpa.com
Brice Zoecklein, Esq.
Florida Bar No. 0085615
Email Address:
brice@zoeckleinlawpa.com
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511
6/13-6/20/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-017847

ANDOVER I OF KINGS POINT CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,
vs.
CAROL L. TOLSON,
Defendant.

NOTICE OF ACTION

TO: CAROL L. TOLSON
1902 Andover Street, #I-210
Sun City Center, FL 33573

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

Condominium Unit Number 210, ANDOVER "I" CONDOMINIUM, according to the plat thereof recorded in Condominium Plat Book 1, Page(s) 58, and being further described in that certain Declaration of Condominium recorded in Official Records Book 2939, Page(s) 63 of the Public Records of Hillsborough County, Florids, together with its undivlded interest or share in the common elements appurtenant thereto, and any amendments thereto.

and more commonly known as 1902 Andover Street, #210, Sun City Center, FL 33573.

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

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

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

WITNESS my hand and the seal of this Court on this 3rd day of June, 2025.

Victor D. Crist, Clerk of Court

By: /s/ Jennifer Taylor

Katherine Tilka Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
6/13-6/20/25LG 2T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
File No. 29-2025-CP-001883
Division Probate

IN RE: ESTATE OF
JERRY FRANKLIN MADDOX
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JERRY FRANKLIN MADDOX, deceased, whose date of death was April 2, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse at 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 personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 June 13, 2025.

Attorney for Personal Representative:
Jessica Lynn Silva, Esquire
Florida Bar Number: 1011110
Law Office of Jessica Lynn Silva, PLLC
1360 S. Patrick Drive, Suite 4
Satellite Beach, Florida 32937
Telephone: (321) 474-2034
E-Mail: jessica@jessicalynnlaw.com
Secondary E-Mail:
office@jessicalynnlaw.com

Personal Representative:
Janis Palmer
3931 St. Armens Circle
Melbourne, Florida 32934
6/13-6/20/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
PROBATE DIVISION
Case No.: 25-CP-1730
Division: A

In Re: The Estate of
JOSEPH W. EASTBURN,
Decedent.

NOTICE TO CREDITORS

The administration of the estate of Joseph W. Eastburn, deceased, whose date of death was October 5, 2024, 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 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 which 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 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 June 13, 2025.

Personal Representative:
Kathleen M. Eastburn
18209 Griffith Road
Lutz, FL 33548

Attorney for Personal Representative:
JOSEPH R. KALISH, P.A.
18960 N. Dale Mabry Highway
Lutz, FL 33548
(813) 962-8685
josephkalish@aol.com
Florida Bar No. 174191
6/13-6/20/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 24-CP-003628

IN RE: ESTATE OF
MARGARET JEAN GOLDEN,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Margaret Jean Golden, deceased, whose date of death was September 6, 2023, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file

(Continued on next page)

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Tuesday, July 22, 2025, to determine whether or not:

Vacating Petition V25-0007, a portion of a 7.5-foot-wide platted public utility easement lying within Lot 7, Block 6, within the plat of Henderson Road Subdivision Unit No 2, as recorded in Plat Book 46, Page 79, of the Public Records of Hillsborough County, located in Section 18, Township 28 S, and Range 18 E, lying within folio number 023830-4016

shall be closed, vacated, discontinued and abandoned, and any rights of Hillsborough County, Florida, and the public in and to any lands in connection therewith renounced and disclaimed.

PARTICIPATION OPTIONS. All interested parties are invited to appear at the meeting and be heard virtually or in person. Virtual participation in this public hearing is available through communications media technology, as described below.

The BOCC fully encourages public participation in its communications media technology hearing in an orderly and efficient manner. For more information on how to view or participate in a virtual meeting, visit: https://www.hillsboroughcounty.org/en/government/meeting-information/speak-at-a-virtual-meeting. Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: **HillsboroughCounty.org/SpeakUp**. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Chair will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. Prioritization is on a first-come, first-served basis. Participation information will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

The public can listen and view the public hearing live in the following ways:
• The County's official YouTube channel: YouTube.com/HillsboroughCounty
• The County's HTV channels on cable television: Spectrum 637 and Frontier 22
• The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meeting" button
• Listen to the meeting on smart phones by going to the above YouTube link.

Participants are encouraged (whenever possible) to submit questions related to vacating petitions to Facilities Management & Real Estate Services Department in advance of the meeting by email to RP-Vacating@hcflgov.net or by calling (813) 307-1059. To best facilitate advance public comments, visit https://hillsboroughcounty.org/en/government/board-of-county-commissioners to leave comments with the Commissioners who represents your district.

All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to contact the Hillsborough County ADA Officer Carmen LoBue at lobuec@hcflgov.net or 813-276-8401; TTY: 7-1-1. For individuals who require hearing or speech assistance, please call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8700 (v) or Dial 711 no later than 48 hours prior to the proceedings. All BOCC meetings are closed captioned.

6/20-6/27/25LG 2T

HILLSBOROUGH COUNTY

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

The first date of publication is June 13, 2025.

Personal Representative:
Robin Crowder
832 Lakehurst Street
Lakeland, Florida 33805

Attorney for Personal Representative:
Marley Dodd, Esq.
Florida Bar No. 1058457
Email Address:
marley@zoeckleinlawpa.com
Brice Zoecklein, Esq.
Florida Bar No. 0085615
Email Address:
brice@zoeckleinlawpa.com
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001767
Division B

IN RE: ESTATE OF
BLANCHE E BASH
Deceased.

NOTICE TO CREDITORS

The administration of the estate of BLANCHE E BASH, deceased, whose date of death was July 13, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

HILLSBOROUGH COUNTY

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 June 13, 2025.

Personal Representative:
/s/ Robert J. Bash
Robert J. Bash
805 Granite Rd.
Brandon, Florida 33511

Attorney for Personal Representative:
/s/ Mary G. McDermott
Mary Greenwood McDermott, Esq.
Attorney
Florida Bar Number: 612456
Brandon Family Law Center, LLC
710 Oakfield Dr., Ste 254
Brandon, Florida 33511
Telephone: (813) 653-1744
Fax: (813) 654-6830
E-Mail: service@brandonfamilylaw.com
Sec E-Mail: mary@brandonfamilylaw.com

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-001299
Division: A

IN RE: ESTATE OF
LULA JEAN TODD
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Lula Jean Todd deceased, whose date of death was January 26, 2025 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33601 (Mailing Address: Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 June 13, 2025.

Personal Representative:
Susan Wickens
807 Tirano Way
Ruskin, FL 33573

Attorney:
Charles W. Malloy, Esquire
Florida Bar Number 105355

HILLSBOROUGH COUNTY

CHARLES W. MALLOY, P.A.
137 S. Pebble Beach Blvd. Suite 102
Sun City Center, FL 33573
Telephone: (813) 634-3361
Email: cwmalloy@verizon.net

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001973
Division A

IN RE: ESTATE OF
MARIAN A. PRATER, A/K/A
MARIAN ANN PRATER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Marian A. Prater, a/k/a Marian Ann Prater, deceased, whose date of death was April 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 3360, Tampa, Florida 33601-3360. 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.

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

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 June 13, 2025.

Personal Representatives:
/s/ Kerri Shashack
Kerri Shashack
18735 Yocam Avenue
Lutz, Florida 33549

/s/ Kenneth E. Prater, Jr.
Kenneth E. Prater, Jr.
18814 Tracer Drive
Lutz, Florida 33549

Attorney for Personal Representatives:
/s/ Elizabeth S. Wheeler
Elizabeth S. Wheeler, Attorney
Florida Bar Number: 352632
Berg & Wheeler, P.A.
4306 New River Hills Parkway, Suite 2
Valrico, Florida 33596
Telephone: (813) 685-0050
E-Mail: bergwheeler@verizon.net
Secondary E-Mail:
ewheeler.bergwheeler@verizon.net
Secondary E-Mail:
bbuchanan.bergwheeler@verizon.net

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 24-DR-014042
DIVISION: C

COREY COLIN LIGHTBOURNE,
Petitioner
v.
TRACEE DAWNE LIGHTBOURNE
(née ROLLE),
Respondent.

NOTICE OF ACTION FOR PETITION TO RECOGNIZE FOREIGN DIVORCE

TO: TRACEE DAWNE LIGHTBOURNE
(née ROLLE)
Address Unknown

YOU ARE NOTIFIED that an action has been filed against you in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, regarding a Petition to Recognize and Enforce a Foreign Divorce Decree and you are required to serve a copy of your written defenses, if any, to it on: Corey Colin Lightbourne, 4779 Whispering Wind Ave., Tampa, FL 33614, Email: clightbourne@yahoo.com on or before June 27, 2025, and file the original with the clerk of this court at: Clerk of Court - Hillsborough County, Family Law Division, 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**.

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 this 22nd day of May, 2025

Victor Crist
Clerk of the Circuit Court

By: /s/ Jennifer Taylor
As Deputy Clerk

6/13-7/4/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-006545
Division: E

ELIZABETH LECAROS TARAZONA,
Petitioner/Husband
vs
AUGUSTO REYES MILLA,
Respondent/Wife

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

TO: AUGUSTO REYES MILLA
Last known address Lima, Peru

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 ELIZABETH LECAROS TARAZONA, whose address is 8801 Sheldon Chase Dr., Tampa, FL 33635 on or before 7/9/2025, and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: 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 6/9/25

Victor D. Crist
Clerk of the Circuit Court

By: /s/ Jennifer Taylor
Deputy Clerk

6/13-7/4/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024-CA-007926

SHARONDA RHODES,
Plaintiff,
v.
DESARAI RHODES, KEESHA LEE, KATTRON COFIELD, and GERARD RHODES,
Defendants.

NOTICE OF ACTION

TO: DESARAI RHODES

YOU ARE HEREBY NOTIFIED of an action for Partition of Real Property has been filed in regard to the following property:

TOWN OF REVISED MAP OF WIMAUMA LOT 3, BLOCK 87, REVISED MAP OF THE TOWN OF WIMAUMA, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 136, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Commonly known as: 6006 Vel Street, Wimauma, Florida 33598

Parcel ID No: U-10-32-20-2JX-000087-00003.0

DESARAI RHODES has been identified as having a potential interest in the outcome of the proceedings. You are required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Zoecklein Law, PA, 150 E. Bloomingdale Ave., Brandon, FL 33511, telephone (813) 501-5071, facsimile 813-925-4310, within thirty days of the first publication of this Notice, the nature of this proceeding being a Partition of Real Property regarding the above reference property. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Zoecklein Law, PA, 150 E. Bloomingdale Ave., Brandon, FL 33511, telephone (813) 501-5071, facsimile 813-925-4310, within thirty days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint.

DATED at Hillsborough County, Florida on 6/6/2025.

Victor D. Crist
Clerk of the Circuit Court

By: s/ Jennifer Taylor
Deputy Clerk

6/13-7/4/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001933
Division A

IN RE: ESTATE OF
ELISA GALVAN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Elisa Galvan, deceased, whose date of death was April 9, 2025, 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.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 June 13, 2025.

Personal Representative:
/s/ Lorraine Leung
6020 S. Switzer Avenue
Tampa, Florida 33611

Attorney for Personal Representative:
/s/ Linda S. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 963-7705
Fax: (888) 673-0072
E-Mail: linda@tampabayelderlaw.com

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
JUVENILE DIVISION
CASE NO. 21-DP-440
DIVISION: D

IN THE INTEREST OF:
K.W. DOB: 2/7/2017
A.S. DOB: 2/10/2018
MINOR CHILDREN

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: ALYSSA WHITUS, DOB: 12/20/1991
Address Unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: K.W. born on 2/7/2017, and A.S. born on 2/10/2018. You are hereby **commanded** to appear on **July 29, 2025,** at **11:00 AM** before the Honorable Lisa D. Campbell at the Hillsborough Courthouse, Courtroom 310, Edgecomb Courthouse 800 East Twiggs Street Tampa, FL 33602, for an **ADVISORY HEARING**.

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

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 children 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 in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact administrative office of the courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602; Phone: 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.

Witness my hand as Clerk of said Court and the Seal thereof, this 6th day of June, 2025.

Victor Crist, Clerk of Court

By: s/ Pamela Hendry
As Deputy Clerk

6/13-7/4/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-006814
Division: A P

THALIA GONZALEZ VILLA,
Petitioner,
and
JULIUS LEON FORD,
Respondent.

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

TO: JULIUS LEON FORD
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 THALIA GONZALEZ VILLA, whose address is 2519 W. Frierson Ave. Apt. 2, Tampa, FL 33614 on or before 7/15/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered**

(Continued on next page)

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be heard by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Tuesday, July 22, 2025, to determine whether or not:

Vacating Petition V24-0017, vacate the Watkins Estates Subdivision, as recorded in Plat Book 117, Page 120, of the public records of Hillsborough County, Florida, located in Section 29, Township 28 S, Range 21 E, consisting of folios: 082855-7802, 082855-7804, & 082855-7806

shall be closed, vacated, discontinued and abandoned, and any rights of Hillsborough County, Florida, and the public in and to any lands in connection therewith renounced and disclaimed.

PARTICIPATION OPTIONS. All interested parties are invited to appear at the meeting and be heard virtually or in person. Virtual participation in this public hearing is available through communications media technology, as described below.

The BOCC fully encourages public participation in its communications media technology hearing in an orderly and efficient manner. For more information on how to view or participate in a virtual meeting, visit: https://www.hillsboroughcounty.org/en/government/meeting-information/speak-at-a-virtual-meeting. Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: https://hcflgov.formstack.com/forms/land_use_public_comment_form. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chair will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. Prioritization is on a first-come, first-served basis. Participation information will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

The public can listen and view the public hearing live in the following ways:

- Hillsborough County's Facebook page: HillsboroughFL
- The County's official YouTube channel: https://www.youtube.com/hillsboroughcounty-meetings
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meeting" button
- Listen to the meeting on smart phones by going to the above YouTube link.

Participants are encouraged (whenever possible) to submit questions related to vacating petitions to Facilities Management & Real Estate Services Department in advance of the meeting by email to RP-Vacating@hcflgov.net or by calling (813) 307-1059. To best facilitate advance public comments, visit https://hillsboroughcounty.org/en/government/board-of-county-commissioners to leave comments with the Commissioners who represents your district.

All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to contact the Hillsborough County ADA Officer Carmen LoBue at lobuec@hcflgov.net or 813-276-8401; TTY: 7-1-1. For individuals who require hearing or speech assistance, please call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8700 (v) or Dial 711 no later than 48 hours prior to the proceedings. All BOCC meetings are closed captioned. .

6/20-6/27/25LG 2T

HILLSBOROUGH COUNTY

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 6/9/25

Victor Crist
Clerk of the Circuit Court

By: /s/ Chaunye Jones
Deputy Clerk

6/13-7/4/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001729
Division Probate

IN RE: ESTATE OF
PATRICIA SCROGGIN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Patricia Scroggin, deceased, whose date of death was March 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 June 13, 2025.

Personal Representative:
/s/ Patrick J. Daley
6211 Lynn Road
Tampa, Florida 33625

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: wcoffey@pilka.com

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 25-CP-001921
DIVISION: A

IN RE: THE ESTATE OF
DARREL LEO DURBIN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DARREL LEO DURBIN, deceased, file number 25-CP-001921, 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. This estate is testate, the decedent's last will being executed on July 2, 2001.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objection with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court 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 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, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is June 13, 2025.

Personal Representative:
s/ Laura L. Butts
LAURA L. BUTTS
8929 Eagle Watch Drive
Riverview, FL 33578
butts1925@gmail.com

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

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 25-CP-001907; DIVISION: B

IN RE: ESTATE OF
WAUHNETA C. MUSE
a/k/a WAUHNETH C. MUSE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of WAUHNETA C. MUSE, a/k/a WAUHNETH C. MUSE, deceased, whose date of death was April 30, 2025 is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS, NOT SO 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 June 13, 2025.

Personal Representative:
DONALD A. GRANTHAM
16413 Lake Byrd Drive
Tampa, FL 33618

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

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001913
Division A

IN RE: ESTATE OF
RAYMOND MCGILL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Raymond McGill, deceased, whose date of death was January 31, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:
/s/ Robin Lynn McGill
2514 W. La Salle Street
Tampa, FL 33607

Attorney for Personal Representative:
/s/ Danna Kemper
Florida Bar No. 44337
Hemness Faller Elder Law
309 N. Parsons Avenue
Brandon, FL 33510
Telephone: (813) 661-5297
Email: dana@hemnesslaw.com
Secondary Email:
service@hemnesslaw.com

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 23-DP-353
DIVISION: D

IN THE INTEREST OF:
K.B. DOB: 5/20/2017
MINOR CHILDREN

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: CALVIN BANKS, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: **K.B.** born on 05/20/2017. You are hereby **commanded** to appear on **July 28, 2025,** at **10:30 AM** before the **Honorable Lisa D. Campbell at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602**, for an **ADVISORY HEARING**.

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

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 children 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 in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact administrative office of the courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602; Phone: 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.

Witness my hand as Clerk of said Court and the Seal thereof, this 5th day of June, 2025.

Victor Crist, Clerk of Court

By: s/ Pamela Hendry
As Deputy Clerk

6/13-7/4/25LG 4T

THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 25-DR-005529
DIV: B

LORENA ATALLAH
Petitioner,

Vs.

MANUEL PAZ,
Respondent.

NOTICE OF ACTION FOR PUBLICATION

TO: MANUEL PAZ
Current address unknown. Believed to be residing out of the Country.

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 **Oxalis B. Garcia, Esq.** whose address is **PO Box 55935, Saint Petersburg, FL 33732**, on or before 6/24/2025, and file the original with the clerk of this Court at **Hillsborough County Court, 800 E Twiggs St., 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 Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

Dated 5/19/2025

Victor Crist
Clerk of the Circuit Court

By: s/ Jennifer Taylor
Deputy Clerk

6/13-7/4/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001499
Division A

IN RE: ESTATE OF
FREDRICK KERFOOT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Fredrick Kerfoot, deceased, whose date of death was November 5, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360; Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 June 13, 2025.

Personal Representative:
Natascha Stauffer
1120 Lake Hills Trail
Roanoke, Texas 76262

Attorney for Personal Representative:
Edward D. Friscia
Attorney
Florida Bar Number: 0982512
402 East 7th Avenue
Tampa, Florida 33602
Telephone: (813) 318-0100
Fax: (813) 318-0110
E-Mail: edfparalegal@gmail.com
Secondary E-Mail: edfriscia@gmail.com

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
PROBATE DIVISION
CASE NO: 23-CP-001301
DIVISION: U

IN RE: ESTATE OF
ESSIE MAE DIXON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ESSIE MAE DIXON, deceased, whose date of death was November 26, 2022 and whose Social Security Number is XXX-XX-0534, 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 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 agiinst 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 June 13, 2025.

Personal Representative:
/s/ Mary Dunson
2914 Jim Johnson Road
Plant City, FL 33566

Attorney for Personal Representative:
/s/ Joseph M. Williams
Joseph M. Williams, Esquire
Williams Moore Law Firm
1409 Thonotosassa Road
Plant City, FL 33563
Telephone: (813) 719-6605
Fax No.: (813) 717-9808
jmwilliams@williamsmoorelaw.com
FBN: 0006459

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 25-DR-005518
DIVISION: D

Shontaue L. Hodo,
Petitioner,

Vs.

Geovonnia L.J. Douglas,
Emmanuel Ortiz,
Gary Walker,
Respondents.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Emmanuel Ortiz, Respondent/Father
whose last known addresses are:
1706 Waikiki Way, Tampa, FL 33619
3625 Alafaya Heights Road, Unit 105, Orlando, FL 32828-7534

YOU ARE HEREBY NOTIFIED that an action for Temporary Custody of Minor Children by Extended Family has been filed against you by Shontaue L. Hodo, and you are required to serve a copy of your written defenses, if any, to it, on the Attorney, whose name and address is:

Laura Ankenbruck, Esquire
Fla. Bar No. 0966400
Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400
Tampa, Florida 33603-3336
(813) 232-1222, ext. 138

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 7/9/2025; otherwise judgment may be entered against you for the relief demanded in the Petition.

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

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

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

WITNESS my hand and the seal of said Court on June 3, 2025.

Victor D. Crist
Clerk of the Circuit Court

By: s/ Mary Glover
Deputy Clerk

6/6-6/27/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 25-DR-005518
DIVISION: D

Shontaue L. Hodo,
Petitioner,

Vs.

Geovonnia L.J. Douglas,
Emmanuel Ortiz,
Gary Walker,
Respondents.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Geovonnia L.J. Douglas, Respondent/Mother
whose last known address is:
10610 N. 30th St., Apt 24F, Tampa, FL 33612-6349

YOU ARE HEREBY NOTIFIED that an action for Temporary Custody of Minor Children by Extended Family has been filed against you by Shontaue L. Hodo, and you are required to serve a copy of your written defenses, if any, to it, on the Attorney, whose name and address is:

Laura Ankenbruck, Esquire
Fla. Bar No. 0966400
Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400
Tampa, Florida 33603-3336
(813) 232-1222, ext. 138

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 7/9/2025; otherwise judgment may be entered against you for the relief demanded in the Petition.

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

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

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

WITNESS my hand and the seal of said Court on June 3, 2025.

Victor D. Crist
Clerk of the Circuit Court

By: s/ Mary Glover
Deputy Clerk

6/6-6/27/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25 007338
Division: B-P

BARBARA JOHNSON,
Petitioner,

and

MAX JOHNSON,
Respondent.

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

TO: MAX JOHNSON
Last Known Address: 4856 Odessa W Ct NW, Acworth, GA 30101

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 BARBARA ANN JOHNSON, whose address is 8803 Cypress Manner Dr Apt 103, Tampa, Florida 33647 on or before 7/7/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Room 101, Tampa, Florida 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may**

(Continued on next page)

HILLSBOROUGH COUNTY

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 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 May 30, 2025

Victor Crist
Clerk of the Circuit Court

By: /s/ Jessica Saladin
Deputy Clerk

6/6-6/27/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

—

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **0746740100**
Certificate No.: **2017 / 8448**
File No.: **2025-429**
Year of Issuance: **2017**

Description of Property:
N 104 FT OF S 279 FT OF E 210 FT OF E 1/4 OF NW 1/4 OF NE 1/4 LESS W 25 FT FOR PRIVATE RD
SEC - TWP - RGE : 11 - 30 - 20
Subject To All Outstanding Taxes

Name(s) in which assessed:
ESTATE OF EVELYN B SMITH
EVELYN B. SMITH

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/17/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/30/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County, Florida

By Carolina Muniz, Deputy Clerk

6/6-6/27/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

—

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **0508640350**
Certificate No.: **2022 / 4695**
File No.: **2025-430**
Year of Issuance: **2022**

Description of Property:
FLORIDA GARDEN LANDS REVISED MAP OF BEG AT INTERSECTION OF S BDRY OF LOT 181 AND EAST R/W LINE OF HWY 41 THN ON SAID R/W LINE N 00 DEG 07 MIN 58 SEC E 146.13 FT THN N 87 DEG 47 MIN 11 SEC E 265.97 FT THN S 17 DEG 58 MIN 45 SEC E 122.80 FT THN S 00 DEG 12 MIN 37 SEC E 213.25 FT THN N 73 DEG 04 MIN 50 SEC W 163.01 FT THN N 15 DEG 17 MIN 52 SEC E 8.20 FT THN N 72 DEG 50 MIN 25 SEC W 157.82 FT THN N 00 DEG 07 MIN 58 SEC E 75.00 FT TO POB
PLAT BK / PG : 6 / 43
SEC - TWP - RGE : 02 - 31 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
PAUL F SAVICH REAL ESTATE LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/17/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/30/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County, Florida

By Carolina Muniz, Deputy Clerk

6/6-6/27/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

—

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **0508640700**
Certificate No.: **2022 / 4697**
File No.: **2025-431**
Year of Issuance: **2022**

Description of Property:
FLORIDA GARDEN LANDS REVISED MAP OF A PORTION OF LOTS 179 AND 180 COM AT INTERS OF N BDRY OF SD LOT 179 AND E R/W LINE OF US HWY 41 FOR POB THN ON SD E R/W LINE N 00 DEG 07 MIN 58 SEC E 33.34 FT THN S 89 DEG 02 MIN 49 SEC E 114.92 FT THN N 10 DEG 42 MIN 24 SEC E 139.15 FT THN S 73 DEG 04 MIN 50 SEC E 305 FT S 04 DEG 33 MIN 46 SEC E 78.36 FT S 09 DEG 33 MIN 58 SEC W 46.48 FT S 12 DEG 29 MIN 47 SEC E 91.73 FT THN S 22 DEG 55 MIN 55 SEC E 54.45 FT S 89 DEG 10 MIN 35 SEC E 185.42 FT THN N 00 DEG 18 MIN 14 SEC W 93.49 FT N 26 DEG 31 MIN 11 SEC W 56.30 FT TH N 01 DEG 16 MIN 43 SEC E 40.02 FT THN S 88 DEG 43 MIN 17 SEC E 98.13 FT TH S 11 DEG 56 MIN 24 SEC W 196.40 FT TH N 89 DEG 10 MIN 35 SEC W 690.85 FT TO PT ON AFORESAID E R/W LINE THN ON SD E R/W LINE N 00 DEG 07 MIN 58 SEC E 187.46 FT TO POB
PLAT BK / PG : 6 / 43
SEC - TWP - RGE : 02 - 31 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
PAUL F SAVICH REAL ESTATE LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/17/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/30/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County, Florida

By Carolina Muniz, Deputy Clerk

6/6-6/27/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

—

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **0699560000**
Certificate No.: **2022 / 6727**
File No.: **2025-437**
Year of Issuance: **2022**

Description of Property:
HAMNER'S W E AND MARJORY B FREDONIA REYNOLDS SUB SUBDIVISION N 100 FT OF LOT 7 BLOCK D
PLAT BK / PG : 31 / 27
SEC - TWP - RGE : 24 - 29 - 20
Subject To All Outstanding Taxes

Name(s) in which assessed:
GFC PROPERTIES INC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/17/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/30/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County, Florida

By Carolina Muniz, Deputy Clerk

6/6-6/27/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

—

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **0504660000**
Certificate No.: **2022 / 4650**
File No.: **2025-438**
Year of Issuance: **2022**

Description of Property:
FLORIDA GARDEN LANDS REVISED MAP OF LOT BEG 20 FT E OF NW COR OF LOT 28 FOR POB CONT E 30 FT S 190 FT E PARALLEL TO N LINE OF LOT 28 TO E LINE S 145 FT W 260 FT MOL AND N 335 FT TO BEG
PLAT BK / PG : 6 / 43
SEC - TWP - RGE : 25 - 30 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
ROBERT P SPICHER

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/17/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/30/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County, Florida

By Carolina Muniz, Deputy Clerk

6/6-6/27/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

—

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **0679768022**
Certificate No.: **2022 / 6625**
File No.: **2025-442**
Year of Issuance: **2022**

Description of Property:

(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 **7/16/2025** at **9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-24-0000001
NAME OF VIOLATOR: MAROLYN RIVAS
LOCATION OF VIOLATION: 1908 W KIRBY ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 5-109.5
LEGAL DESCRIPTION: GOLDSTEIN AND FUNK GARDEN LANDS LOT BEG 25 FT S AND 1111.55 FT W OF NE COR OF LOT 1 & RUN W 50 FT S 140.00 FT E 50 FT & N 140.00 FT TO BEG
FOLIO: 101906.0000

CASE NO: COD-25-0000921
NAME OF VIOLATOR: JOSHUA ANDRE MAZZOTTI SOTO
LOCATION OF VIOLATION: 4604 BOOKER T DR, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: LOT BEG 78 FT N & 125 FT E OF SW COR OF NE 1/4 OF NW 1/4 OF SW 1/4 & RUN E 100 FT N 60 FT W 100 FT & S 60 FT TO BEG
FOLIO: 153757.0000

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

CASE NO: COD-23-0003255
NAME OF VIOLATOR: MARCO A JAIMES AND JULISSA
LOCATION OF VIOLATION: 411 E FLORIBRASKA AVE, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
LEGAL DESCRIPTION: LAKE ROBLES W 79.75 FT OF E 1/2 OF LOT 8 LESS S 70 FT & LESS N 10 FT FOR RD
FOLIO: 182894.0000

CASE NO: COD-24-0003834
NAME OF VIOLATOR: SALVATORE JOSEPH GUAGLIARDO JR
LOCATION OF VIOLATION: 3618 E STERLING CIR, TAMPA, FL
CODE SECTIONS: 5-105.1 5-109.2.1
LEGAL DESCRIPTION: BEL MAR REVISED UNIT NO 7 LOT 144 LESS S 50 FT AND W 31.5 FT OF LOT 143 LESS S 50 FT
FOLIO: 125274.0000

CASE NO: COD-24-0003930
NAME OF VIOLATOR: MR V PROPERTY
LOCATION OF VIOLATION: 808 E BAKER ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-109.2.1
LEGAL DESCRIPTION: LA BELLE SUBDIVISION REVISED MAP E 1/2 OF LOT 6
FOLIO: 167638.0000

CASE NO: COD-24-0004085
NAME OF VIOLATOR: F AND F BUILDER USA LLC C/O NUÑEZ, EDUARDO M, SR.
LOCATION OF VIOLATION: 810 E BAKER ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: LA BELLE SUBDIVISION REVISED MAP LOT 7
FOLIO: 167640.0000

CASE NO: COD-24-0004198
NAME OF VIOLATOR: 2109 WHA LLC RGT AGT ALBERTO LAMADRID
LOCATION OF VIOLATION: 2109 W HILLS AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: HYDE PARK WEST THE NORTH 51.67 FT OF EAST 1/2 OF LOT 16 BLOCK 24 AND 1/3 INTEREST IN THE SOUTH 45 FT OF LOT 16 AND THE NORTH 28.33 FT OF THE EAST 6 FT OF THE S 73.33 FT AND THE NORTH 28.33 FT OF THE WEST 6 FT OF THE SOUTH 73.33 OF LOT 16 ALL IN BLOCK 24
FOLIO: 185802.0300

CASE NO: COD-24-0004386
NAME OF VIOLATOR: OLIVER STONE
LOCATION OF VIOLATION: 1910 E 20TH AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: CRILLY E 13 FT OF LOT 11 AND LOT 12 BLOCK 1
FOLIO: 187534.0000

CASE NO: COD-24-0004392
NAME OF VIOLATOR: RACHET RENTALS LLC C/O RACHELLE GEORGE (REG AGT)
LOCATION OF VIOLATION: 4438 W WYOMING AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: GANDY GARDENS 3 LOT 2 BLOCK 14
FOLIO: 131572.0000

CASE NO: COD-24-0004401
NAME OF VIOLATOR: 108 S BUNGALOW PARK AVE LLC
LOCATION OF VIOLATION: 108 S BUNGALOW PARK AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: BUNGALOW CITY LOT 12 BLOCK 1
FOLIO: 116902.0000

CASE NO: COD-24-0004421
NAME OF VIOLATOR: DAVID A AND DIANA H ROSSI
LOCATION OF VIOLATION: 2417 S CAROLINA AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: HOLDENS A RESUBDIVISION OF BLOCK 24 SUBDIVISION PT OF LOTS 1 AND 2 COM AT W'MOST COR OF LOT 2 THN SELY ALONG SW BDRY OF LOT 2 65.02 FT THN N 47 DEG 36 MIN E 91.50 FT FOR POB THN N 47 DEG 36 MIN E 26.03 FT THN S 39 DEG 30 MIN 10 SEC E 172.99 FT TO NLY R/W OF BAYSHORE BLVD THN ALONG SAID R/W SWLY 26 FT THN N 39 DEG 30 MIN 10 SEC W 171.48 FT TO POB
FOLIO: 118661.0040

CASE NO: COD-25-0000700
NAME OF VIOLATOR: JPAC TRUST
LOCATION OF VIOLATION: 3110 N MASSACHUSETTS AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: WESTERN HEIGHTS LOT 6 BLOCK 4
FOLIO: 182408.0000

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 CLERK1

6/20-7/11/25LG 4T

HILLSBOROUGH COUNTY

HOBBS ROAD CONDOMINIUM UNIT 111 AND AN UNDIV INT IN COMMON ELEMENTS

PLAT BK / PG : 21 / 279

SEC - TWP - RGE : 17 - 29 - 20

Subject To All Outstanding Taxes

Name(s) in which assessed:

HBWB PROPERTIES LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/17/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/30/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County, Florida

By Carolina Muniz, Deputy Clerk

6/6-6/27/25LG 4T

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

CIVIL DIVISION

CASE NO.: 25-CA-003469

MATTHEW LEE ERNST, LYNDA DEE ERNST WHERY, AND JON FREDRICK ERNST,
Plaintiffs,

v.

THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST SHERWIN ERNST, DECEASED,
Defendants.

NOTICE OF ACTION - REFORMATION AND DECLARATORY JUDGMENT

TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH UNDER OR AGAINST SHERWIN ERNST, DECEASED, if they are deceased.

Whose Residences are: Unknown

Whose Last Known Mailing Addresses are Unknown

YOU ARE HEREBY NOTIFIED that an action to reform a deed and for declaratory judgment on the following property in Hillsborough County, Florida:

Portion of Lots 10 and 2, in Block 5 of SUNSET PARK SUBDIVISION, as per map or plat thereof recorded in Plat Book 10, page 46, Public Records of Hillsborough County, Florida, described as follows: Beginning at the SW corner of Lot 10, run thence Northeasterly 130.0 feet along the curved Westerly boundary of Lot 10 (chord bearing North 27°49' East 129.52 feet) run thence South 59°11' East 135.73 feet; run thence 45.0 feet to a point on the South boundary of Lot 10, 5.0 feet West of the Southeast corner of Lot 10, run thence West 177.0 feet along the South boundary of Lot 10 to the Point of Beginning.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Rod B. Neuman, Esquire, of Gibbons Neuman, Plaintiff's attorney, whose address is 3321 Henderson Boulevard, Tampa, Florida 33609, on or before a date not less than twenty-eight (28) nor more than (60) days after the date of the first publication of this notice, 6/24/2025, 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. The Clerk of Court Address is 800 E. Twiggs St., Tampa, FL 33602.

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.

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

DATED this 19th day of May, 2025.

Victor D. Crist
Clerk of Circuit Court

By: /s/ Jennifer Taylor
Deputy Clerk

6/6-6/27/25LG 4T

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

JUVENILE DIVISION

CASE NO. 24-DP-886

DIVISION: D

IN THE INTEREST OF:

A.G. DOB: 11/25/2024,

MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: SASHA COLLETT DOB: 7/9/1990
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: A.G. born on 11/25/2024. You are hereby **commanded** to appear on **July 21, 2025, at 11:45 AM** before the Honorable Lisa D. 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 in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-Mail: ada@fljud13.org 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 29th day of May, 2025.

Victor Crist, Clerk of Court

By: s/ Pamela Hendry
As Deputy Clerk

6/6-6/27/25LG 4T

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

JUVENILE DIVISION

CASE NO. 23-DP-678

DIVISION: C

IN THE INTEREST OF:

C.E. DOB: 10/8/2023

MINOR CHILD

AMENDED NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: DANIELA ESTEVEZ AREVALO
DOB: 7/15/2000
Last Known Address:
3929 W Norfolk St, Tampa, FL 33614

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: C.E. born on 10/8/2023. You are hereby commanded to appear on July 07, 2025, at 10:45 AM, before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, for an **ADVISORY HEARING**.

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

THE PARENTS HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY AT THE ARRAIGNMENT HEARING AND DURING THE DEPENDENCY PROCEEDINGS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, 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 3rd day of June, 2025.

Victor Crist, Clerk of Court

By: s/ Pamela Hendry
As Deputy Clerk

6/6-6/27/25LG 4T

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

JUVENILE DIVISION

CASE NO. 23-DP-678

DIVISION: C

IN THE INTEREST OF:

C.E. DOB: 10/8/2023

MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: ASIEL LABRADOR DOB: 8/04/1989
Last Known 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: C.E. born on 10/8/2023. You are hereby commanded to appear on July 07, 2025, at 10:45 AM, before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, for an **ADVISORY HEARING**.

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

THE PARENTS HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY AT THE ARRAIGNMENT HEARING AND DURING THE DEPENDENCY PROCEEDINGS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, 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 3rd day of June, 2025.

Victor Crist, Clerk of Court

By: s/ Pamela Hendry
As Deputy Clerk

6/6-6/27/25LG 4T

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

JUVENILE DIVISION

CASE NO. 23-DP-67

DIVISION: S

IN THE INTEREST OF:

K.R. DOB: 12/22/2018

MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: SOLOMON JONES
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: K.R. born on 12/22/2018. You are hereby **commanded** to appear on **July 31, 2025, at 9:00 AM** before the Honorable Leslie K. Schultz-Kin 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 in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-Mail: ada@fljud13.org 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 3rd day of June, 2025.

Victor D. Crist, Clerk of Circuit Court
Hillsborough County, Florida

By: s/ Pamela Hendry
Deputy Clerk

6/6-6/27/25LG 4T

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

Case No.: 25 006916
Division: A-P

FRANCISCO DE LA CRUZ MARTINEZ,
Petitioner,

and

MARGARITA CONCEPTION FLORES MARTINEZ,
Respondent.

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

TO: MARGARITA CONCEPTION FLORES MARTINEZ
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 FRANCISCO DE LA CRUZ MARTINEZ, whose address is 209 Bywater Dr, Tampa, FL 33615 on or before 6/27/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: 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 May 22, 2025

Victor Crist
Clerk of the Circuit Court

By: /s/ Illegible
Deputy Clerk

5/30-6/20/25LG 4T

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

Case No.: 25-DR-005038
Division: AP

KIMBERLY MATAMOROS-REYES,
Petitioner,

and

CARLOS MATAMOROS-REYES,
Respondent.

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

TO: CARLOS MATAMOROS-REYES
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 KIMBERLY MATAMOROS-REYES, whose address is 6819 Hazelnut Spice Dr, Ruskin, FL 33573 on or before 5/21/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Room 101, 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: 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 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 4/15/25

Clerk of the Circuit Court

By: /s/ John Rollo
Deputy Clerk

5/30-6/20/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-001795
Division B

IN RE: ESTATE OF
RICO JAMAL SIMMONS JR.
Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: RICO JAMAL SIMMONS SR.

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 6/30/2025, 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 5/21/2025

Victor D. Crist
As Clerk of the Court

By: s/ Ryan Marsh
As Deputy Clerk

5/30-6/20/25LG 4T

MANATEE COUNTY

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 412025CP001215CPAXMA

IN RE: ESTATE OF
RICHARD LEE JESSELL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of RICHARD LEE JESSELL, deceased, whose date of death was March 9, 2025; File Number 412025CP001215CPAXMA, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN 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 June 20, 2025.

Personal Representative:
JANET SUE BECHER
13122 Swiftwater Way
Bradenton, FL 34211

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

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-000712-AX

IN RE: ESTATE OF
SUSAN ELLEN RAY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of SUSAN ELLEN RAY, deceased, whose date of death was November 15, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W, Bradenton, FL 34205, United States. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 20, 2025.

Personal Representative:
BRANDI VICK
11002 Highway 60
Sellersburg, IN 47172

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

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No: 2024 CA 000955
WILMINGTON SAVINGS FUND SOCIETY,
FSB, NOT IN IT'S INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE FOR CHNGE
MORTGAGE TRUST 2023-2,
Plaintiff,
vs.
FREDERICK PAUL GRIPPO; et al.,
Defendants.
Case No: 2024 CA 000955
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 11/25/2024, and entered in Case No. 2024 CA 000955 of the Circuit Court of the TWELFTH
Judicial Circuit in and for Manatee County, Florida wherein WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHNGE MORTGAGE TRUST 2023-2, is the Plaintiff and FREDERICK PAUL GRIPPO; DAWN M. GRIPPO; LANDIS POOL SERVICE, INC.; SAVANNA AT LAKEWOOD RANCH HOMEOWNERS' ASSOCIATION, INC., are the Defendants, Angelina Colonneso, Manatee County Clerk of Courts will sell to the highest and best bidder
for cash at www.manatee.realforeclose.com at 11:00 a.m. on July 16., 2025, the following
described property set forth in said Final Judgment, to wit:
LOT 382, OF SAVANNA AT LAKEWOOD RANCH, PHASE IV,
SUBPHASES 4A & 4B, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 72, PAGE(S) 26-35, OF THE PUBLIC
RECORDS OF MANATEE COUNTY, FLORIDA.
Commonly known as: 13840 Green Hammock Pl., Bradenton, FL 34211CASE NO: 2024 CA 000955
LLS13190-Grippo
2
Any person or entity claiming an interest in the surplus, if any, resulting from the
Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim
with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to
file a claim, you will not be entitled to any remaining funds.
If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less
any applicable fees and costs and shall have no other recourse against the Mortgagor, the
Mortgagee or the Mortgagee's attorney.
DATED June 12, 2025
/s/ J. Bennett Kitterman
J. Bennett Kitterman, Esq.

(Continued on next page)

MANATEE COUNTY

Florida Bar No. 98636
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
bkitterman@lenderlegal.com
EService@LenderLegal.com
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance: Please contact Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. Telephone: (941) 741- 4062. If you are hearing or voice impaired, please call 711.
11080-1015524

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY, FLORIDA
JP MORGAN CHASE BANK, NATIONAL ASSOCIATION,
Plaintiff,
vs
HORACIO RAMIREZ, JR; et al.,
Defendants. Case No: 2024CA001029
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated May 28, 2025, and entered in Case No. 2024CA001029 of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida wherein JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, is the Plaintiff and HORACIO RAMIREZ, JR.; BRENDA GONZALEZ; UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE; ACHIEVA CREDIT UNION; PORTFOLIO RECOVERY ASSOCIATES, LLC; UNKNOWN TENANT #1;, are the Defendants, Angelina Colonneso, Manatee County Clerk of Courts will sell to the highest and best bidder for cash at www.manatee.realforeclose.com on July 16, 2025, at 11:00 a.m. on the following described property set forth in said Final Judgment, to wit:
THE WEST HALF OF THE FOLLOWING DESCRIBED PROPERTY:
COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 21 EAST; THENCE N 89°36'21" W, ALONG THE SOUTH LINE OF SAID NE 1/4, 1333.64 FEET FOR A P.O.B.; THENCE CONTINUE N 89°36'21" W, ALONG SAID SOUTH LINE, 596.06 FEET; THENCE N 00°41'03" E, PARALLEL TO THE EAST LINE OF SAID SECTION 21, 730.80 FEET; THENCE S 89°36'21" E, PARALLEL TO THE SOUTH LINE OF SAID NE 1/4, 596.06 FEET; THENCE SOUTH 00°41'03" W, PARALLEL TO THE EAST LINE OF SAID SECTION 21, 730.80 FEET TO THE P.O.B., BEING AND LYING IN THE NE 1/4 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.
TOGETHER WITH THE FOLLOWING NON-EXCLUSIVE EASEMENT:
COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 21 EAST; THENCE N 00°41°03" E, ALONG THE EAST LINE OF SAID SECTION 21, 1379.24 FEET TO THE INTERSECTION WITH THE SOUTHERLY MAINTAINED R/W OF "TAYLOR GRADE" ROAD (BUNKER HILL ROAD); THENCE N 62°30°40" W, ALONG SAID SOUTHERLY MAINTAINED R/W 507.15 FEET; THENCE N 61°33'46" W, ALONG SAID SOUTHERLY MAINTAINED R/W 256.52 FEET; THENCE N 57°46'08" W, ALONG SAID SOUTHERLY MAINTAINED R/W, 330.01 FEET; THENCE N 64°50'07" W, ALONG SAID SOUTHERLY MAINTAINED R/W 65.12 FEET; THENCE N 77°02'42" W, ALONG SAID SOUTHERLY MAINTAINED R/W, 35.29 FEET; THENCE N 89°58'13 W, ALONG SAID SOUTHERLY MAINTAINED R/W 198.78 FEET FOR A P.O.B., THENCE S 00°37'06" W, PARALLEL TO THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 21, AND 50.0 FEET EASTERLY THEREFROM, 627.73 FEET; THENCE S 05°54'36" W, 596.95 FEET; THENCE N 89°36'21" W, PARALLEL TO THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 21, 817.45 FEET; THENCE N 00°41'03" E, PARALLEL TO THE EAST LINE OF SAID SECTION 21, 50.0 FEET; THENCE S 89°36'21" E, PARALLEL TO THE SOUTH LINE OF SAID NE 1/4, 771.79 FEET; THENCE N 05°54'36" E, 549.23 FEET TO THE SW CORNER OF SAID NE 1/4 OF THE NE 1/4; THENCE N 00°37'06" E; ALONG THE WEST LINE OF SAID NE 1/4 OF THE NE 1/4, 624.90 FEET TO THE INTERSECTION WITH THE SOUTHERLY MAINTAINED R/W OF SAID "TAYLOR GRADE" ROAD; THENCE S 89°58'13" E, ALONG SAID SOUTHERLY MAINTAINED R/W, 50.0 FEET TO THE P.O.B.; BEING AND LYING IN THE NE 1/4 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.
Commonly known as: 9020 326th Ave. E, Duette, FL 34219
Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.
If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
DATED June 5th, 2025
/s/ J. Bennett Kitterman
J. Bennett Kitterman, Esq.
Florida Bar No. 98636
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
bkitterman@lenderlegal.com
EService@LenderLegal.com
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance: Please

MANATEE COUNTY

contact Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. Telephone: (941) 741- 4062. If you are hearing or voice impaired, please call 711.
11080-1015240

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001105AX

IN RE: ESTATE OF
JONATHAN L. BAINBRIDGE
a/k/a JONATHAN BAINBRIDGE,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Jonathan L. Bainbridge a/k/a Jonathan Bainbridge, deceased, whose date of death was January 29, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 June 13, 2025.

Personal Representative:
Sierra Bainbridge
293 Cole Avenue
Providence, Florida 02906

Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
ashley.cribbis@atcauselaw.com
6/13-6/20/25LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000930AX

IN RE: ESTATE OF
ANN LOUISE DEMERTZIS
a/k/a ANN L. DEMERTZIS,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Ann Louise Demertzis a/k/a Ann L. Demertzis, deceased, whose date of death was March 10, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 June 13, 2025.

Personal Representative:
Debora Petrucci
28 Pembroke Drive
Mendham, New Jersey 07945

Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329

MANATEE COUNTY

At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
ashley.cribbis@atcauselaw.com
6/13-6/20/25LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2025-DR-395

KRISTI ROWLES,
Petitioner,
and
NICHOLAS ROWLES,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: NICHOLAS ROWLES
Last known address: 3105 Oxford Dr W, Bradenton, FL 34205

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy for your written defenses, if any, to it on KRISTI ROWLES, whose address is 3105 Oxford Dr W, Bradenton, FL 34205, on or before 7/16/2025, and file the original with the clerk of this Court at 1115 Manatee Ave 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: NA

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

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

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

Dated 6/4/2025
Clerk of the Circuit Court
6/6-6/27/25LG 4T

IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2024-CC-003132

DEL WEBB AT LAKEWOOD RANCH HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
GINGER GERTON,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on May 19, 2025 by the County Court of Manatee County, Florida, the property described as:

Lot 728, DEL WEBB, PHASE III, SUBPHASES 3A, 3B & 3C, according to the plat thereof, as Recorded in Plat Book 64, Page(s) 97 through 107, Public Records of Manatee County, Florida.

will be sold at public sale by the Manatee County Clerk of Court, to the highest and best bidder, for cash, at 11:00 A.M. at www.manatee.realforeclose.com on June 25, 2025.

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.

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, Manatee County, 1115 Manatee Avenue W., Bradenton, FL 34205, Telephone (941) 749-1800, via Florida Relay Service.

/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
Attorney for Plaintiff
5/30-6/20/25LG 2T

OSCEOLA COUNTY

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA
Case No.: 2024 CC 003279 CF

Ashley Park at Harmony Homeowners Association, Inc.,
Plaintiff,
vs.
Ismael Arroyo and Frances Arroyo,
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to an Order Granting Final Judgment of Foreclosure, dated June 5, 2025, and entered in Case Number: 2024 CC 003279 CF, of the County Court in and for Osceola County, Florida. To be published in the La

OSCEOLA COUNTY

Gaceta Newspaper, wherein Ashley Park at Harmony Homeowners Association, Inc. is the Plaintiff, and Ismael Arroyo and Frances Arroyo are the Defendants, the clerk will sell to the highest and best bidder for cash at the Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741, at 11:00 o'clock A.M. on July 15, 2025, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description:

LOT 8D, ASHLEY PARK AT HARMONY, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 34 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Property Address: 3526 Sebastian Bridge Lane, Harmony, FL 34773

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

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

Dated the 13th day of June, 2025

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

By: /s/ Joshua Mowery
Joshua Mowery, Esquire
Florida Bar No. 1058705
joshua@dhnattorneys.com
6/20-6/27/25LG 2T

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-002910

THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
BRENDA IVELIZ MAS,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on May 22, 2025, by the County Court of Osceola County, Florida, the property described as:

Lot 104, SHINGLE CREEK RESERVE AT THE OAKS, according to the map or plat thereof, as recorded in Plat Book 20, Pages 1 through 5, of the Public Records of Osceola County, Florida.

and more commonly known as 2911 Boat Dock Road, Kissimmee, FL 34746

will be sold at public sale by the Osceola County Clerk of Court, at the Osceola County Historic Courthouse, 3 Courthouse Square, Room 204, 2nd Floor, Kissimmee, FL 34741, to the highest and best bidder, for cash, at 11:00 A.M. on July 10, 2025.

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

In accordance with the Americans with Disabilities Act, 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 Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days of your receipt of this Notice; If you are hearing or voice impaired, call 1-800-955-8771.

/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
6/20-6/27/25LG 2T

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-000550CF

SPLIT OAK RESERVE HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
NADIR MOHAMED JABAR AND UMMA JABAR,
Defendants.

NOTICE OF ACTION

TO: Nadir Mohamed Jabar and Umma Jabar
5625 Oak Knoll Drive
Saint Cloud, FL 34771

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

Lot 131, SPLIT OAK RESERVE - PHASE THREE, according to the plat thereof, as recorded in Plat Book 32, Page(s) 7 through 8, Public Records of Osceola County, Florida.

and more commonly known as 5625 Oak Knoll Drive, Saint Cloud, FL 34771.

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

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

In accordance with the Americans 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 provisions of certain assistance. Please contact the Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days or your receipt of this Notice: If you are hearing or voice impaired, call 1-800-955-8771.

WITNESS my hand and the seal of this Court on this 9th day of June, 2025.

Kelvin Soto, Esq., Clerk of Court
By /s/ Susan Vis
Deputy Clerk

Alexa C. Caldevilla, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone (813) 204-6492
Counsel for Plaintiff
6/20-6/27/25LG 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2022 CA 002472 MF
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
ANTON MARX SPRAGUE, ARIEL JULIANN SPRAGUE ET AL.,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 11th day of June, 2025, and entered in Case No. 2022 CA 002472 MF, of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ANTON MARX SPRAGUE and ARIEL JULIANN SPRAGUE; are Defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 at 11:00 A.M. on the 12th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:
LOTS 7 AND 8, BLOCK 70, THE SEMINOLE LAND AND INVESTMENT COMPANYS (INC) MAP OF TOWN OF ST. CLOUD, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGES 33 AND 34, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.
Dated this 13th day of June, 2025.
By:/s/ Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1015577

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024 CA 003266 MF
MEB LOAN TRUST VIII
PLAINTIFF,
VS.
CAROL A. LOCH AND JEFFREY D. LOCH, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Carol A. Loch
Last Known Address: 1208 Celebration Ave, Celebration, FL 34747
Current Residence: UNKNOWN
TO: Jeffrey D. Loch
Last Known Address: 1208 Celebration Ave, Celebration, FL 34747
Current Residence: UNKNOWN
TO: Unknown tenant in possession of the subject property
Last Known Address: 1208 Celebration Ave, Celebration, FL 34747
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 346, SPRING PARK TOWNHOMES OF SOUTH VILLAGE, A REPLAT OF TRACTS G AND E, CELEBRATION SOUTH VILLAGE UNIT 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 57 THROUGH 60, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on

(Continued on next page)

OSCEOLA COUNTY

or before July 21,2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (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 the seal of this Court this 4th day of June, 2025.

KELVIN SOTO, Esq.
As Clerk of Court
By: KELVIN SOTO, Esq.
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1015292

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

CIVIL ACTION

CASE NO.: 2024 CA 000288 MF

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-2,

Plaintiff,

vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ANNIE B. MILTON NKA ANNIE B. WILLIAMS AKA ANNIE BELL WILLIAMS, DECEASED, et al,

Defendant(s).

NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 3, 2025, and entered in Case No. 2024 CA 000288 MF of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida in which Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2020-2, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Annie B. Milton nka Annie B. Williams aka Annie Bell Williams, deceased, Opal E. Williams McNorton, Annie Burton, Andrew Burton, Jr., Ike Burton, Hillary Burton, Natori Charmayne Burton, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Oscar Williams, deceased, Octavia Williams, are defendants, the Osceola County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at 3 Courthouse Square, Room 204 (2nd floor,) Kissimmee, FL 34741, Osceola County, Florida at 11:00AM on the July 8, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 5 AND THE NORTH 25 FEET OF LOT 4, BLOCK 54, MARYDIA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 67, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

A/K/A 2927 TAMPA AVE KISSIMMEE FL 34744

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 June, 2025.

By: /s/ Lauren Heggestad, Esq.
Florida Bar #85039

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

IN/23-005503

6/13-6/20/25LG 2T

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA

COUNTY CIVIL DIVISION

CASE NO.: 2024-CC-001692

BELLALAGO AND ISLES OF BELLALAGO COMMUNITY ASSOCIATION, INC.,

Plaintiff,

vs.

QUAMDEEN O. AJAGA,

Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on June 4, 2025 by the County Court of Osceola County, Florida, the property described as:

Lot 110 of BELLALAGO - PHASE 5J, SECTION 2, according to the plat thereof as recorded in Plat Book 25, Page(s) 144 through 149 of the Public Records of Osceola County, Florida.

will be sold at public sale by the Osceola County Clerk of Court, to the highest and best bidder, for cash, at 11:00 A.M. at the Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741 on September 2, 2025.

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, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, Florida 34741, (407) 742-2417, 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

6/13-6/20/25LG 2T

PASCO COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

DEB'S COTTAGE CRUMB

Owner: Deborah Coia
38876 Arena Rd
Dade City, FL 33523

6/20/25LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No.: 2025-CP-000758-WS
Division: Probate

IN RE: ESTATE OF
CAROLINE F. FERNANDEZ
Deceased.

NOTICE TO CREDITORS

The summary administration of the estate of CAROLINE F. FERNANDEZ, deceased, whose date of death was September 26, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 June 20, 2025.

Petitioner:
DIANE BARTOW
5106 Chet Drive
New Port Richey, FL 34652

Attorney for Petitioner:
Paul J. Monsanto
Florida Bar Number: 1025961
26852 Tanic Drive, Suite 102
Wesley Chapel, FL 33544
Telephone: (813) 997-5290
E-Mail: paul@pjmattorneys.com

6/20-6/27/25LG 2T

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT

Florida Department of Environmental Protection
Southwest District

Draft Air Permit No. 1010531-007-AC
PAW Materials, Inc., Crossroads Yard
Pasco County, Florida

Applicant: The applicant for this project is PAW Materials, Inc. The applicant's authorized representative and mailing address is: Richard Wohlfield, President, PAW Materials, Inc. 6640 SR 52 West, Hudson, Florida 34667.

Facility Location: PAW Materials, Inc. operates the existing Crossroads Yard, which is located in Pasco County at 18419 State Road 52 in Land O Lakes, Florida

Project: The applicant is proposing to remove EU No. 002, the existing Steadman crusher, from the site which is no longer in service. It is being replaced with EU No. 003, a relocatable C-19 Gladiator TP320SR (or equivalent) crushing and processing plant. Equipment components include: primary crusher, screener, conveyor, and engine. There is no expected increase in particulate matter emissions. Details of the project are provided in the application and the 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 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Southwest District Office. The Permitting Authority's physical address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's mailing address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's phone number is 813-470-5700.

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

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

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

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) 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 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.

6/20/25LG 1T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2025CC000958CCAXES

UNION PARK TOWNHOMES COMMUNITY ASSOCIATION, INC.,

Plaintiff,

vs.

JOHNATHAN LIZARDO and ARGELIA ALBANIA RAMIREZ,

Defendants.

NOTICE OF ACTION

TO: JOHNATHAN LIZARDO and
ARGELIA ALBANIA RAMIREZ
32959 Pez Landing Lane
Wesley Chapel, FL 33543

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

Lot 38, Block 8, UNION PARK PHASE 7B, according to the plat as recorded in Plat Book 82, Pages 138 through 143, inclusive, of the Public Records of Pasco County, Florida.

and more commonly known as 32959 Pez Landing Lane, Wesley Chapel, FL 33543.

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

This notice shall be published once each week for two consecutive weeks in La Gaceta Newspaper. Due on or before July 21, 2025.

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (described notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Due on or before July 21, 2025.

WITNESS my hand and the seal of this Court on June 12, 2025.

By: s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller

Katherine Tilka Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913
Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025CP000971CPAXWS

IN RE: ESTATE OF
LARRY D. HUTTO
Deceased

NOTICE TO CREDITORS

The administration of the estate of LARRY D. HUTTO, deceased, whose date of death was October 8, 2024; File Number 2025CP000971CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 June 20, 2025.

Personal Representative:
MICHAEL SCOTT HUTTO
6126 Seneca Street
Inverness, FL 34452

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

6/20-6/27/25LG 2T

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

CASE NO.: 2024CA002403CAAXWS

DOUGLAS C. MCPHERSON AND DANA L. MCPHERSON,

Plaintiff(s),

vs.

WW EZ SERVICES, LLC, PASCO COUNTY, FLORIDA, STATE OF FLORIDA, WENDALL WALKER, AND GABOR DEVENYI,

Defendant(s).

NOTICE OF SALE

Notice is given that pursuant to a Uniform Final Judgment of Foreclosure dated March 12, 2025, in Case No.: 2024CA002403CAAXWS, of the Circuit Court of Pasco County, Florida, in which Douglas C. McPherson and Dana L. McPherson, are Plaintiff(s), and WW EZ Services, LLC, Pasco County, Florida, State of Florida, Wendall Walker, and Gabor Devenyi, are the Defendant(s), I will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 a.m. on the 9th day of July, 2025, the following described property set forth in the Uniform Final Judgment:

Lot 719, CREST RIDGE GARDENS - UNIT SEVEN, according to the map or plat thereof, as recorded in Plat Book 8, Page 134, of the public records of Pasco County, Florida.

First publication of this Notice on June 20, 2025 in La Gaceta.

Second publication of this Notice on June 27, 2025 in La Gaceta.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER 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 accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V), or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V), at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711.

PREPARED BY:
Roland D. Waller
FBN: 139706
5332 Main Street
New Port Richey, FL 34652

6/20-6/27/25LG 2T

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 93.03 acres known as Palmetto Ridge Phase 1C – Minor Modification. The project is located in Pasco County, Section(s) 10 & 03, Township 25 South, Range 19 East. The permit applicant is Palmetto Ridge Cattle Co., LLC Attn: Shawn Riordan whose address is PO Box 658, Floral City, FL 34436. The Permit No. is 43010883.012.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 34637-6759.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the

(Continued on next page)

PASCO COUNTY

requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

6/20/25LG 1T

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 293.7 acres known as Palmetto Ridge Phase 1B – Minor Modification. The project is located in Pasco County, Section(s) 10, Township 25 South, Range 19 East. The permit applicant is Palmetto Ridge Cattle Co., LLC Attn: Shawn Riordan whose address is PO Box 658, Floral City, FL 34436. The Permit No. is 43010883.011.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 34637-6759.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

6/20/25LG 1T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CC001756CCAXES

MIRADA VILLAS HOMEOWNER'S ASSOCIATION, INC.,
Plaintiff,

vs.

TEODORO EFRAIN HERNANDEZ,
Defendant.

NOTICE OF ACTION

TO: Teodoro Efrain Hernandez
31268 Mango Fade Way
San Antonio, FL 33576

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

Lot 91, Block 23, MIRADA PARCEL 16-1, according to the plat as recorded In Plat Book 80, Pages 84 through 90, of the Public Records of Pasco County, Florida.

and more commonly known as 31268 Mango Fade Way, San Antonio, FL 33576.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Brittnie Burns, Esq. Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. Due on or before 7/21/2025.

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (described notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

WITNESS my hand and the seal of this Court on this 16th day of June, 2025.

/s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller

Haley Joyner, Deputy Clerk

Brittnie M. Burns, Esq.
BUSH ROSS, P.A.
P.O. Box 3913
Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff

6/20-6/27/25LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CC000958CCAXES

UNION PARK TOWNHOMES COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

JOHNATHAN LIZARDO and ARGELIA ALBANIA RAMIREZ,
Defendants.

NOTICE OF ACTION

TO: JOHNATHAN LIZARDO and ARGELIA ALBANIA RAMIREZ
32959 Pez Landing Lane
Wesley Chapel, FL 33543

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

Lot 38, Block 8, UNION PARK PHASE 7B, according to the plat as recorded in Plat Book 82, Pages 138 through 143, inclusive, of the Public Records of Pasco County, Florida.

and more commonly known as 32959 Pez Landing Lane, Wesley Chapel, FL 33543.

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

This notice shall be published once each week for two consecutive weeks in La Gaceta Newspaper. Due on or before July 21, 2025.

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (described notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Due on or before July 21, 2025.

WITNESS my hand and the seal of this Court on June 12, 2025.

By: s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller

Katherine Tilka Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913
Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2019CA003624CAAXES
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
NELSON LUIS REBELO, ET AL.,
DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 13th day of June, 2025, and entered in Case No. 2019CA003624CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JACQUELINE GONZALEZ; UNKNOWN SPOUSE OF DENNIS NEVAREEZ PAGAN; NELSON LUIS REBELO and GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 A.M. on the 28th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 8, TURTLE LAKES UNIT 3 PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 107 AND 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
Dated this 16th day of June, 2025.
By: /S/ LIANA R. HALL
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1015677

IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2025CP000367CPAXES

IN RE: ESTATE OF
LISA ANN SEGERS, a/k/a
LISA S. SEGERS, a/k/a
LISA SCHENNA SEGERS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of LISA ANN SEGERS, a/k/a LISA S. SEGERS, a/k/a LISA SCHENNA SEGERS, deceased, Case Number 2025CP000367-CPAXES is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Courthouse, 7530 Little Road, New Port Richey, FL 34654. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is June 13, 2025.

Personal Representative:
BRITTNEY A. SEGERS
32037 Eastern Redbud Branch
San Antonio, FL 33576

Attorney for Personal Representative:
Dawn M. Chapman, Esq.
Florida Bar # 898791
LEGACY LAW OF FLORIDA, P.A.
Email: info@legacylawoffl.com
Secondary Email:
dawn@legacylawoffl.com
205 N. Parsons Avenue
Brandon, FL 33510
813/643-1885

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024CA002570CAAXES
DIVISION J4

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP6,
Plaintiff,

vs.

UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF SUSAN EDMONDSON PHILLIPS a/k/a SUSAN E. PHILLIPS, DECEASED; JULIA SMITH; SANDALWOOD MOBILE HOME COMMUNITY HOMEOWNERS ASSOCIATION, INC.; FIRST HORIZON BANK SUCCESSOR BY MERGER TO FIRST HORIZON HOME LOAN CORP.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

AMENDED NOTICE OF ACTION

TO: UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF SUSAN EDMONDSON PHILLIPS a/k/a SUSAN E. PHILLIPS, DECEASED
Address Unknown

ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein

YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in PASCO County, Florida, legally described as:

LOT 154, BLOCK, SANDALWOOD MOBILE HOME COMMUNITY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 149-150, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH A 1985 CYPRESS RIVER COLONY MOBILE HOMES ID NO. 13005408A AND 13005408B.

This property is located at the street address of: 36118 Zinnia Avenue, Zephyrhills, FL 33541.

YOU ARE REQUIRED to serve a copy of your written defenses on or before July 14th, 2025, a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for two consecutive weeks in the LA GACETA.

IN ACCORDANCE WITH THE AMERICAN'S WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V), or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V).

WITNESS my hand and the seal of the court on June 6, 2025.

/s/ Nikki Alvarez-Sowles, Esq.
Clerk of the Circuit Court

McMichael Taylor Gray, LLC

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000273 CPAXWS

IN RE: ESTATE OF
VICTOR T. OLEAGA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of VICTOR T. OLEAGA, deceased, whose date of death was September 6, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 June 13, 2025.

Personal Representative:
/s/ Susan G. Doucet
SUSAN G. DOUCET
11225 Tee Time Circle
New Port Richey, Florida 34654

Attorney for Personal Representative:
/s/ Malcolm R. Smith
MALCOLM R. SMITH, ESQUIRE
Florida Bar No. 513202
Email: trustor1985@gmail.com
Secondary Email: None
Law Office of Malcolm R. Smith, P.A.
P.O. Box 5489
Hudson, Florida 34674
Telephone: (727) 819-2256

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2025DR2878WS
Division: E

IN RE: THE MATTER OF

GREGORY SCOTT BENNETT,
Petitioner

and

ADRIANA CECILIA REYES CARDENAS BENNETT,
Respondent

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

TO: ADRIANA CECILIA REYES CARDENAS BENNETT
Last known address: 7245 Dianne Dr,
New Port Richey, FL 34652

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 GREGORY SCOTT BENNETT, whose address is 7245 Dianne Dr., New Port Richey, FL 34652 on or before 07/07/2025, and file the original with the clerk of this Court at West Pasco Judicial Center: 7530 Little Road, New Port Richey, Florida 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.**

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 May 29, 2025

Clerk of the Circuit Court

By: /s/ Kaylen McCutcheon
Deputy Clerk

6/6-6/27/25LG 4T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY
CASE NUMBER: 25-DR-2690

ALEXANDER E. SPRINGER,
Petitioner

and

SUZANA HOXHA,
Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: SUZANA HOXHA
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 ALEXANDER E. SPRINGER, 6535 Cabbage Ln, New Port Richey FL 34653 on or before 07/04/2025, and file the original with the clerk of this Court at 7530 Little Road, 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 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 May 20, 2025

Clerk of the Circuit Court

By: /s/ Kaylen McCutcheon
Deputy Clerk

5/30-6/20/25LG 4T

PINELLAS COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

THE POINTE

Owner: Alcides Segui
9797 Bay Pines Blvd
St. Petersburg, FL 33708

6/20/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

SLAY THE COMPETITION ONLINE

Owner: Slay The Competition Online LLC
2100 Calumet Street M-166
Clearwater, FL 33765

6/20/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

MIRA SOUND PROPERTIES

Owner: Robert and Jane Warner
1786 Santa Barbara Drive
Dunedin, FL 34698

6/20/25LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION

(Continued on next page)

PINELLAS COUNTY

File No. 25-004110-ES
Section 003

IN RE: ESTATE OF
EMMETT WARREN JONES, JR.,
A/K/A EMMETT W. JONES,
A/K/A EMMETT JONES,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of EMMETT WARREN JONES, JR., A/K/A EMMETT W. JONES, A/K/A EMMETT JONES, deceased, whose date of death was April 16, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 June 20, 2025.

Personal Representative:
GEORGE TRIMBLE JONES
117 Harbor Drive
Palm Harbor, FL 34683

Attorney for Personal Representative:
MICHAEL G. LITTLE
Florida Bar Number: 0861677
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
311 Park Place Blvd., Suite 300
Clearwater, FL 33759
Telephone: (727) 461-1818
Fax: (727) 462-0365
E-Mail: mikel@jpfirm.com
Secondary E-Mail: kimh@jpfirm.com

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004565-ES

IN RE: ESTATE OF
VICKI LEE DAVIS
Deceased

NOTICE TO CREDITORS

The administration of the estate of VICKI LEE DAVIS, deceased, whose date of death was January 12, 2025; File Number 25-004565-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 June 20, 2025.

Personal Representative:
CHEYANNE HOPE COLLINS
125 East Quincy Avenue
Knoxville, TN 37917

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

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-002675-ES
Section 003

IN RE: ESTATE OF
BRENDA LACKEY MITCHELL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Brenda Lackey Mitchell, deceased, whose date of death was April 6, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 June 20, 2025.

Personal Representatives:
Charlotte Mitchell Hemmings
6735 Hockett Country Ln.
Pleasant Garden, NC 27313
Linda Mitchell Allen
810 29th Ave. N.
St. Petersburg, Florida 33704

Attorney for Personal Representatives:
Donna L. Longhouse
Florida Bar Number: 992844
Longhouse, Richards, Olsen & Rief, PLLC
202 S. Rome Ave., Suite 110
Tampa, Florida 33606
Telephone: (813) 223-5351
E-Mail: dlonghouse@lrorlaw.com
Secondary E-Mail: grichards@lrorlaw.com

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY
CIVIL DIVISION
Case No.: 23-008620-CI
Division: 11

REGIONS BANK,
Plaintiff,
-vs-
LESLIE A. BROUGH f/k/a LESLIE STUMPO and FRANK J. PAVLUK a/k/a FRANK JOSEPH PAVLUK; 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; DISCOVER BANK; UNKNOWN TENANT #1 and UNKNOWN TENANT #2,
Defendants.

NOTICE OF SALE

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

Lot 1, Block 3, RIO VISTA, according to the plat thereof as recorded in Plat Book 7, Page(s) 48, of the Public Records of Pinellas County, Florida,

at public sale, to the highest and best bidder, for cash, in an online sale at www.pinellas.realforeclose.com beginning at 10:00 a.m. on August 6, 2025.

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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756. Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

DATED this 17th day of June, 2025.

ROD B. NEUMAN, Esquire
For the Court
By: /s/ ROD B. NEUMAN, Esquire
Gibbons | Neuman
3321 Henderson Blvd, Tampa, FL 33609

6/20-6/27/25LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

FLORIDA MAN CANNABIS

Owner: CCMH LLC
31564 US 19 North
Palm Harbor, FL 34684

6/20/25LG 1T

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 24-007908-CO

ESTANCIA TOWNES HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,
vs.
THE ESTATE OF BERTHA T. PHILLIPS and UNKNOWN TENANT,
Defendants.

NOTICE OF ACTION

STATE OF FLORIDA
TO: THE ESTATE OF BERTHA T. PHILLIPS, 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 Pinellas County, Florida:

Lot 30, ESTANCIA TOWNHOMES, according to the map or plat thereof as recorded in Plat Book 93, Pages 13-15, Public Records of Pinellas 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 (727) 464-4062. 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 June, 2025.

Ken Burke
Clerk of the Circuit Court
315 Court Street, Clearwater,
Pinellas County, FL 33756-5165
By: /s/ Jessica Zovich
Deputy Clerk

6/20-6/27/25LG 2T

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 25-002673-CO

PINE MEADOWS CONDOMINIUM ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,
vs.
ESTATE OF FRED N. CROSS and UNKNOWN TENANT,
Defendants.

NOTICE OF ACTION

STATE OF FLORIDA
TO: ESTATE OF FRED N. CROSS / FRED N. CROSS, 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 Pinellas County, Florida:

Condominium Unit No. 1, Building A, of PINE MEADOWS, a condominium, according to the Plat thereof recorded in Condominium Plat Book 48, Page 109, and being further described in that certain Declaration of Condominium recorded in Official Records Book 5162, Page 1118 through 1165 inclusive, as amended by instrument recorded in Official Records Book 5177, Page 1721, of the Public Records of Pinellas County, Florida, and all recorded and unrecorded amendments thereto, and together with an undivided interest or share in the common elements appurtenant thereto.

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 (727) 464-4062. 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 June, 2025.

Ken Burke
Clerk of the Circuit Court
315 Court Street, Clearwater,
Pinellas County, FL 33756-5165
By: /s/ Jessica Zovich
Deputy Clerk

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY
CIVIL DIVISION
Case No.: 24-004771-CI
Division: Section 11

ACHIEVA CREDIT UNION, a Florida State Chartered Credit Union,
Plaintiff,
-vs-
BRENDA KAY TAYLOR and UNKNOWN SPOUSE OF BRENDA KAY TAYLOR; 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; BAY VISTA ESTATE PROPERTY OWNERS ASSOCIATION, INC., UNKNOWN TENANT #1; and UNKNOWN TENANT #2,
Defendants.

NOTICE OF SALE

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

Lot 18, Mt. Zion Bay Vista Subdivision, according to plat thereof as recorded in Plat Book 114, Page(s) 96 and 97, of the Public Records of Pinellas County, Florida,

at public sale, to the highest and best bidder, for cash, in an online sale at www.pinellas.realforeclose.com, beginning at 10:00 a.m. on July 23, 2025.

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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756. Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

DATED this 13th day of June, 2025.

VICTOR H. VESCHIO, Esquire
For the Court
By: /s/ Victor H. Veschio, Esquire
Gibbons | Neuman
3321 Henderson Blvd, Tampa, FL 33609

6/20-6/27/25LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

INSTITUTO SALAMANCA

Owner: E Salamanca LLC
7901 4th St N Ste 300
St. Petersburg, FL 33702

6/20/25LG 1T

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 24-007908-CO

ESTANCIA TOWNES HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,
vs.
THE ESTATE OF BERTHA T. PHILLIPS and UNKNOWN TENANT,
Defendants.

NOTICE OF ACTION

STATE OF FLORIDA
TO: THE ESTATE OF BERTHA T. PHILLIPS, 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 Pinellas County, Florida:

Lot 30, ESTANCIA TOWNHOMES, according to the map or plat thereof as recorded in Plat Book 93, Pages 13-15, Public Records of Pinellas 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 (727) 464-4062. 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 June, 2025.

Ken Burke
Clerk of the Circuit Court
315 Court Street, Clearwater,
Pinellas County, FL 33756-5165
By: /s/ Jessica Zovich
Deputy Clerk

6/20-6/27/25LG 2T

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR

PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 25-002673-CO

PINE MEADOWS CONDOMINIUM ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,
vs.
ESTATE OF FRED N. CROSS and UNKNOWN TENANT,
Defendants.

NOTICE OF ACTION

STATE OF FLORIDA
TO: ESTATE OF FRED N. CROSS / FRED N. CROSS, 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 Pinellas County, Florida:

Condominium Unit No. 1, Building A, of PINE MEADOWS, a condominium, according to the Plat thereof recorded in Condominium Plat Book 48, Page 109, and being further described in that certain Declaration of Condominium recorded in Official Records Book 5162, Page 1118 through 1165 inclusive, as amended by instrument recorded in Official Records Book 5177, Page 1721, of the Public Records of Pinellas County, Florida, and all recorded and unrecorded amendments thereto, and together with an undivided interest or share in the common elements appurtenant thereto.

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 (727) 464-4062. 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 June, 2025.

Ken Burke
Clerk of the Circuit Court
315 Court Street, Clearwater,
Pinellas County, FL 33756-5165
By: /s/ Jessica Zovich
Deputy Clerk

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001706-ES
Division Probate

IN RE: ESTATE OF
PATRICIA CAROL WILLEY-MALIA a/k/a PATRICIA MALIA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PATRICIA CAROL WILLEY-MALIA a/k/a PATRICIA MALIA, deceased, whose date of death was January 26, 2024, 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.

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

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

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

NOTWITHSTANDING THE TIME 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 June 20, 2025.

Personal Representative:
BRANDON WILLEY
18219 Galveston St.
Spring Hill, Florida 34610

Attorney for Personal Representative:
SANDRA H. DAY, ESQ.
Attorney
Florida Bar Number: 189499
DAY LAW OFFICE
P.O. Box 5535
Spring Hill, Florida 34611
Telephone: (352) 684-6545
Fax: (352) 684-4529
daylaweservice@daylawteam.com
daylawprobate@daylawteam.com

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

(Continued on next page)

PINELLAS COUNTY

PROBATE DIVISION
File No. 25-002673-ES
Section 003

IN RE: ESTATE OF
WILLIAM THOMAS MITCHELL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of William Thomas Mitchell, deceased, whose date of death was April 21, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, Florida 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 June 20, 2025.

Personal Representatives:
Charlotte Mitchell Hemmings
6735 Hockett Country Ln.
Pleasant Garden, NC 27313

Linda Mitchell Allen
810 29th Ave. N.
St. Petersburg, Florida 33704

Attorney for Personal Representatives:
Donna L. Longhouse
Florida Bar Number: 992844
Longhouse, Richards, Olsen & Rief, PLLC
202 S. Rome Ave., Suite 110
Tampa, Florida 33606
Telephone: (813) 223-5351
E-Mail: dlonghouse@lrorlaw.com
Secondary E-Mail: grichards@lrorlaw.com

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004964-ES

IN RE: ESTATE OF
DONNA M. CRITZER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DONNA M. CRITZER, deceased, whose date of death was May 2, 2025, 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.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 June 20, 2025.

Personal Representative:
DARYL J. JOHNSON
5502 Primrose Lane
Jacksonville, Florida 32777

Attorney for Personal Representative:
S. Noel White
Florida Bar Number: 0823041
1108 S.Highland Avenue
Clearwater, Florida 33756
Telephone: (727) 735-0645
Fax: (727) 735-9375
E-Mail: noel@clearwaterprobateattorney.com

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY, FLORIDA
BRIGHTHOUSE LIFE INSURANCE COMPANY,
Plaintiff,

PINELLAS COUNTY

vs.
MICHAEL J. BOOTH; et al.,
Defendants.
Case No: 24-003458-CI
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated June 9, 2025, and entered in Case No. 24-003458-CI of the Circuit Court of the SIXTH Judicial
Circuit in and for Pinellas County, Florida wherein BRIGHTHOUSE LIFE INSURANCE
COMPANY, is the Plaintiff and MICHAEL J. BOOTH; DAWN A. BOOTH; WILMINGTON
SAVINGS FUND SOCIETY, FSB; JPMORGAN CHASE BANK, N.A.; ABSOLUTE
RESOLUTIONS INVESTMENTS, LLC; SOFI LENDING CORP. AS SERVICER AND
ATTORNEY IN FACT FOR WILMINGTON TRUST AS TRUSTEE OF SOFI
CONSUMER LOAN PROGRAM GRANTOR TRUST 2018-4; BELLE HARBOR
OWNERS ASSOCIATION INC., are the Defendant Ken Burke,
Pinellas County Clerk of Courts will sell to the highest and best bidder for cash on September
23, 2025, at www.pinellas.realforeclose.com at 10:00 a.m. on the following described property
set forth in said Final Judgment, to wit:
THAT CERTAIN CONDOMINIUM PARCEL DESCRIBED AS UNIT 56,
BELLE HARBOR - PHASE II, A CONDOMINIUM, AND AN UNDIVIDED
INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT
THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE
COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS
AND OTHER PROVISIONS OF THE DECLARATION OFCASE NO: 24-003458-CI
LLS13353-Booth
2
CONDOMINIUM OF BELLE HARBOR - PHASE II, A CONDOMINIUM,
AS RECORDED IN OFFICIAL RECORDS BOOK 13739, PAGE 242, AND
ANY AMENDMENTS THERETO, AND THE PLAT THEREOF
RECORDED IN CONDOMINIUM PLAT BOOK 133, PAGES 11-36 AND
CONDOMINIUM PLAT BOOK 136, PAGES 19-48, OF THE PUBLIC
RECORDS OF PINELLAS COUNTY, FLORIDA.
Commonly known as: 505 Mandalay Ave #56, Clearwater Beach, FL 33767
Any person or entity claiming an interest in the surplus, if any, resulting from the
Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim
with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to
file a claim, you will not be entitled to any remaining funds.
If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less
any applicable fees and costs and shall have no other recourse against the Mortgagor, the
Mortgagee or the Mortgagee's attorney.
DATED June 12th, 2025
/s/ J. Bennett Kitterman
J. Bennett Kitterman, Esq.
Florida Bar No. 98636
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
bkitterman@lenderlegal.com
EService@LenderLegal.com
12THCASE NO: 24-003458-CI
LLS13353-Booth
3
If you are a person with a disability who needs any accommodation in order to
participate in this proceeding, you are entitled, at no cost to you to the provision
of certain assistance. Within two (2) working days or your receipt of this notice,
please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300,
Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide
transportation and cannot accommodate for this service. Persons with
disabilities needing transportation to court should contact their local public
transportation providers for information regarding disabled transportation
services.
11080-1015523

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004792-ES

IN RE: ESTATE OF
CHRISTINE ANN SZUMOWSKI,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Christine Ann Szumowski, deceased, whose date of death was April 11, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue N., St. Petersburg, Florida 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.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 June 13, 2025.

Personal Representative:
Brittany Szumowski
28000 Meadow Drive, Unit 23
Evergreen, Colorado 80439

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

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-001944-CI

ARLINGTON GARDEN LLC,
Plaintiff,
vs.
THE ESTATE OF GERARD J. TOFEL,
Defendant.

NOTICE OF ACTION

TO: THE ESTATE OF GERARD J. TOFEL
Last Known Address:
12417 84th Way, Largo, FL 33773

YOU ARE NOTIFIED that an action for Reformation of Deed on the following property in Pinellas County, Florida, to-wit:

LOT 21, BLOCK 2, SOMERSET LAKES UNIT ONE

Property address: 12417 84th Way North, Largo, FL 33543

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Whitney L. Smith, Esq., VAUGHN LAW, PLLC, 350 Corey Avenue, St. Pete Beach, FL 33706, or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 315 Court St. Clearwater, FL 33756, 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.

WITNESS my hand and seal of the Court on June 5, 2025.

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

By: s/ Thomas Smith
Deputy Clerk

Vaughn Law, PLLC

6/13-7/4/25 4T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-DR-1613

IN RE THE MARRIAGE OF:
SHIRLEY N. AZEVEDO,
Petitioner,
and
NICHOLAS L. DELLORFANO,
Respondent.

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

TO: NICHOLAS L. DELLORFANO
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 SHIRLEY N. AZEVEDO, Petitioner, whose address is 9895 66th Street N., Pinellas Park, FL 33782, on or before 28 days after first publication date, and file the original with the Clerk of this Court at 315 Court Street, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. **If you fail to do so, a default will be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated 6/5/2025

Ken Burke
Clerk of the Circuit Court and Comptroller
315 Court Street, Clearwater, FL 33756

By: /s/ Thomas Smith
Deputy Clerk

6/13-7/4/25LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003574-ES

IN RE: ESTATE OF
KEVIN LEE GRASS
Deceased

NOTICE TO CREDITORS

PINELLAS COUNTY

mands 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 June 13, 2025.

Personal Representative:
Brittany Szumowski
28000 Meadow Drive, Unit 23
Evergreen, Colorado 80439

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

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-001944-CI

ARLINGTON GARDEN LLC,
Plaintiff,
vs.
THE ESTATE OF GERARD J. TOFEL,
Defendant.

NOTICE OF ACTION

TO: THE ESTATE OF GERARD J. TOFEL
Last Known Address:
12417 84th Way, Largo, FL 33773

YOU ARE NOTIFIED that an action for Reformation of Deed on the following property in Pinellas County, Florida, to-wit:

LOT 21, BLOCK 2, SOMERSET LAKES UNIT ONE

Property address: 12417 84th Way North, Largo, FL 33543

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Whitney L. Smith, Esq., VAUGHN LAW, PLLC, 350 Corey Avenue, St. Pete Beach, FL 33706, or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 315 Court St. Clearwater, FL 33756, 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.

WITNESS my hand and seal of the Court on June 5, 2025.

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

By: s/ Thomas Smith
Deputy Clerk

Vaughn Law, PLLC

6/13-7/4/25 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003574-ES

IN RE: ESTATE OF
KEVIN LEE GRASS
Deceased

NOTICE TO CREDITORS

The administration of the estate of KEVIN LEE GRASS, deceased, whose date of death was February 5, 2025; File Number 25-003574-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 June 13, 2025.

Personal Representative:
MICHAELA OBERLAENDER
1884 Briland Street
Tarpon Springs, FL 34689

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

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-262 ES
Section 3

IN RE: ESTATE OF
ROGER DALE BEHRENS
A/K/A ROGER D. BEHRENS
A/K/A ROGER BEHRENS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Roger Dale Behrens a/k/a Roger D. Behrens a/k/a Roger Behrens, deceased, whose date of death was April 21, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., 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.

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

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

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

NOTWITHSTANDING THE TIME 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 June 13, 2025.

Personal Representative:
Patricia A. Szymkowicz
373 Brunhaven Court
Chesterfield, Missouri 63017

Attorney for Personal Representative:
/s/ Lorien Smith Johnson
Florida Bar Number: 26662
LORIEN S. JOHNSON, PLLC
1520 W. Cleveland Street
Tampa, Florida 33606
Telephone: (813) 758-3492
E-Mail: lsjohnson@loriensjohnson.com
Secondary E-Mail:
admin@loriensjohnson.com

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Ref. No.: 25-003184-ES
Section: 004

IN RE: THE ESTATE OF
BEVERLY J. REID,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of BEVERLY J. REID, deceased, whose date of death was December 4, 2024, 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.

PINELLAS COUNTY

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.

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

ALL 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 June 13, 2025.

Personal Representative:
Jonathan Jay Ishman
2773 Down Home Drive, #2-103
Land O' Lakes, Florida 34638

Attorney for Personal Representative:
Gregory A. Richards, Jr.
Florida Bar No.: 0028339
LONGHOUSE, RICHARDS, OLSEN & RIEF, PLLC
202 S. Rome Avenue, Suite 110
Tampa, Florida 33606
Telephone: (813) 223-5351
E-mail: grichards@lrorlaw.com
Secondary e-mail: sferraro@lrorlaw.com

6/13-6/20/25LG 2T

Notice of Public Auction

Notice of Public Auction for monies due on Storage Units. Auction will be held on June 24th 2025 at or after 8:00 AM. Units are said to contain common household items. Property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

2180 BELCHER RD S. LARGO, FL 33771		
A143	William Hitchcock	$1,025.90
B124	Emanuel Anderson	$953.65
30750 US 19 N. PALM HARBOR, FL 34684		
B045	Darrin Martin	$1700.45
B582	Ross Henderson	$653.80
C233	Christina Stocks	$722.65
B573	Julia Slevin	$1290.75
B434	Matthew Houchin	$1006.68
C273	Nicole Bell	$1166.40
13240 WALSINGHAM RD. LARGO, FL 33774		
D220	Rhonda Reese	$1020.75
C280	Marek Ramus	$892.00
C291	Maria Rodenhuis	$543.25
C156	Madison Nitz	$686.00
B102	Audrey Dimery	$1369.40
4015 PARK BLVD. PINELLAS PARK, FL 33781		
C242	David Hayton	$1081.00
A003	William Lane	$1155.20
D248	Christian Spann	$771.15
C150	Jean Gourley	$2667.40
C412	Charles Potter	$207.75
D224	Mykeal Conyers	$749.15
C117	Jean Gourley	$929.40
D106	Kelly Turner	$1919.45
D287	Arami Ayala	$691.00
A220	Christopher Fink	$648.40
C019	Quanesha Pettis	$974.25
6249 SEMINOLE BLVD. SEMINOLE FL 33772		
511	William Chamberlain	$1057.95
473	Tina Schoelles	$692.50
48	Alexander Philiph	$442.40
929	William Ray	$620.45
208	Daniel Gelhar	$1023.50
358	Jeremy Casper	$1060.07
567	Dimita Ekemptis	$831.65
18	Joshua Battle	$604.75
778	Anthony Trout	$599.80
962	Michelle Ramos Irizarry	$564.99
43	Chase Armstrong	$752.60
28	Wayne Benson	$671.85
804	Mark Barthalow	$1419.90
517	Barbara Lameiro	$1211.96
51	Spring Skrovanek	$727.55
764	Truman Grimes	$1069.20
811	Heather Darcy	$1080.50
351	Angel Fernandez	$1264.10
817	Emily Rodriguez	$856.10
925	Zachary Randall	$682.10
332	Vern Ellard	$1408.25
846	Cynthia Shaffer	$790.40
501	Anthony Trout	$620.45
371	Ian Crosby	$876.40
850	Tony Hernandez	$411.44
491	Ashley Wetzel	$542.70
5200 PARK ST. ST PETERSBURG FL 33709		
443	Rafiqa Kaid	$1732.80
203	Wayne Spates	$713.20
028	Rafiqa Kaid	1782.40
243-81	Judith Hadley	$2061.80
429	Kevonta Brown	$1400.38
145	Timothy Dunn	$1396.92
6118 US HWY 19 N. NEW PORT RICHEY, FL 34652		
C136	B239 Angela Lester	$574.00
C556	Roderick Holcombe	$899.00
C530	Jocelyn Velasquez	$852.20
C015	Milenka Baker	$993.35
B276	Abigail Reyes	433.50
C224	Ashley Liss	$330.50
B018	Julie Stockowski	$536.50
C519	Natasha Cornell	$450.50
C137	Cloe Hermina	$819.90
C146	Robert Newton	$1235.50
B222	Jo Cooper	$637.60
12420 STARKEY RD. LARGO FL 33773		
D060	Lonny Koonce	$1373.50
D075	Lonny Koonce	$1081.00
13654 66TH ST N. LARGO FL 33771		
E-108	Jacqueline Ramos	$797.75
5631 US HWY 19 NEW PORT RICHEY FL 34652		

(Continued on next page)

PINELLAS COUNTY

1237	Eleanor Mustafa	$1006.70
1113	Brianni Herrick	$1060.40
1313	Deona Brownrigg	$705.05
10314-10340 US HWY 19 PORT RICHEY FL 34668		
2331	Dale Lampson	$1886.60
1344	Drew Navarro	$1031.40
1218	Justin Presley	1303.40
2354	Derrick Collins	$638.10
1108	Scott Lohrman	$620.40
1555	Earnesia Nobles	$502.80
2367	Nicole Peters	$1376.75
1016	Joshua Gomez	$975.52
1484	Randall Webb	$388.70
1285	David Ronaldson	$1007.50
2624	Joe Garcia	$307.75
1464	Gary Feifer	$337.25
2400	Joseph Walsh	$1269.20
1337	Joseph Confer	$773.40
1420	Zachary Bennett	$1315.55
2490	Wesley Williams	$461.40
2048	Moriah Bartlett	$706.45
2014	Dustin West	$936.80
2333	Scott Lohrman	$1779.05
1131	Kea Nabors	$1294.40
975 2ND AVE S. ST. PETERSBURG, FL 33705		
4004	M120 Adam Turnbow	$1157.48
1020	Adrian Taylor	$1051.50
3005	Leah McRae	$1167.70
B120	Alexandra Grey	$922.45
4033	Christopher Quinty	$1068.50
5062	Daphne Street	$943.50
5064	Crystal Fletcher	$1163.40
B117	Shameka Thomas	$1023.50
6209 US HWY 19 NEW PORT RICHEY FL 34652		
F-007	Edwin Cruz	$522.00
H-038	Roy Zweeres	$1461.10
H-040	Kaitlyn Mason	$1150.80
E-020	Krysten Farley	$834.40
H-081	Ryan Yahner	$1211.50
F-013	Anita Thomas	$539.00
H-091	Brianni Herrick	$562.25
D-021	Shataviya Brown	$1280.85
J-001	Kenneth Stanwood	$1485.60
E-001	Kayleigh Johnson	$522.00

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-000649

IN RE: ESTATE OF
AMALIA M. BODON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of AMALIA M. BODON, deceased, whose date of death was September 15, 2024, and whose social security number is XXX-XX-7704, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 June 13, 2025.

Personal Representative:
/s/ WANDA BODON

Attorney for Personal Representative:
/s/ O. Reginald Osenton
O. Reginald Osenton, Esq.
Florida Bar Number: 693251
Osenton Law, P.A.
3433 Lithia Pinecrest Road, PMB 324
Valrico, FL 33596
(813) 776-1282
oro@osentonlaw.com

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-2990-FD

MERLYN LUCERO RUIZ CORREA,
Petitioner

and

MARIBEL BORGOS TORRES,
Respondent.

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

TO: MARIBEL BORGOS TORRES
Last Known Address: 13200 49th St. N. Apt A 314, Clearwater, FL 33762

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 MERLYN LUCERO RUIZ CORREA, whose address is 13200 49th St. N Apt. A314, Clearwater, FL 33762 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**.

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

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

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

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

Dated 5/29/2025

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

By: /s/ Thomas Smith
Deputy Clerk

6/6-6/27/25LG 4T

POLK COUNTY

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 532023CA006966000000

METROPOLITAN LIFE INSURANCE COMPANY
Plaintiff,

vs.

DAVID DEL POZZO, et al,
Defendants/

NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order dated June 12, 2025 and entered in Case No. 532023CA006966000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein METROPOLITAN LIFE INSURANCE COMPANY is the Plaintiff and DAVID DEL POZZO and KATHY DEL POZZO, the Defendants. Stacy Butterfield, 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 **July 17, 2025**, the following described property as set forth in said Order of Final Judgment, to wit:

ALL OF LOT 240 AND THE SOUTHEASTERLY 15 FEET OF LOT 241 OF ELOISE WOODS, LAKE ROY UNIT, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 14 PAGES 19, 19A AND 19B.

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 16th day of June, 2025.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rlselaw.com

By: /s/ Brittany L. Harvey
Brittany L. Harvey, Esq.
Florida Bar No. 124795

105126/TL

6/20-6/27/25LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

GUNS3D

Owner: Jacob Zeltman
2728 Gentle Rain Drive
Davenport, FL 33837

6/20/25LG 1T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 2025CC-001224-0000-00

BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

YOLANDO SILVA and EDITH SILVA, husband and wife and UNKNOWN TENANT,
Defendants.

NOTICE OF ACTION

STATE OF FLORIDA
TO: EDITH SILVA, 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 Polk County, Florida:

Lot 74, BERKLEY RIDGE PHASE 3, according to the map or plat thereof as recorded in Plat Book 151, Pages 3 through 7, inclusive, of the Public Records of Polk 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. Default Date: July 24, 2025.

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 (863) 534-4686. 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 17th day of June, 2025.

Stacy M. Butterfield
Clerk of the Circuit Court

By: /s/ Asuncion Nieves
Deputy Clerk

6/20-6/27/25LG 2T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2025-CC-001188

Stonewood Crossing Homeowners Association, Inc.,
Plaintiff,

vs.

The Estate of Richard C. Brickner; et al.
Defendant(s).

NOTICE OF ACTION

TO: The Estate of Richard C. Brickner
208 Feldspar St
Haines City, FL 33844

YOU ARE NOTIFIED that an action for declaratory judgment, injunctive relief, and monetary judgment on the following property has been filed in Polk County, Florida:

LOT 18, STONEWOOD CROSSINGS - PHASE 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 135, PAGES 39 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A lawsuit has been filed against you, and you are required to serve a copy of your written defenses, if any, on JOSHUA MOWERY, ESQUIRE, Plaintiff's Attorney, whose address is DHN ATTORNEYS, 448 South Alafaya Trail, Unit 8, Orlando, FL 32828, within thirty (30) days after the first publication of this notice, to be published in La Gaceta, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. Default Date: July 21, 2025.

Dated this 13th day of June, 2025

Stacy M. Butterfield
Clerk of Courts

By: s/ Asuncion Nieves
As Deputy Clerk

6/20-7/11/25LG 4T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-001206

MATTIE POINTE HOMEOWNER'S ASSOCIATION, INC.,
Plaintiff,

vs.

EMILY GONZALEZ AND LUIS REYES,
Defendant.

NOTICE OF ACTION

TO: LUIS REYES
1525 Mattie Pointe Place
Auburndale, FL 33823

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

Lot 107 of MATTIE POINTE, according to the Plat thereof as recorded in Plat Book 185, Page(s) 44, of the Public Records of Polk County, Florida.

and more commonly known as 1525 Mattie Pointe Place, Auburndale, FL 33823.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Brittnie Burns, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. Default Date: 7/21/2025.

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

In accordance with the Americans 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 provisions of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, FL 33830 or telephone (863) 534-4686 within two (2) days of your receipt of this Notice; if you are hearing impaired, call (863) 534-7777, dial 711.

WITNESS my hand and the seal of this Court on this 12th day of June, 2025.

Stacy M. Butterfield, Clerk of Court

By: s/ Tamika Joiner
Deputy Clerk

Brittnie M. Burns, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025-CC-003804

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-4,
Plaintiff,

vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JUDY A. PRATER; ET AL.,
Defendants.

NOTICE OF ACTION

To the following Defendant(s):

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF GARY PRATER, AS AN HEIR TO THE ESTATE OF JUDY A. PRATER
1207 32nd Street NW
Winter Haven, FL 33881

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JUDY A. PRATER
1207 32nd Street NW
Winter Haven, FL 33881

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

LOT 80 OF WEST CANNON HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defense, if any, to it on Michael C. Coyle, Esq., Storey Law Group, 221 NE Ivanhoe Blvd, Suite 300, Orlando, FL 32804, within 30 days after the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. Default Date: 7/21/2025.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on the 12th day of June, 2025.

Stacy M. Butterfield, CPA
Clerk of the Circuit Court

By: /s/ Tamika Joiner
Deputy Clerk

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CA004985000000
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO
MAY CLAIM AN INTEREST IN THE ESTATE OF KATE H. SMITH
A/K/A UNA KATE HENDRIX A/K/A UNA KATE SMITH; ET AL.,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 06th day of June, 2025, and entered in Case No. 2023CA004985000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk 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 VALETA FAYE BARGER; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KATE H. SMITH A/K/A UNA KATE HENDRIX A/K/A UNA KATE SMITH; and EDRA NELL HOLMES A/K/A NELL HOLMES are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polkrealforeclose.com at 10:00 AM on the 11th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 33, ARIANA`S WEST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGE (S) 9 AND 10, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TOGETHER WITH THE 1990 GREEN BOAT TRAILER DOUBLE WIDE MOBILE HOME INDENTIFIED BY VIN # FLFLL32A12004GH AND VIN# FLFLL32B12004GH.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this document; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
Dated this 16th day of June, 2025.
By: /s/Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1015691

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-001629

IN RE: ESTATE OF
MARIE ELLEN PORTER,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Marie Ellen Porter, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All creditors of the decedent and other persons having claims or demands against 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 first date of publication is June 13, 2025.

Personal Representative:
Regan Pisarski
9167 Michigan Avenue
Weeki Wachee, FL 34613

Attorney for Personal Representative:
Brice Zoecklein, Esq.
Florida Bar No. 0085615
Email Address:
brice@zoeckleinlawpa.com
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, FL 33511

6/13-6/20/25LG 2T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 2025CC001060

BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

MARK MASSIE and JUANITA MASSIE, husband and wife and UNKNOWN TENANT,
Defendants.

NOTICE OF ACTION

STATE OF FLORIDA
TO: MARK MASSIE and JUANITA MASSIE 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 Polk County, Florida:

Lot 21, BERKLEY RIDGE PHASE 3, a subdivision according to the plat thereof recorded in Plat Book 151, Pages 3 through 7, inclusive, of the Public Records of Polk 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. Default Date: 7/18/2025.

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 (863) 534-4686. 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.

(Continued on next page)

POLK COUNTY

DATED on this 10th day of June, 2025.

Stacy M. Butterfield
Clerk of the Circuit Court

By: /s/ Tamika Joiner
Deputy Clerk

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001628

IN RE: ESTATE OF
DAVID GARZA
Deceased

NOTICE TO CREDITORS

The administration of the estate of DAVID GARZA, deceased, whose date of death was July 2, 2024; File Number 2025CP001628, 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 June 13, 2025.

Personal Representative:
NORMA ALICIA RAMIREZ
17 Renee Street
Lakeland, FL 33815

Attorneys for Personal Representative:
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

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2025CP1767A000BA

IN RE: ESTATE OF
DAVID FOUNTAIN DAVIDSON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DAVID FOUNTAIN DAVIDSON, deceased, Case Number 2025CP1767A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-1, Bartow, Florida 33830-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is June 13, 2025.

Personal Representative:
HAYDEN DAVIDSON
11239 Fish Eagle Drive
Riverview, FL 33569

Attorney for Personal Representative:
Dawn M. Chapman, Esq.
Florida Bar # 898791
LEGACY LAW OF FLORIDA, P.A.
Email: info@legacylawoffl.com
Secondary Email:
dawn@legacylawoffl.com
205 N. Parsons Avenue
Brandon, FL 33510
813/643-1885

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT FOR

POLK COUNTY

POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001597

IN RE: ESTATE OF
MOHAMED FAROUK KHAN,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Mohamed Farouk Khan, deceased, whose date of death was March 22, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 330 W. Church Street, Bartow, Florida 33831. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 June 13, 2025.

Personal Representative:
Jaunita Reasat
15792 Hershey Court
Apple Valley, Minnesota 55124

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

6/13-6/20/25LG 2T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-002229

WILDWOOD HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

THOMAS BALLI,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Amended Final Judgment of Foreclosure entered in this cause on May 28, 2025, by the County Court of Polk County, Florida, the property described as:

Lot 15, Wildwood I, according to the map or plat thereof, as recorded in Plat Book 79, Page(s) 13 and 14, of the Public Records of Polk County, Florida.

and more commonly known as 1359 Primrose Court, Lakeland, FL 33811.

will be sold at public sale by the Polk County Clerk of Court, to the highest and best bidder, for cash, at 10:00 A.M., at www.polk.realforeclose.com on July 2, 2025.

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

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service".

/s/ Alexa Camareno Caldevilla, Esquire
Florida Bar No.: 1031636
acamareno@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

6/13-6/20/25LG 2T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2025-CC-000742

Kensington View Homeowners Association, Inc.,
Plaintiff,

vs.

Oshane Bucknor; et al.
Defendant(s).

NOTICE OF ACTION

TO: OSHANE BUCKNOR
445 Kensington View Drive
Winter Haven, FL 33880

ALL UNKNOWN TENANTS/OWNERS
445 Kensington View Drive
Winter Haven, FL 33880

YOU ARE NOTIFIED that an action to enforce and foreclose upon a notice and

POLK COUNTY

claim of lien on the following property has been filed in Polk County, Florida:

LOT 17, KENSINGTON VIEW, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 166, PAGE 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A lawsuit has been filed against you, and you are required to serve a copy of your written defenses, if any, on RYAN FONG, ESQUIRE, Plaintiff's Attorney, whose address is DHN ATTORNEYS, 448 South Alafaya Trail, Unit 8, Orlando, FL 32828, within thirty (30) days after the first publication of this notice, to be published in La Gaceta, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Lien Foreclosure Complaint. Default Date: July 11, 2025.

Dated this 4th day of June, 2025

Stacy M. Butterfield
Clerk of Courts

By: s/ Asuncion Nieves
As Deputy Clerk

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2025-DR-002750-A000-BA
Division: 13

IN RE: THE NAME CHANGE OF
J.K.S.

KAYTLYN ELAYNE MAXWELL,
Petitioner

NOTICE OF ACTION

TO: DAVID JAMES MORRISON

YOU ARE NOTIFIED that a Petition for Name Change of J.K.S. DOB 2/6/2016 has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Prosper Law PLLC, whose address is PO Box 950822, Lake Mary, FL 32795, on or before June 13, 2025, and file the original with the clerk of this Court at: 930 E. Parker St., Room 240, Lakeland, FL 33801-1929, 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 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 05/05/2025

Stacy M. Butterfield
Clerk of the Circuit Court

By: s/ Shari R. Reed
Deputy Clerk

5/30-6/20/25LG 4T

SARASOTA COUNTY

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002285-SC

IN RE: ESTATE OF
WARREN HARRIS MORGAN a/k/a
WARREN H. MORGAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of WARREN HARRIS MORGAN, deceased, whose date of death was November 11, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 20, 2025.

Personal Representatives:
JENNIFER M. MORGAN
4 Judd Lane
Hilton, NY 14468

GREENFIELD SAVINGS BANK,
BY JANICE WARD
400 Main Street
Greenfield, MA 01301

Attorney for Personal Representatives:

SARASOTA COUNTY

/s/ Bishop L. Toups
BISHOP L. TOUPS
Florida Bar Number: 120525
249 Nokomis Avenue S.
Venice, FL 34285
Telephone: (941) 882-0731
E-Mail: btoups@taxestateplanning.com

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002588 SC

IN RE: ESTATE OF
JOEL WILLIAM ARVILLA,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Joel William Arvilla, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 June 20, 2025.

Personal Representative:
/s/ Lynn Davis Nebel
3776 Cadbury Circle
Venice, Florida 34293

Attorney for Personal Representative:
/s/ Don Weinbren
Florida Bar Number: 329452
TRENAM LAW
101 East Kennedy Blvd., Suite 2700
Tampa, Florida 33602
Telephone: (813) 223-7474
Fax: (813) 229-6553

SARASOTA COUNTY

E-Mail: dweinbren@trenam.com
Secondary E-Mail: egarcia@trenam.com

6/20-6/27/25LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000275 NC
Division Probate

IN RE: ESTATE OF
THOMAS A. ANTHONY
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Thomas A. Anthony, deceased, whose date of death was October 11, 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.

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

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

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

NOTWITHSTANDING THE TIME 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 June 20, 2025.

Personal Representative:
Christopher Anthony
6979 CR-575
Bushnell, Florida 33513

Attorney for Personal Representative:
Gregory J. Ritter, Esq.
Florida Bar Number: 373461
MORITT HOCK & HAMROFF LLP
8151 Peters Road, Suite 3100
Plantation, Florida 33324
Telephone: (954) 340-2203
Fax: (954) 340-2211
E-Mail: gritter@moritthock.com
Secondary E-Mail:
saustin@moritthock.com

6/20-6/27/25LG 2T

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "**Board**") of the Avelar Creek Community Development District (the "**District**") will hold a public hearing and a meeting on July 30, 2025, at 6:00 p.m. at the Avelar Creek Clubhouse, 10125 Holland Road, Riverview, FL 33578s.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website www.avelarcreekcdd.org at least 2 days before the meeting, or may obtained by contacting the District Manager's office via email at edailey@halifax-solutions.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Eric Dailey
District Manager

6/20/25LG 1T

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") for the Spring Lake Community Development District ("**District**") will hold the following public hearings and regular meeting:

DATE: July 22, 2025
TIME: 6:30 p.m.
LOCATION: Clubhouse at Lake Lucaya Club
11305 Lake Lucaya Drive, Riverview, FL 33579

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes,* to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Townhome	130	0.67	$812.35
Single Family 40 Ft.	150	0.80	$969.96
Single Family 50 Ft.	377	1.00	$1,212.46
Single Family 60 Ft.	160	1.20	$1,454.95
Single Family 70 Ft.	119	1.40	$1,697.44
Single Family 80 Ft.	28	1.60	$1,939.93

**includes collection costs and early payment discounts*

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Hillsborough County ("**County**") Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes,* the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, in writing at Halifax Solutions, LLC, 4532 West Kennedy Blvd. #328, Tampa, FL 33609, by telephone at (813) 575-1955 or email at edailey@halifax-solutions.com ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at www.springlakecdd.org. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

LOCATION MAP - SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT
N.T.S.

Eric Dailey
District Manager

6/13-6/20/25LG 2T

CHEVAL WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET(S); AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for Cheval West Community Development District will hold a Public Hearing and a regular meeting on August 21, 2025, at 10:30 a.m. at the Cheval West Golf & Country Club, Sunset Room, 4310 Cheval Boulevard, Lutz, Florida 33558.

The first purpose of the Public Hearing is to receive public comment and testimony on the Fiscal Year 2025/2026 Proposed Budget(s). The additional purpose of the Public Hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2025/2026 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The Public Hearing is being conducted pursuant to Chapter 190, Florida Statutes, and additional applicable law. At the conclusion of the Public Hearing, the Board will, by Resolution, adopt a budget and levy assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll which describes each property to be assessed and the amount to be assessed, and/or the agendas for the Public Hearing and meeting may be obtained at the Office of the District Manager, via email at edailey@halifax-solutions.com.

In accordance with Chapter 189, Florida Statutes, the Proposed Budget will be posted on the District's website https://www.chevalwest.com/ at least two days before the Budget Public Hearing date.

The Public Hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The Public Hearing and/or meeting may be continued without additional notice to a date, time, and location to be specified on the record at the Public Hearing or meeting.

Any person requiring special accommodations at this Public Hearing or meeting because of a disability or physical impairment should contact the District Manager's office at least forty-eight (48) hours prior to the Public Hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or toll free at 1-800 955-8770 for aid in contacting the District Manager at least three (3) days prior to the date of the Public Hearing and meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Eric Dailey
District Manager

6/13-6/20/25LG 2T

THE SARASOTA HOUSING AUTHORITY (SHA) IS PLEASED ANNOUNCE THAT APPLICATIONS ARE BEING ACCEPTED BEGINNING TUESDAY, JUNE 24TH, 2025, AT 8:00 AM THROUGH WEDNESDAY, JUNE 25TH, 2025 AT 4:00 PM FOR THE FOLLOWING AFFORDABLE HOUSING UNITS:

- **Annex –** 75 one-bedroom units for both elderly (62+) and or disabled
- **Bertha Mitchell –** 100 - unit family property, accepting for 2 to 5-bedroom units
- **McCown Towers –** 100 - 1-bedroom units for elderly (62+)
- **NSP Homes –** 11 scattered sites 2 and 3 Bedroom homes

Applications should be completed online by going to our website at https://sarasotahousing.org/default.aspx.

Applicants with disabilities who require reasonable accommodation or who are unable to access the internet or apply online, may either: (*Requests will not be taken over the phone*.)

1. Pick up an application between 8 am and 4 pm starting Tuesday, June 24th through Wednesday, June 25th at any of the 3 locations below:

Sarasota Housing Authority Administrative Office, 269 S. Osprey Avenue
Bertha Mitchell/NSP Homes, 1912 N. Orange Avenue
McCown Towers/Annex, 1300 Blvd of the Arts

-OR-

2. Request an application in writing – request must be received by our offices no later than **Wednesday, June 25th, at 4:00 pm** and the application(s) will be mailed to them. Please include your name, address and which property application (above) you are requesting. Please send all written requests to:

SARASOTA HOUSING AUTHORITY
(*Insert Property Name*) Application
269 S. OSPREY AVE.
SARASOTA, FL 34236

DUPLICATE APPLICATIONS WILL BE REJECTED, SO PLEASE DO NOT SUBMIT MORE THAN ONE APPLICATION PER PROPERTY. REQUESTS FOR APPLICATIONS RECEIVED AFTER THE DEADLINE WILL NOT BE ACCEPTED.

It is anticipated that all applications will be processed by July 31, 2025. Once applications are processed and added to a waitlist, you can verify your status and update your contact information in the applicant portal section of the SHA website at www.sarasotahousing.org or in writing to the address above. **Please do NOT call or email to inquire about your application status because no information will be given over the telephone**.

***For future notices and openings please visit our website at www.sarasotahousing.org**

Equal Housing Opportunity

ADVERTISEMENT

The Southwest Florida Water Management District (SWFWMD) is seeking sealed bids/proposals for the following:

ITN 25-4749 GROUP VISION INSURANCE AND SUPPLEMENTAL BENEFITS. Please refer to the solicitation document for more information.

DUE DATE: Tuesday, July 15, at 2:00 p.m. Local Time. Contact: Celeste Larisey.

To view or listen to bid opening:
Join Microsoft Teams meeting on your computer or mobile app via
https://bit.ly/440rz2a
Or call in (audio only)
+1 786-749-6127.,422321259# United States, Miami
Phone Conference ID: 422 321 259#

The solicitations may be obtained through the District's Internet website at http://www.watermatters.org/procurement under "View Our Solicitations" or on DemandStar, www.demandstar.com. For more information contact Procurement Services at procurement@watermatters.org, (352) 505-2970, or in Florida: 1-800-423-1476, TDD ONLY 1-800-231-6103.

6/20/25 1T

NOTICE OF INTENT TO SELL

Pursuant to Section 373.089, Florida Statues, the Southwest Florida Water Management District intends to sell an interest in certain lands owned by the District.

SWF Parcel 13-001-741S (TBC-16)

Real estate in Hillsborough County consisting of approximately 1.142 acres in Section 22, Township 29, Range 19. Property Appraiser of Hillsborough County, Florida, identifies this property as a portion of Parcel ID A-22-29-19-ZZZ-000005-81110.0.

Specifications may be obtained from the District at 2379 Broad Street, Brooksville, Florida 34604 or by calling (352) 448-6003.

6/6-6/20/25LG 3T

ADVERTISEMENT FOR BIDS

HERNANDO COUNTY WILL RECEIVE SEALED BIDS IN THE PROCUREMENT DEPARTMENT, VIA HERNANDO COUNTY'S EPROCUREMENT PORTAL AT
http://secure.procurenow.com/portal/hernandocounty
FOR THE FOLLOWING: 25-TFG00999/CT – SLIP LINING FOR GRAVITY SEWER LINES AND STORM DRAIN LINES; UNTIL 10:00 A.M. ON JULY 21, 2025

6/20/25 1T

Invitation to Bid

ITB for Southshore Library Renovations in Ruskin, FL

All DM/DWBE subcontractors and vendors are invited and encouraged to submit a proposal for this project. Should assistance be required for bonding, insurance, equipment, etc. please let us know. Contact our office at 813-200-8340 or bids@newvistabuildersgroup.com for solicitation documents. All proposals must be submitted to our office by 2pm 06/26/25.

6/20/25LG 1T

(Continued on next page)

FISHHAWK RANCH
COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGETS; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("**Board**") for the Fishhawk Ranch Community Development District ("**District**") will hold two public hearings and a regular meeting at the following date, time, and location:

DATE:	July 23, 2025
TIME:	6:30 p.m.
LOCATION:	The Palmetto Club 17004 Dorman Road Lithia, Florida 33547

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type	Total # of Units	EAU Factor	Proposed Gross O&M Assessment (including collection costs / early payment discounts)
Unit	5026	1.00	$1,198.49

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

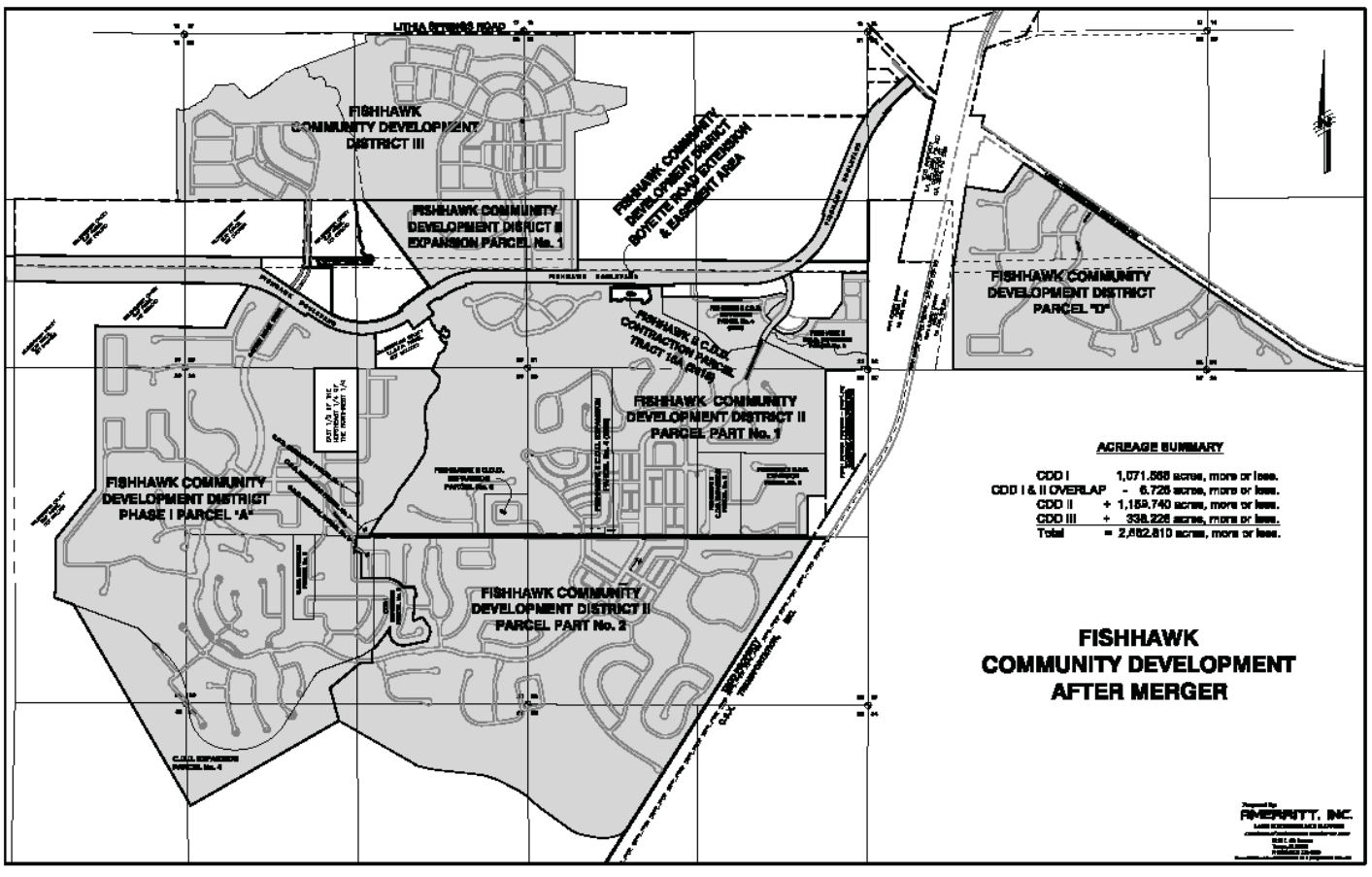
For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments but may choose to directly collect the assessments imposed on any benefited property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained by contacting the offices of the District Manager, by phone at 813-575-1955, or by email at edailey@halifax-solutions.com ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.fishhawkranchcdd.org. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.



Eric Dailey
Halifax Solutions, LLC
District Manager

6/13-6/20/25LG 2T

ADVERTISEMENT

The Southwest Florida Water Management District (SWFWMD) is seeking sealed bids/proposals for the following:

RFB 25-4861 BRYANT SLOUGH WATER CONSERVATION STRUCTURE REHABILITATION, CITRUS COUNTY, FLORIDA. Mandatory pre-bid conference/site visit will be held Tuesday, July 15, 2025,10:00 a.m. local time at:

Pre-Bid Conference: Speedway Gas Station - 9515 E Gulf to Lake Hwy, Inverness, FL 34450.

Site Visit following Pre-Bid Conference: Bryant Slough Project Site, South Side of Road from 11531 E Gulf-to-Lake Hwy, Inverness, Florida 34450.

Please refer to the solicitation document for more information.

DUE DATE: Tuesday, August 5, at 2:00 p.m. Local Time. Contact: Ari Horowitz

To view or listen to bid opening:
Join Microsoft Teams meeting on your computer or mobile app via
https://bit.ly/4kXflhK
Or call in (audio only)
+1 786-749-6127,,374353000# United States, Miami
Phone Conference ID: 374 353 000#

The solicitations may be obtained through the District's Internet website at http://www.watermatters.org/procurement under "View Our Solicitations" or on DemandStar, www.demandstar.com. For more information contact Procurement Services at procurement@watermatters.org, (352) 505-2970, or in Florida: 1-800-423-1476, TDD ONLY 1-800-231-6103.

6/20/25LG 1T

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN
THAT THE 2024
AD VALOREM TAX ROLLS OF
HILLSBOROUGH COUNTY,
FLORIDA WERE EXTENDED
AND CERTIFIED
ON JUNE 17, 2025

BOB HENRIQUEZ
HILLSBOROUGH COUNTY
PROPERTY APPRAISER

6/20/25LG 1T