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 Corpora-tions, pursuant to Section 865.09 of the Statutes (Chapter 90-267), the

LEGACY TITLE OF CITRUS

Owner: Express TSC, LLC 2704 W. Woodview Lane Lecanto, FL 34461

6/27/25LG 1T

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

CASE NO.: 2025 CA 000184 A FREEDOM MORTGAGE CORPORATION PLAINTIFF.

UNKNOWN HEIRS BENEFICIARIES UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EVERETTE A. FOY A/K/A EVERETTE AUSTIN FOY, 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 Everette A. Fov A/K/A Everette Austin Foy Last Known Address: 30 S Desoto Street,

Beverly Hills, FL 34465

Beverity Hills, FL 34465 Current Residence: UNKNOWN TO: Everett Allen Foy Last Known Address: 1253 Meigs PL. NE, Apt. 2, Washington, DC 20002 Current Residence: UNKNOWN

TO: Everett Allen Foy Last Known Address: 1620 N Capitol Street NW #9A Washington, DC 20002 Current Residence: UNKNOWN

Current Residence: UNKNOWN
TO: Everett Allen Foy
Last Known Address: 13380 R Street NW
#305 Wahington, DC 20009
Current Residence: UNKNOWN
TO: Everett Allen Foy
Last Known Address: 4725 1ST Street SW

Apt 203 Washington, DC 20032 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for

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

Lot 30, Block 30, Beverly Hills Unit Number Two, according to the Plat thereof, recorded in Plat Book 4, Page(s) 96. of the Public Records of Citrus County

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 roller demanded in the against you for the relief demanded in the

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 17 day of June, 2025. TRACI PERRY

As Clerk of Court By: /s/ Dawn Peacock As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605

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

11080-1015792

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

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 FLORIDA.

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 Reach El 33441 and file 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 Bv: /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

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

11080-1015572

CITRUS COUNTY

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, 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 AL
INTEREST IN THE ESTATE OF JOHN ARNOLD A/K/A JOHN BRYAN ARNOLD,

ARNOLD AVA JOHN BROWN BROWN BET 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 Live Oak, FL 32060 Current Residence: UNKNOWN TO: Bradley Taylor Arnold Last Known Address: 108 Rodea Dr Columbia, TN 38401

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

TO: Unknown Spouse of John Arnold A/K/A John Bryan Arnold Last Known Address: 7151 NW 118th

Last Known Address: 7131 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

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

trence East 50 feet; mence 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, 11,20274, it has before a detail. FL 33071, within or before a date at least thirty (30) days after the first publication of thirty (30) days after the lins 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 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,

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 SEPVICE OF A 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 despendence of the property of the property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies or may apply unless a written despendence of the property of t 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 PUB-LICATION OF THIS NOTICE.

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

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

CITRUS COUNTY

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. Asiny Water Sterning Lag.
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,

NOTICE TO CREDITORS

The administration of the Estate of MICH-AEL 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 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 WITH-IN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of 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 PROPERTY. TER 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

Deceased.

NOTICE TO CREDITORS

The administration of the estate of MAR-GARET A. LANGDON, deceased, whose date of death was November 4, 2023, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the ad-dress of which is 110 North Apopka Ave-nue, Inverness, Florida 34450. The names and addresses of the personal representa-tive and the personal representative's at-

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

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

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

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

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

HERNANDO COUNTY

NOTICE OF PUBLIC SALE

Property owner gives notice and intent to sell, for nonpayment of storage fees per FL

HERNANDO COUNTY

Statutes 715.104, 715.106, & 715.109 by Theodore Joseph Super, Mary Ann Super and Anthony Patrick Gallo for the following vehicles on 7/11/2025 at 8:30AM at 15420 Aubrey Avenue, Spring Hill, FL 34610. Said property owner reserves the right to accept or reject any and all bids.

2003 NISS VIN# JN1DA31D33T511287 2014 TOYT VIN# JTEZU5JR5E5075191

6/27-7/4/25 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION

File No. 25000679CPAXMX

IN RF: ESTATE OF HERIBERTA LOPEZ, Deceased

NOTICE TO CREDITORS

The administration of the Estate of Heriberta Lopez, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Room 130, 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 PUB-LICATION 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 surby the Decedent of the Decedent's Sufficient utes. 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 FLORI-DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is June 27, 2025.

Personal Representative: Desiree Lopez 83 Wilson Street Brentwood, Florida 11717

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

6/27-7/4/25LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000501

IN RE: ESTATE OF RICHARD WALTER THUMM a/k/a RICHARD W. THUMM

NOTICE TO CREDITORS

The administration of the estate of Richard Walter Thumm, deceased, whose date of death was February 19, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North 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.

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

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

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

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

The date of first publication of this notice is June 27, 2025

Personal Representative: Steven Thumm c/o Manzo & Associates, P.A. 4767 New Broad Street Orlando, Florida 32814

Attorney for Personal Representative:

HERNANDO COUNTY

Isaac Manzo Florida Bar No. 10639 manzo@manzolawgroup.com Manzo & Associates, P.A. 4767 New Broad Street Orlando, Florida 32814 Telephone: (407) 514-2692

6/27-7/4/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-0304

IN RE: ESTATE OF PATRICIA L. JONES Deceased.

NOTICE TO CREDITORS

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

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

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

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

The case number and decedent's name are: PATRICIA L. JONES, File Number 2025-CP-0304.

The address of the court where this probate is pending is: Circuit Court for Hernando County, Florida, 20 N. Main St., Brooksville, FL 34601.

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 st. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

Date of death of the decedent is 11/14/2024.

The date of first publication of this notice

The second week of publication is July

Personal Representative(s): John J. Jones

Attorney for the Representative(s): By: /s/ Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr., Suite 2 Lakeland, Florida 33813 Tel: 863-250-2990

6/27-7/4/25LG 2T

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

CASE NO.: 24000735CAAXMX FREEDOM MOF CORPORATION PLAINTIFF, MORTGAGE

RENE RODRIGUEZ, SR., ANDREA RODRIGUEZ, RENE RODRIGUEZ, JR., ET AL., DEFENDANTS. NOTICE OF FORECLOSURE SALE 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
and for Horsands Courty Elevidor 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 Circli bidder for cash located outside of the Civil

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, 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 1", as described in O.R. Book 479, Page 1761, as recorded in the Public Records of Hernands County: Florida self-control of the self-county floridate self-county florida of Hernando County, Florida, said point being monumented with a 4" x 4" concrete 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 feet beginning the said the said the said that the said 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 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, Elorida and are the control of the rando 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

HERNANDO COUNTY

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 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 in the Public Records of Hernando County, Florida and the POINT OF BEGINNING; thence run S 04° 50` 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 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 configure thence 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 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who If you are a person with a disability who needs 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 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN ESERVICE@MGS-LEGAL.COM 11080-1015588

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 de-cedent or the decedent's surviving spouse property to which the Florida Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is 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

HERNANDO COUNTY

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)

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 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

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 undersized extracts. signed 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 (UC-CJEA) 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 en-

HILLSBOROUGH COUNTY

tered 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 alkla 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 resump-tion 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
- 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(I), Florida Statutes, because he has abandoned the child pursuant to \$550.000(I) and 62.000(I). suant 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.

6/27-7/18/25LG 4T

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 7/23/2025 at 1:00 P.M. to hear the below listed cases which

scheduled a public hearing on 7/23/2025 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 Enforce

ment Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the

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

LOCATION OF VIOLATION: 715 W BOUGAINVILLEA AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: NORTH TAMPA ACREAGE W 85 FT OF S 150 FT OF W 1/2

CASE NO: COD-25-0001605

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

DESCRIPTION: NEBRASKA AVENUE HEIGHTS LOTS 25 AND 26 BLOCK 4

CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE

testimony and evidence upon which the appeal is to be based.

NAME OF VIOLATOR: ADRIENNE BULLOCK LOCATION OF VIOLATION: 924 E SENECA AVE, TAMPA, FL CODE SECTIONS: 5-105.1

CASE NO: COD-25-0001457
NAME OF VIOLATOR: SAN MARCOS GTM LLC

OF E 1/2 OF LOT 4 FOLIO: 95534.0000

FOLIO: 143794.0000

CITY CLERK

SHIRLEY FOXX-KNOWLES, CMC

HILLSBOROUGH COUNTY

1951, and he is Seventy-three (73) years old. Mrs. Clines's date of birth is Novemold. 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
- 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 §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 nem 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 im-

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 Veri-

fied Petition for Adoption by Relatives on February 7th, 2025. 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 prisonment.

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

7th, 2025 Respectfully submitted,

LEENETTA BLANTON CARDEN, P.A. LEENETTA BLANTON CARDEN, ES-

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.

Florida Bar Number: 0885584 6/27-7/18/25LG 4T

IN THE CIRCUIT COURT OF THE

DIVISION: R

IN THE MATTER OF THE OF THE ADOPTION BY RELATIVES OF ESTHER ELIZABETH CLINE, A MINOR CHILD.

HILLSBOROUGH COUNTY

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 par-ties, 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 Indi-vidual (10/21) You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designa-tion 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 Agreement for Agreements to the content of the co plete 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

By: s/ Mirian Roman-Perez As Deputy Clerk of the Court 6/27-7/18/25LG 4T IN THE CIRCUIT COURT OF THE

Victor D. Crist

As Clerk of the Court

THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA **EAST CIRCUIT** 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

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 July 24, 2025, Court Room 2, Hillsborough County Courthouse in Plant City, 301 N. Michigan Avenue, Plant City, Florida 33563-3410, or by Zoom at https://zoom.us/j/93507356436 Meeting ID Zoom Meeting ID: 1-253-215-8782; 1301-715-8592; 1312-86-6709: 1-66-558-8666 at 10:30 1-312-626-6799; 1-646-558-8656. at 10:30 a. m. or as soon thereafter as it may be heard. The court has reserved 15 minutes for this status hearing.

UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE 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 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 June 24, 2025 Respectfully submitted, /s/ Leenetta Blanton Carden LEENETTA BLANTON CARDEN, ESQ., BCS 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 6/27-7/18/25LG 4T

(Continued on next page)

Board Certified Adoption Attorney

before me the foregoing Verified Petition

LEENETTA BLANTON CARDEN, ES-QUIRE LEENETTA BLANTON CARDEN, P.A.

THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-DR-007045

TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD, AND IN THE MATTER

HILLSBOROUGH COUNTY HILLSBOROUGH **COUNTY**

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO: 25-CA-002285

CHARLES ANTHONY HOWARD PI AINTIFF

ESTATE OF LILLIAN BRYANT AND ESTATE OF ANITA HOWARD **DEFENDANTS**

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION

TO: THE ESTATE OF LILLIAN BRYANT Last known address: Unknown

YOU ARE NOTIFIED that an action for Summary Administration has been filed against you and that you are required to serve a copy of your written answer and defenses, if any, to it on CHARLES AN-THONY HOWARD, and their undersigned legal counsel, Shaunette Stokes, Esq., whose address is 10150 Highland Manor Drive, Suite 200, Tampa, FL 33610 on or Drive, Suite 200, Tampa, FL 3351 on or before 7/24/2025, and file the original with the clerk of this Court at Clerk of Court, 800 E. Twiggs St., Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the Estate of LILLIAN BRYANT should be distributed to her heirs.

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

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

Dated 6/5/2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Jennifer Taylor Deputy Clerk

6/27-7/18/25LG 2T

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

Case No.: 25-DR-005445 Division: R

FLICIA P WHITE Petitioner,

and

BRIA D. PHILLIP. Respondent.

NOTICE OF ACTION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY

TO: BRIA D. PHILLIP 510 Cobalt Blue Drive, Apt 302, Brandon, FL 33510

YOU ARE NOTIFIED that an action for Temporary Custody by Extended Family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ELICIA P. WHITE C/O RYAN T. FASSO, P.A., whose address is 601 S. Harbour Island Blvd, Ste 109, Tampa, FL 33602, on or before 7/28/2025, 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: 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 Cirrount inust keep the clerk of the Cir-cuit Court's office notified of your cur-rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. clerk's office.

Dated 6/20/2025 VICTOR D CRIST Clerk of the Circuit Court Jennifer Taylor

Deputy Clerk

6/27-7/18/25 4T

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

Case No.: 25-008392 Division: I-P

MARK JOHN GIBNER,

Petitioner, and

APRIL LEA GIBNER. Respondent.

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

TO: APRIL LEA GIBNER Address Unknown (OH, IN, MI)

YOU ARE NOTIFIED that an action 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 MARK JOHN GIBNER, whose address is 2123 W. Minnehaha St., Tampa, FL 33604 on or before 7/28/2025, 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

HILLSBOROUGH COUNTY

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. office.

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

Dated June 20, 2025 Victor Crist Clerk of the Circuit Court By: /s/ Erma Yerdon Deputy Clerk

6/27-7/18/25LG 4T

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

PROBATE DIVISION Case No.: 16-CP-001306

IN RE: ESTATE OF JOSEPH F. SIMPSON, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Joseph F. Simpson, deceased, whose date of death was March 4, 2016, 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 pe 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 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 PER-IODS 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 27, 2025

Personal Representative: Robert McDonald 3930 Dockers Drive Ruskin, Florida 33570

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

6/27-7/4/25LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

trade name of: **VINCENT & TAMPA CIGARS**

Owner: JOLEP, LLC 5908 N Armenia Ave Tampa, FL 33603

6/27/25LG 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 Corpora-tions, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

FRUITFUL LABOR

Owner: Heidi Oswald 8019 N 46th St Tampa, FL 33617

6/27/25LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-699 Division A

IN RE: ESTATE OF DAVID JORDAN Deceased.

NOTICE TO CREDITORS

The administration of the estate of DAV-The administration of the estate of DAV-ID JORDAN, deceased, whose date of death was July 2, 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's attorney are set forth below.

All creditors of the decedent and other

HILLSBOROUGH COUNTY

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 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 FLORI-DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice

HILLSBOROUGH COUNTY

is June 27, 2025.

Personal Representative: /s/ Cristina Medrano Cristina Medrano 11103 Hudson Hills Ln Riverview. Florida 33579

Attorney for Personal Representative: /s/ Mary G. McDermott Mary Greenwood McDermott, Esq. Attorney
Florida Bar Number: 612456
Family Law Center, 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

6/27-7/4/25LG 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:

CHEWY'S LOUNGE Owner: JOLEP, LLC 5908 N Armenia Ave Tampa, FL 33603

6/27/25LG 1T

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

As the result of being unable to effectuate certified mail notice to violators of the City As the result of being unable to effectuate certified man notice to Volators 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 Enforce ment Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

CASES 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
FOI IO: 139373 0000 FOLIO: 139373.0000

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: 1848488 0000 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

FOLIC: 150245-0000 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 F 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 ACATED 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 GAL 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 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

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

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING. SHIRLEY FOXX-KNOWLES. CMC CITY CLERK1

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

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

CIVIL DIVISION

CASE NO.: 23-CC-069430 WALDEN LAKE COMMUNITY ASSOCIATION, INC.,

SARAH E. WATERS, Defendant.

Plaintiff,

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Consent Amended Final Judgment of Foreclosure entered in this cause on May 29, 2025, by the County Court of Hillsborough County, Florida, the property described as:

LOT 39, BLOCK 1, WALDEN LAKE UNIT 33-2, PHASE A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE(S) 36, OF THE PUBLIC RECORDED IN PLAT BOOK 72, PAGE(S) 18, OF THE PUBLIC RECORDED IN PLAT BOOK 74, OF THE PUBLIC RECORDED IN PLAT ORDS OF HILSBOROUGH COUNTY, FLORIDA.

and more commonly known as 3302 Milton Place, Plant City, FL 33566

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

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

/s/ 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

6/27-7/4/25LG 2T

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

Case No.: 25-008301 Division: I-P

NORA REGINA ISAULA DUARTE, Petitioner,

and MARCO ANTONIO CHACON JUAREZ,

Respondent.

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

TO: MARCO ANTONIO CHACON JUAREZ Last Address Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on NORA REGINA ISAULA DU-ARTE, whose address is 8831 Old Temple Terrace Hwy 3, Tampa, FL 33637 on or before 7/25/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitispes. titioner or immediately thereafter. If vou 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 June 19, 2025 Victor Crist Clerk of the Circuit Court By: /s/ Mary Glover Deputy Clerk

6/27-7/18/25LG 4T

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

Case No.: 24-DR-007831 Division: Family

IN RE THE MARRIAGE OF: KATIA OBEID, Wife,

and MARION MULKEY, Husband

NOTICE OF ACTION FOR PUBLICATION TO: MARION MULKEY Husband

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 GISSELLE C. ROSA-RIO, ESQ., Petitioner's attorney, whose

address is 3450 W 84th St. Suite 202F, Hialeah, FL 33018 on or before 7/28/2025, and file the original with the clerk of this court at Edgecomb Courthouse 800 E. Twiggs St, Tampa, FL 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 20th day of June, 2025. Victor D. Crist Clerk of the Circuit Court By: s/ Jennifer Taylor Deputy Clerk

6/27-7/18/25LG 4T

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

STATE OF FLORIDA JUVENILE DIVISION CASE NO. 22-DP-851 DIVISION: S

IN THE INTEREST OF: DOB: 10/26/2012 MINOR CHILD

NOTICE OF ACTION

TERMINATION OF PARENTAL RIGHTS TO: JOHN LEE WALKER DOB: 11/24/1965 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.A. born on 10/26/2012. You are hereby commanded to appear on August 18, 2025, at 9:00 AM EST before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, CR 312 for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CON-STITUTES CONSENT TO THE TERMI-NATION 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 PAPENT TO THE 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 Administrative Office of the Courts ADA Coordinator, No E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, e-mail: ada@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 25th day of June, 2025.

Victor D. Crist, Clerk of Court By: s/ Santiago Zambrano Deputy Clerk

6/27-7/18/25LG 4T

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

CASE NO.: 25-CC-007428

COUNTRY PLACE COMMUNITY ASSOCIATION, INC., Plaintiff.

DONNA FERRER. Defendant.

VS.

NOTICE OF ACTION

TO: DONNA FERRER 16104 Country Crossing Drive Tampa, FL 33624

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

Lot 49, Block 16, Country Place West - Unit V, according to the map or plat thereof as recorded in Plat Book 59, Page 4, Public Records of Hillsborough County, Florida.

and more commonly known as 16104 Country Crossing Drive, Tampa, FL 33624.

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 C. Caldevilla, 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. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

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 sched-uled 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 13th day of June, 2025.

Victor D. Crist, Clerk of Court By: /s/ Jennifer Taylor Deputy Clerk Alexa Camareno Caldevilla, Esq. BUSH ROSS, P.A. LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff 6/27-7/4/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISIÓN File No. 25-CP-002111

IN RE: ESTATE OF SHAUN LAMONT FORBES

NOTICE TO CREDITORS

The administration of the estate of SHAUN LAMONT FORBES, deceased, whose date of death was August 18, 2024; 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

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

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

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

NOTWITHSTANDING THE TIME 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 27, 2025.

Personal Representative: CLAUDETTE IRENE EMERITA INGLIS 10315 Zackary Circle, Building 6, Apt. 146 Riverview, FL 33578

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

6/27-7/4/25LG 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: SAVE ON DEALS SHOP Owner: Fpc5150 Ent LLC 5806 North 53rd St, Unit E5 Tampa, FL 33610

6/27/25LG 1T

IN THE CIRCUIT COURT OF THE

13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION

CASE NO.: 24-CA-003895

THERESA KEMP, Plaintiff.

VS. GOLDEN SUNSET PROPERTIES LLC MELISSA CARLSON, LK VENTURE HOLDINGS LLC, STATE OF FLORIDA

and ALEXANDRO F. PENA-ALVAREZ Defendant(s). NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN Pursuant NOTICE IS HEREBY GIVEN PUSUAIN to a Final Judgement of Foreclosure dated May 15, 2025 and Order Rescheduling Foreclosure Sale entered June 20, 2025, all entered in Case No. 24-CA-003895 in Circuit Court of 13th Judicial Circuit in and for Hillsborough County, Florida where-in Theresa Kemp was the Plaintiff and Golden Sunset Properties LLC, Melissa Carlson, LK Venture Holdings LLC, State of Florida and Alexandro F. Pena-Alvarez the Defendant(s). The Clerk will sell to the highest hidder for each by electronic sale highest bidder for cash, by electronic sale beginning at 10:00 a.m. at www.hillsbor-ough.realforeclosure.com on the 25th day of July, 2025, the following described property as set forth in said Final Judgement:

Lots 1 and 2, Block 145, REVISED PLAT OF TERRACE PARK UNIT NO. 5, according to the map or plat thereof, as recorded in Plat Book 17, Page 41, of the Public Records of Hillsborough County Florida

ANY PERSON CLAIMING AN INTER-EST IN THE SURPLUS OF THE SALE IF ANY, OTHER THAN THE PROPERTY OWNERS, AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE.

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

HILLSBOROUGH COUNTY

Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org. Dated this 20th day of June, 2025 Law Office of Navin R. Pasem, P.L Navin R. Pasem, Esq. Florida Bar No. 18863 5401 W. Kennedy Blvd, Ste 100 Tampa, Florida 33609 Phone: (813) 444.3017 Fax: (813) 925.4317 PRIMARY SERVICE: navin@pasemlaw.com Attorney for Plaintiff

6/27-7/4/25 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY. FLORIDA CASE NO: 25-CA-002285

CHARLES ANTHONY HOWARD **PLAINTIFF**

ESTATE OF LILLIAN BRYANT AND ESTATE OF ANITA HOWARD **DEFENDANTS**

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION

TO: THE ESTATE OF ANITA HOWARD Last known address: Unknown

YOU ARE NOTIFIED that an action for Summary Administration has been filed against you and that you are required to serve a copy of your written answer and defenses, if any, to it on CHARLES AN-THONY HOWARD, and their undersigned THONY HOWARD, and their undersigned legal counsel, Shaunette Stokes, Esq., whose address is 10150 Highland Manor Drive, Suite 200, Tampa, FL 33610 on or before 7/24/2025, and file the original with the clerk of this Court at Clerk of Court, 800 E. Twiggs St., Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. demanded in the petition.

The action is asking the court to decide how the Estate of ANITA HOWARD should be distributed to her heirs.

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

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

Dated 6/18/2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Jennifer Taylor Deputy Clerk

6/27-7/18/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-001796 Division B

IN RE: ESTATE OF JOHN LEE DOUGLAS A/K/A JOHNNY LEE DOUGLAS, Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOHN LEE DOUGLAS a/k/a JOHNNY LEE DOUGLAS, 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 Post Office Box the address of which is Post Office 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 persons naving claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the de-cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 FLORI-DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is June 27, 2025. Personal Representative:

JOHN DOUGLAS 11152 Running Pine Drive Riverview, Florida 33569 Attorney for Personal Representative:

Jack F. White III Florida Bar Number: 0985864 Sylvia Noel White P.A. 1108 S. Highland Avenue Clearwater, Florida 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail: jack@clearwaterprobateattorney.com

6/27-7/4/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000961

Division A

HILLSBOROUGH COUNTY

Fla. Bar No. 436208

IN RE: ESTATE OF RICHARD CHARLES MINARDI, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Richard Charles Minardi, deceased, case number 25-CP-000961, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of Court - Probate, PO 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 All creditions 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 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 NO-TICE 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 3 MONTHS AFTER THE DATE THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this Notice is June 27, 2025.

Personal Representative: s/ William J. Foster William Foster, Esq. 4015 McKay Avenue Tampa, FL 33609 813-289-0648 Attorney for Personal Representative:

s/ Mark A. Neumaier Mark A. Neumaier, Esq. Fla. Bar No. 436208 14502 N Dale Mabry Highway, Ste. 306 Tampa, FL 33618 (813) 627-0027 E-mail: fensgator@yahoo.com

6/27-7/4/25I G 2T

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

File No. 25-CP-001764 IN RE: ESTATE OF MARSHALL VAN NELSON,

Deceased. NOTICE TO CREDITORS

The administration of the estate of MAR-SHALL VAN NELSON, Deceased, whose date of death was February 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 27, 2025.

Personal Representative: LAUREN SASLOW 11520 Weston Course Loop Riverview, FL 33579

Attorney for Personal Representative: Edward J Gonzalez, Esquire Florida Bar No. 292350 2917 W Kennedy Blvd, Suite 120 Tampa, FL 33609 Telephone: (813) 956-9040 Fax: (305) 624-8200 Primary Émail: thegonzalezlawfirmfl@gmail.com

6/27-7/4/25LG 2T

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

Case No.: 24-DR-010990 Division: B IN RE: ADOPTION OF

ALICE GONZALEZ GRIN. Adoptee

NOTICE OF HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

TO: Andres Felipe Londono Giraldo Last known address: Unknown A petition to terminate parental rights

HILLSBOROUGH COUNTY

pending adoption has been filed. A copy of the petition and copies of all court docu-ments in this case, including orders, are available at the Clerk of the Circuit Court's office, 800 E Twiggs St, Tampa, FL 33602. You may review these documents upon request.

There will be a hearing on the petition to terminate parental rights pending adoption on August 21, 2025 at 10:00 a.m. before Judge Joseph M. Tompkins via ZOOM, meeting ID 606-668-2029. The court has set aside 15 minutes for this hearing.

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

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

Dated June 20, 2025 Victor D. Crist Clerk of the Circuit Court By s/ Jessica Saladin Deputy Clerk

6/27-7/18/25 4T

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

PROBATE DIVISION File Number: 25-CP-001373

IN RE: THE ESTATE OF SHERYL ANITA GREAUX FENNELL, Deceased

NOTICE TO CREDITORS

The administration of the Estate of Sher-I ne administration of the Estate of Sher-yl Anita Greaux Fennell, deceased, Case No.: 25-CP-001373 is pending in the Cir-cuit Court for Hillsborough County, Flori-da, 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, 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 ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITH-IN 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 27, 2025

Personal Representative: Robert Fennell 1910 W. Gray Street Tampa, FL 33606

Attorney for Personal Representative: Clinton Paris, Esquire Clinton Paris, P.A. Boardwalk of Riverview 10014 Water Works Lane Riverview, FL 33578 Phone: 813-413-7924 Fax: 813-413-7847

6/27-7/4/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-000279 Division B IN RE: ESTATE OF

SYBIL E. SAMUELS

NOTICE TO CREDITORS

The administration of the estate of Sybil E. Samuels, deceased, whose date of death was April 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 101, 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. 732.216at 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

DEATH IS BARRED. The date of first publication of this notice is June 27, 2025.

Personal Representative: /s/ Gregory Samuels 2112 Columbus Drive Brandon, Florida 33510

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

6/27-7/4/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-001852

IN RE: ESTATE OF MARY SUE F. ROTHENBERG

NOTICE TO CREDITORS

The administration of the estate of Mary Sue F. Rothenberg, 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 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

HILLSBOROUGH COUNTY

DEATH IS BARRED.

The date of first publication of this notice is June 27, 2025

Personal Representative: Frederick M. Rothenberg 1817 Bayshore Boulevard Tampa, Florida 33606

Attorney for Personal Representative: Shane A. Hart Attorney Florida Bar Number: 91261 Florida Bar Number: 91261 Holland & Knight LLP 100 N Tampa Street, Suite 4100 Tampa, Florida 33602 Telephone: (813) 227-8500 Fax: (813) 229-0134 E-Mail: shane.hart@hklaw.com Sec. E-Mail: elizabeth.tomlin@hklaw.com

6/27-7/4/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-001836 Division B

IN RE: ESTATE OF ALICE M. FERNANDEZ, A/K/A ALICE CAMERO FERNANDEZ Deceased.

NOTICE TO CREDITORS

The administration of the estate of Alice M. Fernandez, a/k/a Alice Camero Fernandez, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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 creditor as specified under s. 732.2211, lorida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice

NOTICE OF PUBLIC HEARING CITY OF TEMPLE TERRACE

BOARD OF ADJUSTMENT NOTICE IS HEREBY GIVEN that the City of Temple Terrace Board of Adjustment will hold a **PUBLIC HEARING** on Thursday, July 24, 2025, at 6:00 p.m., or as soon thereafter, at the Council Chambers at City Hall, 11250 North 56th Street, Temple Terrace, Florida 33617 to consider the following variance request (BA-24-02) from Section 12-506. Schedule of area, height, bulk and placement regulations and Section 12-665. Standards for and protection of environmentally sensitive lands of the Temple Terrace Land Development Code for property located at 1117 West River Drive and 1119 West River Drive.

A variance is requested to reduce the front yard setback from 35 feet to 15 feet and the wetland setback from 50 feet to 34.75 feet for the construction of a single-family home in the Residential-10 single family residential zoning district.



All interested persons may appear at the meeting and be heard with respect to the proposed variance requests. Copies of the application are available for public inspection in the office of the City Clerk and in the Community Development Department during regular business hours. Additional information may be obtained by calling Marisa Robinson at 813-506-6484.

Persons who wish to appeal any decision made by the Board of Adjustment regarding 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 proceeding is made, which record 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 Chairperson, through the City Clerk's office, no later than 5:00 p.m. two business days prior to the meetings. DATED this 24th Day of June, 2025.

> Lynda Sader City Clerk

6/27/25LG 1T

HILLSBOROUGH COUNTY

is June 27, 2025

Personal Representative: Kristopher E. Fernandez 114 S. Fremont Avenue Tampa, FL 33606

Attorney for Personal Representative: Kristopher E. Fernandez, Esquire Attorney Florida Bar Number: 0606847

114 S. Fremont Avenue Tampa, FL 33606 Telephone: (813) 601-3257 E-Mail: kfernandez@kfernandezlaw.com

6/27-7/4/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-004821 DIV. D

USA 10 LLC, a South Carolina limited liability company and THE PHIMAGHAM SRIRAMULU PREMKANTH IRREVOCABLE TRUST,

CROOKED PINE INVESTMENTS, LLC; CHRISTOPHER LEWIS aka CHRIS LEWIS; HAROLD F. LEWIS; JAN E. LEWIS; UNKNOWN OCCUPANTS Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, pursuant NOTICE IS HEREBY GIVEN, pursuant to the Final Judgment of Mortgage Fore-closure dated May 6, 2025 entered in Case No.: 24-CA-004821 of the Circuit Court in Hillsborough County, Florida wherein, USA 10 LLC, a South Carolina limited liability ity company and THE PHIMAGHAM SRI-RAMULU PREMKANTH IRREVOCABLE TRUST, is the Plaintiff and CROOKED PINE INVESTMENTS, LLC; CHRISTO-PHER LEWIS aka CHRIS LEWIS; HAR-OLD F. LEWIS; JAN E. LEWIS, are the defendants. I will sell to the highest and best bidder for cash at 10:00 A.M on Tuesday July 8, 2025, in Hillsborough County by Clerk of Circuit Court & Comptroller, Victor D. Crist. The judicial sale will be conducted electronically online at the following website: http://www.hillsborough.realforeclose. com. The following described property set forth in set Final Judgment:

LOTS 1, 2 & 3, LEWIS PRESERVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE(S) 216 AND 217, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORI-DA

Property Address: VACANT LOTS 1, 2, 3 Lewis Preserve, Lithia, Florida

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale. Additionally, counsel for Plaintiff is responsible to circulate this order to all parties on service list.

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. To request such an accommodation, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page link below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. Thirteenth Judicial Circuit ADA Coordinator Phone: (813) 272-7040 or ADA@fljud13.org.

Dated June 18, 2025 /s/ S. Thomas Abraham S. Thomas Abraham Esq. Florida Bar No. 0670987 ABRAHAM & SWEENEY, PLLC 13014 N. Dale Mabry Hwy., Suite 805 Tampa, Florida 33618 (813) 250-2900 (954) 588-5570

HILLSBOROUGH COUNTY

email: abraham@abrahamsweenev.com 6/27-7/4/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-001450 Division A IN RE: ESTATE OF

JAMES BUTNER

NOTICE TO CREDITORS

administration of the estate of James Butner, deceased, whose date of death was February 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360; Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is June 27, 2025 Personal Representative:

Matthew Butner 4303 30th Street Mount Rainier, Maryland 20712 Attorney for Personal Representative: Edward D. Friscia, Esquire

Attorney Florida Bar Number: 0982512 402 East 7th Avenue Tampa, Florida 33602 Falipa, Floida 35002 Telephone: (813) 318-0100 Fax: (813) 318-0110 E-Mail: edfparalegal@gmail.com Secondary E-Mail: edfriscia@gmail.com

6/27-7/4/25LG 2T

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

Sun West Mortgage Company, Inc. Plaintiff,

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

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

JINYAH M. REID, AKA JINYAH CLARK, AKA JINYAH M. CLARK

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

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 ogy nearing in an orderly and efficient manner. For more information on now 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://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 applications and speakers by name depending on the application(s) to which each 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 page 20. 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

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-Ĭ-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

1017 WYNNMERE WALK AVENUE RUSKIN, FL 33570 UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) JINYAH M. REID, AKA JINYAH CLARK, AKA JINYAH M. CLARK, and all parties having or claiming to have any right, title or interest in the

property herein described; YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County,

Florida:

All the certain land situated in the County of Hillsborough, State of Florida, to wit: Lot 56, Block 1, Wynnmere West Phases 2 and 3, according to the map or plat thereof, as recorded in Plat Book 126, Page(s) 160 through 171, inclusive, of the Public Records of Hillsborough County, Florida.
has been filed against you; and you are

required to serve a copy of your written defenses, if any, to it on MICHAEL E. CARLETON, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of this Court on the 20 day of June, 2025. CINDY STUART

CLERK OF THE CIRCUIT COURT HILLSBOROUGH COUNTY, FLORIDA By: Jennifer Taylor 11080-1016027

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

Case No: 23-CA-014901, Division A NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING,

DARYL JAMES BROWN, JR.; et al.,

Defendants.
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 06/17/2025, and entered in Case No. 23-CA-014901. Division A of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida wherein NEWREZ LLC

D/B/A/ SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and DARYL JAMES

BROWN, JR.; PINE RIDGE AT OAK CREEK TOWNHOMES ASSOCIATION, INC.; /are Defendants, Victor D. Crist, Hillsborough Clerk of Court will sell to the highest and best bidder for cash at http://www.hillsborough.

realforeclose.com at 10:00 a.m. on August 18, 2025, the following described property set forth in said

following described property set torth in Saiu Final Judgment, to wit:
LOT 4, BLOCK 29, OF OAK CREEK, PARCEL 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE 112, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

FLORIDA. Commonly known as: 6629 Holly Heath Dr., Riverview, FL 33578

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.CASE NO: 23-CA-014901, Division A

LLS11755-Brown, Jr.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit

any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED June 19th, 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 Eservice LenderLegal.com
If you are a person with a disability who
needs an accommodation in order to
access court facilities or participate in a court
proceeding, you are entitled, at
no cost to you, to the provision of certain
assistance. To request such an
accommodation. please contact. Court

accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Persuant for Account and the service is needed: Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602 11080-1015924

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

CIVIL DIVISION
CASE NO.: 25-CA-003507
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 LAWRENCE
BOBALKO A/K/A LAWRENCE ELMER
BOBALKO, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION

NOTICE OF ACTION TO: Donald Bobalko

Last Known Address: 70 Shore Rd, Ashland. MA 01721

Current Residence: UNKNOWN

TO: Donald Bobalko Last Known Address: 265 Sterling Street Clinton, MA 01510

Current Residence: UNKNOWN TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an

interest in the estate of Lawrence Bobalko A/K/A Lawrence Elmer Bobalko Last Known Address: 5238 Peach Ave, Seffner, FL 33584
Current Residence: UNKNOWN
TO: Unknown Spouse of Lawrence Bobalko

(Continued on next page)

Page 24/LA GACETA/Friday, June 27, 2025

11080-1015640

HILLSBOROUGH COUNTY

IN THE THIRTEENTH CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY,

STATE OF FLORIDA

PROBATE DIVISION

LOUISE LUNDQUIST AUSTIN A/K/A NORA LOUISE LUNDQUIST AUSTIN,

NOTICE TO CREDITORS

(Summary Administration)

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order

You are hereby notified that an Order of Summary Administration has been entered in the estate of LOUISE LUND-QUIST AUSTIN, A/K/A NORA LOUISE LUNDQUIST AUSTIN, deceased, File Number 25-CP-001048, 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 April 25, 2024: that the total value of the estate

25. 2024: that the total value of the estate is \$1,000.00 (approximate) and that the names and addresses of those to whom

it has been assigned by such order are: BONNIE LYNN AUSTIN BALLIET, 13108 Lilita Avenue, Dover, Florida 33527.

ALL INTERESTED PERSONS ARE NOTI-

All creditors of the estate of the decedent

and persons having claims or demands against the estate of the decedent other

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 PARABELS AND THE PARABELS AND

ER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

FIED THAT:

HILLSBOROUGH COUNTY

A/K/A Lawrence Elmer Bobalko Last Known Address: 5238 Peach Ave, Seffner, FL 33584

Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following

described property:

LOT 310 TO 316, INCLUSIVE, MANGO
HILLS, ACCORDING TO PLAT THEREOF
RECORDED IN PLAT BOOK 12, PAGE
23 OF THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are 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 27nd, 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 attorney or immediately thereafter; otherwise a default will be entered against you for the

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

relief demanded in the complaint

ADA.
https://wwww.fljud13.org/
BusinessOperations/CourtFacilities/
ADAAccommodations.aspx
Phone: (813) 272-7040 or ada@fljud13.org
WITNESS my hand and the seal of this
Court this 16th day of June, 2025.
VICTOR D. CRIST
As Clerk of Court
By (s/ Myetofs Diven)

By: /s/ Mustafa Divan

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1015797

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,

FRANK L. MONTINI, ET AL., DEFENDANTS. NOTICE OF FORECLOSURE SALE 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

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

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
ELINDS AS LINCLAIMED IF YOU FAIL FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

HILLSBOROUGH COUNTY

If you are a person with a disability who needs 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, Hillshoepub Courth Court because of the court o 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 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 THE CIRCUIT COURT OF THE IRTEENTH JUDICIAL CIRCUIT IN AND FOR

THIRTEENTH JUDICIAL CIRC JUDICIAL CIRCUIT, IN AND I HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 23-CA-013284
FREEDOM MORTGAGE CORPORATION

JAMES BOYETTE A/K/A MICHAEL 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 HILLSBOROUGH COUNTY

Current Residence: 622 TOWER GROVE DR, PLANT CITY, FL 33567 (avoiding) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following

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 filled 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 Records of Hillsborough County, Florida. Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the

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

As Clerk of Court

As Deputy Clerk

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 win 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 CASE NO: COUP-25-00000 15

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

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-25-0001047

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 FOLIO: 169545.0000

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 2000

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 OF CLOSED ALLEY ABUTTING ON W

CASE NO: COD-25-0001360 NAME OF VIOLATOR: MELODY ANN AND DAVID NAME OF VIOLATION: MELODIT 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 BLOCK 61 AND WEST 7.5 FT OF ALLEY ABUTTING THEREON

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 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

FOLIO: 179312.0000

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

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

CASE NO: COD-25-0001220

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 TT

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

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

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

described property: Lot 16, Tower Grove Estates, a subdivision

relief demanded in the complaint

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

ADA.
https://wwww.fljud13.org/
BusinessOperations/CourtFacilities/
ADAAccommodations.aspx
Phone: (813) 272-7040 or ada@fijud13.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 Publish: La Gaceta, 3210 E 7th Ave, Tampa

> The date of first publication of this notice is June 27, 2025. Petitioner:

/s/ Bonnie Lvnn Austin Balliet BONNIE LYNN AUSTIN BALLIET 13108 Lilita Avenue Dover, Florida 33527

Attorney for Petitioner: /s/ Danielle Faller Danielle Faller, Esq. Florida Bar # 106324 HEMNESS FALLER ELDER LAW 309 N. Parsons Avenue Brandon, Florida 33510-4515 (813) 661-5297 (813) 689-8725 fax service@hemnesslaw.com

6/27-7/4/25LG 2T

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

File No. 2025-CP-001607 Division Probate "B"

IN RE: ESTATE OF JOHN BUNKRIT BHISITKUL. Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOHN BUNKRIT BHISITKUL, deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personrepresentative's attorney are set forth

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

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

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

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

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

The date of first publication of this notice is June 27, 2025.

Signed on this 18th day of June, 2025.

Personal Representative: /s/ Donna Bhisitkul DONNA BHISITKUL 826 Hanover Way Lakeland, Florida 33813

Attorney for Personal Representative: /s/ Emily K. Crain-Evans EMILY K. CRAIN-EVANS Florida Bar No. 114392 GravRobinson, P.A. One Lake Morton Drive Lakeland, Florida 33801 Telephone: (863) 284-2200 Email: emily.crain@gray-robinson.com 2nd: michelle.smith@gray-robinson.com

6/27-7/4/25LG 2T

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

(Continued on next page)

FILE NO: 25-CP-001048 DIV.: W IN RE: ESTATE OF

STATE OF FLORIDA CASE NO. 23-CA-017343

USF FEDERAL CREDIT UNION

SHANE FLETCHER, INDIVIDUALLY AND AS TRUSTEE OF THE SHANE FLETCHER AND JOSEFINA G. FLETCHER TRUST AGREEMENT DATED JULY 15, 2009; JOSEFINA G. FLETCHER, INDIVIDUALLY AND AS TRUSTEE OF THE SHANE FLETCHER AND JOSEFINA G. FLETCHER TRUST AGREEMENT DATED JULY 15, FAIRWAY VILLAGE HOMEOWNERS ASSOCIATION, INC.; Defendant.

NOTICE OF SALE

Notice is hereby given that pursuant to a Uniform Final Judgment of Foreclosure entered on June 17, 2025, in the above styled cause, in the Circuit Court of Hillsborough County, Florida, I, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida legally described as:

Lot 8, Block 3 of FAIRWAY VILLAGE. UNIT II, according to the Plat thereto as recorded in Plat Book 50, Page 46, of the Public Records of Hillsborough County, Florida.

at public sale on August 18, 2025, to the highest bidder for cash, in an online sale at www.hillsborough.realforeclose.com, beginning at 10:00 a.m.

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 of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E. Kennedy Blvd., Tampa, FL (813) 276-8100 extension 4205, within 2 working days prior to the date the service is needed; if you are hearing or voice impaired call 711.

Dated June 18, 2025 By: /s/ Kalei McElroy Blair By: /s/ Kalel MicElroy Blair, Kalei McElroy Blair, Esq. Florida Bar No. 44613 Wetherington Hamilton, P.A. 812 W. Dr. MLK Jr. Blvd., Suite 101 Tampa, FL 33603 kmbpleadings@whhlaw.com

6/27-7/4/25LG 2T

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

CASE NO. 25-CP-000733 DIVISION A Florida Bar #898791

IN RE: ESTATE OF ANNE DONLIN, Deceased.

NOTICE TO CREDITORS

The administration of the estate of ANNE DONLIN, deceased, Case Number 25-CP-000733, 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 serveral representative and the 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

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

have been served a copy of this notice, must file their claims with this Court WITH-IN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is June 27, 2025.

Personal Representative: BRIDGETTE DONLIN 10716 N. Connechusett Avenue Tampa, FL 33617

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

6/27-7/4/25LG 2T

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.

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

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 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 pen-dens, must file a claim within 60 days after

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: https://distance-information/speak-at-a-virtual-meeting. Anyone who wishes to participate virtually in this public participate virtually on the application of the application of the application(s) to which each participate virtually in the participate virtually on the application(s) to which each participate virtually in the participate virtually in this public participate virtually in this participate virtually in this participate virtually virtually in this participate virtually in this participate virtually vir 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

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 repre-

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 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

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

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 lhvde@hvdelawoffice.com Attorney for Plaintiff 6/20-6/27/25LG 2T

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 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 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 HILLSBOR-OUGH County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, either be-fore 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. tative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is Friday, June 27, 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

VINCENT JAMES OLIVIERI Deceased.

IN RE: ESTATE OF

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 adverse of which is 900 E. Turger, Street dress of which is 800 E. Twiggs Street,

HILLSBOROUGH COUNTY

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 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 A COBY OF THIS 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 THE PRIST PUBLICATION. LICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE

TIME PERIODS SET FORTH IN FLORI-DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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: Isjohnson@loriensjohnson.com Secondary E-Mail: admin@loriensjohnson.com

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. 25-CA-002292

PINEYWOODS CAPITAL LLC a Florida limited liability company, Plaintiff

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 CAPI-TAL LLC, is the Plaintiff and QUALITY SALUTIONS & SERVICES LLC, a Florida limited liability company, CRAIG POU-LARD, 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

Lot 3 in Block 4 of PANAMA SUBDI-VISION, 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 sub-mit 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

HILLSBOROUGH COUNTY

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

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 KRIS-TIN 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 WITH-IN 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 de mand 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 HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No.: 2025-CP-001659 Division: N

JOSEPH RAYMOND ROMANO

IN RE: ESTATE OF

NOTICE TO CREDITORS The administration of the estate of JOS-EPH 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 pers

resentatives and the personal representa-tives' attorney are set forth below: STEPHANIE 212 Sunset Avenue CAPRARIO Westfield, New Jersey 07090 JESSICA 66 Washington Drive

ROMANO 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

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

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

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

The date of first publication of this notice is 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

NOTICE TO CREDITORS administration of the estate of

LEGAL ADVERTISEMENT

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

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

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

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.

Beneficiaries:

Christine Elizabeth Steiner 1306 Medonsa Road, Plant City FL 33563 David Steiner

Edward Steine 217 Lookout Drive, Apollo Beach FL 33572

Daniel Steiner 1702 N Avant Street, Valrico FL 33594

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

File No. 25-CP-001932 Division A

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

Deceased

The administration of the estate of ETHEL P. HILL A/K/A ETHEL PHILON HILL, deceased, whose date of death was

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

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

ALL CLAIMS NOT FILED WITHIN THE

TIME PERIODS SET FORTH IN FLORI-DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERI-

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

SHERRY A. WATKINS 3505 E 38th Avenue

Tampa, Florida 33610 Attorney for Personal Representative: Suzette M. Alfonso, Esq.

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

PROBATE DIVISION

File No.: 24-CP-002185 Division: B

IN RE: ESTATE OF JOSEPH PAUL BODO, III Deceased

NOTICE TO CREDITORS

eph 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 process 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

(Continued on next page)

HILLSBOROUGH COUNTY

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 adress 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 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 dethe time of the decedent's catan by the de-cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

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

Personal Representative: /s/ Jeffery A. Gravat 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

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

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

CIVIL DIVISION CASE NO.: 23-CA-014624

THE TOWERS OF CHANNELSIDE CONDOMINIUM ASSOCIATION, INC., Plaintiff.

SPENCER K. TURNBULL Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Fore-closure 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 Chan-nelside, a Condominium, recorded in Official Records Book 17865, Page 1491 and as affected by Declaration

HILLSBOROUGH COUNTY

of Condominium for the Towers of Channelside RHC, a Condominium, recorded in Official Records Book 17865, Page1623, and as aforemen-17865, Page1623, and as discritioned documents are amended in Official Records Book 17988, Page 34, Official Records Book 17889, Page 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., 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 list person of the later of the la 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 par-ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordisastratice. Piedse Contact the AD Coolinator, 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, less than 7 days: if your less than 1 days are the scheduled appearance is less than 7 days: if you uled 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 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

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 appear-

NOTICE OF SALE

HILLSBOROUGH County, Florida.

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

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

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 technol 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: <a href="https://www.hillsboroughcounty.org/en/government/meeting-information/speak-at-a-virtual-meeting-information/speak-at-a-virtual-meeting-information/speak-at-a-virtual-meeting-information/speak-at-a-virtual-meeting-informs/land use public comment Signup Form found at: <a href="https://https:/ Instructione, instruction 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-
- 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
- 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

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

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

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

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

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

The date of first publication of this Notice is 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.,

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 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 prop erty on the below-mentioned date. Here-Victor D. Crist, the Clerk of the Court will sell the property situated in HILLS-BOROUGH 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 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 par-ticipate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you

HILLSBOROUGH COUNTY

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,

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 to cripical with the clerk of this Court at 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 re-lief demanded in the petition.

The action is asking the court to decide

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 Cur-rent Address, Florida Supreme Court Approved Family Law Form 12.915.) Fu-ture papers in this lawsuit will be mailed to the address on record at the clerk's office.

Dated 6/16/25 Clerk of the Circuit Court

By: /s/ Chaunye Jones

Deputy Clerk

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

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,

RIVERWALK RESTAURANT, LLC, 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 ALI OTHER PARTIES CLAIMING and ALL OTHER PARTIES CLAIMING BY, THROUGH, OR UNDER SAID 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 Hills-borough 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.

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 Administraassistance. 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@fillut13 org.

Dated June 11, 2025 LIESER SKAFF, PLLC

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

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

IN THE CIRCUIT COURT OF THE

LA GACETA/Friday, June 27, 2025/Page 27

HILLSBOROUGH COUNTY

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

CASE NO. 2025-CP-000892

Deceased

NOTICE TO CREDITORS

ORDER OF SUMMARY ADMINISTRATION The order of summary administration of the estate of ANGELINA MARIA PENNISIattorney for the estate are set forth below.

with the above-referenced court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

Total value of the estate is approximate-

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

464 Oak Landing Blvd, Mulberry FL 33860

Attorney for Estate: Cynthia M. Petitjean

HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

NOTICE TO CREDITORS

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 and the personal representatives and the personal representatives and the personal representatives are set forth below. tative's attorney are set forth below.

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

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

FBN: 13439 2910 Jasmine Run Lane Ruskin, Florida 33570

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

The administration of the estate of Jos-

NOTICE ON THEM.

how the following real or personal property should be divided: N/A

request.

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.

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

If you are a person with a disability who

ADA@fljud13.org.

/s/ Stephanie M. Martin

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

Respondent.

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

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 representativery 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 27, 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 WITH-IN 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 WITH-

HILLSBOROUGH COUNTY

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

The date of first publication of this notice is 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,

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE

HILLSBOROUGH COUNTY

AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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 LOR-AN 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 PER-IODS SET FORTH ABOVE, ANY CLAIM FILED TWO [2] YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 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 FL Bar: 276730

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

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 NOTI-FIED 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 FOR HILLSBOROUGH COUNTY, FLORIDA

File No. 24-CP-002643 Division PR-B

HILLSBOROUGH COUNTY

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

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 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 Cir-

You must keep the Clerk of the Clircuit 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.

HILLSBOROUGH COUNTY

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

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

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

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,

SHARON Plaintiff,

00003.0

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:

led 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
COLINITY EL ORIDA

LIC RECORDS OF HILLSBOROUG COUNTY, FLORIDA. Commonly known as: 6006 Vel Stree

Commonly known as: 6006 Vel Street, Wimauma, Florida 33598 Parcel ID No: U-10-32-20-2JX-000087-

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

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

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

(Continued on next page)

Page 28/LA GACETA/Friday, June 27, 2025

IN THE INTEREST OF: DOB: 2/7/2017 K.W. AS 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 because of the commence of the appear on July 29, 2025, at 11:00 AM be-fore the Honorable Lisa D. Campbell at the Hillsborough Courthouse, Courtroom 310, Edgecomb Courthouse 800 East Twiggs Street Tampa, FL 33602, for an ADVISO-RY 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)

If you are a person with a disability who needs any accommodation in order to par-

HILLSBOROUGH COUNTY

ticipate 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 Coordinate of the courts of th dination, 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 and, 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,

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

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 NAME OF VIOLATION: 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

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

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

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: 458903 2000 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

AL 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 WMOST COR OF LOT 2 THN SELY ALONG SW BDRY OF LOT 2 55.02 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 RW OF BAYSHORE BLVD THN ALONG SAID RW SWLY 26 FT THN N 39 DEG 30 MIN 10 SEC W 171.48 FT TO POB

FOLIO: 118661.0040

FOLIO: 182894.0000

CASE NO: COD-25-0000700 NAME OF VIOLATOR: JPAC TRUST LOCATION OF VIOLATION: 3110 N MASSACHUSETTS AVE, TAMPA, FL CODE SECTIONS: 5-105.1

EGAL 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

HILLSBOROUGH COUNTY

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

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

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

IN THE INTEREST OF: 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.

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),

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

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

MANUEL PAZ. Respondent.

Vs.

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

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 bissolution of MarkiaGE nas 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 potition lief 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

You must keep the Clerk of the Cirrout must keep the clerk of the Cir-cuit 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.

HILLSBOROUGH COUNTY

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

CASE NO.: 25-DR-005518 DIVISION: D

Shontaue L. Hodo, Petitioner,

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 Detailer. in the Petition.

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

You must keep the Clerk of the Circuit You must keep the Clerk of the 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, ٧s

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

HILLSBOROUGH COUNTY

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 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

You must keep the Clerk of the Cir-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(ss) or record at the clerk's the address(es) on record at the clerk's

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires 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

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. realiaxoeed.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

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

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 SEC F 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 re-deemed 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 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. tension 4205, two working days prior to

(Continued on next page)

LA GACETA/Friday, June 27, 2025/Page 29

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 OS HWY 41 FOR POB 1 HN ON SD E RW 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 58 SEC W 46.86 FT S 12 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 93.49 F1 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 THO ON SD E R/W LINE N 00 DEG 07 MIN 58 SEC E 187.46 FT TO POB

PI_AT 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.: 0515250506 Certificate No.: 2022 / 4795 File No.: 2025-434 Year of Issuance: 2022

Description of Property: COVINGTON PARK PHASE 4A LOT 3 BLOCK 26 PLAT BK / PG : 96 / 30

SEC - TWP - RGE: 14 - 31 - 19 **Subject To All Outstanding Taxes** Name(s) in which assessed:

BARRINGTON PALMER 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 issistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 ex-tension 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.: 0268140025 Certificate No.: **2022 / 2257** File No.: **2025-436** Year of Issuance: 2022

Description of Property PINECREST VILLA ADDITION NO 3 LOT 2 BLOCK F PLAT BK / PG: 16 / 51

SEC - TWP - RGE : 28 - 28 - 18 **Subject To All Outstanding Taxes** Name(s) in which assessed:

ELENA GOVEA ELENA GOVEA (LIFE ESTATE) RADAMES GOVEA (REMAINDER) RADAMES A GOVEÀ

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

SORAIDA S. SAENZ

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 <a href="https://www.hillsborough.com/ 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 expension 4205, two working days prior to tension 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

6/6-6/27/25I G 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 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 development of the service is needed; if you are 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 ex-tension 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.: 2088910000 Certificate No.: 2022 / 15769 File No.: 2025-439 Year of Issuance: 2022

Description of Property: MADISON PARK EAST SUBDIVISION OF LOT 8 BLOCK 2 LOTS 3 AND 4 PLAT BK / PG : 8 / 4 SEC - TWP - RGE : 32 - 28 - 22

Subject To All Outstanding Taxes Name(s) in which assessed: **EMANUEL MOBLEY**

PHILLIP MILES MOBLEY ANNA JO HOLLAND C/O ANNA JOYCE HARGROVE

HILLSBOROUGH COUNTY

DAVID GARDNER SHERLYN MOBLEY C/O GENEVIEVE GARDNER WHYLENE MOBLEY JEROME DUPONT **GLENN WOODARD**

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

Unless such certificate shall be re-deemed 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 expension 4205, two working days prior to tension 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

6/6-6/27/25I G 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.: 0504670000 Certificate No.: 2022 / 4651 File No.: 2025-440 Year of Issuance: 2022

Description of Property:
FLORIDA GARDEN LANDS REVISED
MAP OF THAT PART OF LOT 28 BEG
AT A POINT ON THE NLY LINE 50 FT
ELY OF WLY LINE THENCE SLY PAR-RALLEL TO W LINE 190 FT E TO ELY LINE N TO NLY LINE AND WLY TO POB PLAT BK / PG: 6 / 43

SEC - TWP - RGE: 25 - 30 - 19 **Subject To All Outstanding Taxes**

Name(s) in which assessed: **ROBERT SPICHER** LILLIE SPICHER

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

Unless such certificate shall be re-deemed 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 yoice impaired, eall 711 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:

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 re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/17/2025) on ine 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 expension 4205, two working days prior to tension 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

Plaintiffs. THE UNKNOWN SPOUSES. HEIRS. DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING

BY, THROUGH, UNDER OR AGAINST SHERWIN ERNST, DECEASED,

HILLSBOROUGH COUNTY

Defendants

NOTICE OF ACTION - REFORMATION AND DECLARATORY JUDGMENT

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

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 Hills-borough 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 easterly 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 at torney, 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 rollof demanded in the against you for the relief demanded in the Complaint. The Clerk of Court Address is 800 É. 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 immediate 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 INFOR-MATION 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: 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 CONSTI-THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINA-TION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LE-GAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing mpaired: 1-800-955-8771, Voice Impaired: -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:

DOB: 10/8/2023 MINOR CHILD AMENDED NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

HILLSBOROUGH COUNTY

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 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 NOTICE.

THE PARENTS HAVE A RIGHT TO BE REPRESENTED BY AN ATTOR-NEY AT THE ARRAIGNMENT HEAR-ING 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, ticipate 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 immedischeduled court appearance, or immedischeduled 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: 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 Court-house, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, for an ADVISORY HEARING.

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

THE PARENTS HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY AT THE ARRAIGNMENT HEAR-ING 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 Cordinator, 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

Victor Crist, Clerk of Court By: s/ Pamela Hendry As Deputy Clerk

6/6-6/27/25I G 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENII F DIVISION CASE NO. 23-DP-67

DIVISION: S

IN THE INTEREST OF: 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

(Continued on next page)

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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

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

MANATEE COUNTY

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

CASE #25-CP-001250

IN RE: THE ESTATE OF JOSEPH KRAKER, aka JOSEPH KRAKER, III, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Joseph Kraker, aka Joseph Kraker, III deceased, whose date of death was January 26, 2025 is pending in the Circuit Court of Manatee County, Florida, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative and the personal representative and the personal representative. the personal representative and the perrepresentative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 27, 2025.

Personal Representative: Frank Mone 6016 W Karen Lee Ln Glendale AZ 85306

Attorney For Personal Representative: JOHN A. GRANT, JR. FL Bar No. 107989 10025 Orange Grove Dr Tampa FL 33618 Telephone: (813) 787-9900 E-Mail: john.grant@johngrant.net

6/27-7/4/25LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

CASE #: 2025-CP-001040-AX IN RE: ESTATE OF SCOTT W. SAUERBECK,

Deceased. NOTICE TO CREDITORS

The administration of the estate of SCOTT W. SAUERBECK, deceased, whose date of death was February 18, 2025; is pending in the Circuit Court for MANATEE County, Florida, Probate Divi-sion; File Number 2025-CP-001040-AX; the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliq-

MANATEE COUNTY

uidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is June 27, 2025.

Personal Representative: STEFANIE BYSTRICKY A/K/A STEFANIE SAUERBECK 1904 8th Street West Palmetto, FL 34221

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

6/27-7/4/25LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT AND FOR MANATEE COUNTY. FI ORIDA Case No: 2024 CA 000955 SAVINGS WILMINGTON FUND SOCIETY

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

Judicial Circuit in and for Manatee County, Florida wherein WILMINGTON SAVINGS

SOCIETY, FSB, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHNGE MORTGAGE TRUST 2023-2, is the Plaintiff and FREDERICK PAUL 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. best bidder

for cash at www.manatee.realforeclose. com at 11:00 a.m. on July 16., 2025, the

described property set forth in said Final

described property set form 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,

Commonly known as: 13840 Green Hammock Pl., Bradenton, FL 34211CASE NO: 2024 CA 000955 LLS13190-Grippo

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

any applicable fees and costs and shall

any applicable lees and costs and shall have no other recourse against the Mortgageor, the Mortgagee or the Mortgagee's attorney. DATED June 12, 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 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

11080-1015524

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 RICH-ARD 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 ad-dresses of the personal representative and the personal representative's attorney are

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

All other creditors of the decedent and other persons having claims or demands

MANATEE COUNTY

against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUB-

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

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

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 <u>DBA@GendersAlvarez.com</u> 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 SUS-AN 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 address of the personal representations. 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 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 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.: 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 re-lief demanded in the petition.

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

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

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

WARNING: Rule 12.285, Florida Fami-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 **MANATEE COUNTY**

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

ORANGE COUNTY

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

Case No: 2025-DR-005285-O

ORLANDO MENDEZ Petitioner, and

PATRICIA MAGALI GARCIA SANTIS Respondent.

NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE TO: PATRICIA MAGALI GARCIA SANTIS

Av Central Sur #34 Las Margaritas, Mexico, 30187

YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage with no Dependents or Minor Children or Property has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on OSCAR S. SAL-GADO, ESQUIRE, discovery@fighterlaw.com, 120 E. Robinson Street, Orlando Florida 32801, on or before 8/14/2025, and file the original with the lark of this and file the original with the clerk of this Court, located at The Clerk of the Court, Domestic Division, 425 N. Orange Ave., Orlando, FL 32801, before service on Oscar S. Salgado, Esq. or immediately thereafter. If you fail to do so, a default may be extracted against you for the railor 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 fo 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 mails or e-mailed to the address(es) on record at the clerk's

WARNING: Rule 12,285, Florida Family Law Rules of Procedure, reruies certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

DATED on this 25th day of June, 2025 Tiffany Moore Russell Clerk of the Circuit Court Bv: /s/ Gwendolyn Allen-Wafer as Deputy Clerk

6/27-7/18/25LG 4T

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

Case No: 2025-DR-5285-O

ORLANDO MENDEZ Petitioner,

PATRICIA MAGALI GARCIA SANTIS Respondent.

SUMMONS: PERSONAL SERVICE ON AN INDIVIDUAL ORDEN DE COMPARECENCIA:

SERVICIO PERSONAL EN UN INDIVIDUO CITATION: L'ASSIGNATION PERSONAL SUR UN INDIVIDUEL

TO: PATRICIA MAGALI GARCIA SANTIS Av Central Sur #34 Las Margaritas, Mexico, 30187

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: The Clerk of the Court, Domestic Division, 425 N. Or-ange Ave., Orlando, FL 32801. 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 wages, money, and property may be taken thereafter without further warning from the Court. There are other legal requirements You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book).

If you choose to file a written response your choose to file a written response yourself, at the same time you file your written response to the Court, you must also mail or take a copy of your written response to the party serving this summons at: OSCAR S. SALGADO, ESQ., FIGHT-ER LAW, 120 East Robinson Street, Orlando, Florida 32801.

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.

THE STATE OF FLORIDA

TO EACH SHERIFF OF THE STATE: You are commanded to serve this summons and a copy of the complaint in this lawsuit on the above-named person.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are

ORANGE COUNTY

entitled, at no cost to you, to the provision of certain assistance. Please contact COURT ADMINISTRATION at 425 N. Orcourt ADMINISTRATION at 425 N. Of-ange Ave., Orlando, Fl. 32801, Telephone (407) 836-2000 within 2 working days of your receipt of this document; if you are hearing impaired 1-800-955-8771 (TDD) or voice impaired 1-800-955-8770 (V) via Florida Relay Service.

DATED on this 21st day of May, 2025. TIFFANY MOORE RUSSELL Clerk of Circuit Court 425 North Orange Ave., Suite 320 Orlando, Florida 32801 By: /s/ Robert Hingston as Deputy Clerk

6/27-7/18/25LG 4T

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

CASE NUMBER: 2025-CP-001833-O

JUDGE: BLECHMAN In RE: Estate of: IAMES LOTT,

Deceased

NOTICE TO CREDITORS (Summary Administration)

ALL PERSONS HAVING CLAIMS DEMANDS AGAINST THE ABOVE

You are hereby notified that a Petition for Summary Administration has been filed in the estate of JAMES LOTT, deceased, File Number 2025-CP-001833-O, by the Circuit Court for ORANGE County, da. Probate Division, the address of which is 425 North Orange Avenue, #340, Orlando, Florida 32801; that the decedent's date of death was August 06, 2024; and that the name and address of the petitioner is set forth below:

Name Address GLORIOUS BARNES LOTT 4212 South Rio Grande Ave. Apt. #106, Orlando, FL 32839 ALL INTERESTED PARTIES ARE NOTI-

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS
AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDNIG ANY OTHER APPLICABLE TIME ING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECE-DENT'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 date of first publication of this Notice is June 27, 2025.

Attorney for Petitioner: CLYDE L. LEMON, ESQ. FIGHTER LAW Florida Bar No. 1032835 120 E. Robinson Street Orlando, Florida 32801 Tel. (407) 344-4837 clyde@fighterlaw.com

6/27-7/4/25LG 2T

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

File No. 2025-CP-000920-O Probate Division / Section 09

IN RE: ESTATE OF MARTIN KENNETH STARR, Deceased.

NOTICE TO CREDITORS

The administration of the estate of MAR-TIN KENNETH STARR, deceased, whose date of death was January 26, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.2 16-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is June 27, 2025. Signed on this 13th day of March, 2025.

Personal Representative: /s/ Loren M. Starr LOREN M. STARR

(Continued on next page)

LA GACETA/Friday, June 27, 2025/Page 31

OF

ORANGE COUNTY

2218 Via Tuscany Winter Park, Florida 32789

Attorney for Personal Representative:
/s/ Emily K. Crain Evans
EMILY K. CRAIN EVANS
Florida Bar No. 114392
GrayRobinson, P.A.
1 Lake Morton Drive
Lakeland, Florida 33801
Telephone: (863) 284-2200
Email: emily.crain@gray-robinson.com
2nd: destiny.crisman@gray-robinson.com

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

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 TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Sheraton Flex Vacations, LLC, a Florida Limited Liability Company has been instituted on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223 Public Records of Orange Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration. The default giving rise to these proceedings is the failure to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of is issued. Jordan A Zeppetello, Michael E. Carleton, Esq. Valerie ESq. Michael E. Carleton, Esq. valerie N Edgecombe, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Heloisa Mendes Lopes, AV. SILVIO RUGANI, 30 APT 1301 BAIRRO TURALINA LIBERIA ANDIA. Histografia TUBALINA - UBERLANDIA, Uberlandia 38412-026 Brazil and Andre Roberto Amighini, VIA WOLFGANG AMADEUS MOZART 3 5 PIANO, Monza 20900 Italy; VOI: 316440-01; TYPE: Annual; Italy; VOI: 316440-01; TYPE: Annual; POINTS: 56300; TOTAL: \$23,979.81; PER DIEM: \$8.48; NOTICE DATE: June 11, 2025 OBLIGOR: Tatiana Makowska, 39 HIGHLAND COURT GAVEL DRIVE, Rugby CV21 3EH United Kingdom and Morgan Jameison, 18 BRAUN ROAD, HOULTON, Rugby CV23 1FT United Kingdom; VOI: 318700-01; TYPE: Annual; POINTS: 25800; TOTAL: \$12,984.44; PER DIEM: \$4.04; NOTICE DATE: June 11, 2025 OBLIGOR: Urbano Montero Martinez, RUA RITA LOPES SAIANI 85 JARDIM SAINT GERARD, Ribeirao 85 JARDIM SAINT GERARD, Ribeirao Preto 14022-047 Brazil and Lygia Maria Ferreira Figueiredo Martinez, RUA RITA LOPES SAIANI 85 JARDIM SAINT GERARD, Ribeirao Preto 14022-047 Brazil; VOI: 318888-01; TYPE: Annual; POINTS: 56300; TOTAL: \$23,991.88; PER DIEM: \$8.61; NOTICE DATE: June 11, 2025 OBLIGOR: Dwayne Sievewright Mitchell 32 CRFEN ST WERK-FN-RUST Mitchell, 32 CREEN ST WERK-EN-RUST Georgetown NIL Guyana and Alana Odetta Mitchell, 32 CREEN ST WERK-EN-RUST, Georgetown NIL Guyana; VOI: 319365-01; TYPE: Annual; POINTS: 37000; TOTAL: \$16,649.65; PER DIEM: \$5.82; NOTICE DATE: June 11, 2025 OBLIGOR: Blamo Nyekan, 2044 AVENUE WILSON, APT 103, Montreal H4A 0A2 Canada; VOI: 320346-01; TYPE: Annual; POINTS: 50000; TOTAL: \$21,724.79; PER DIEM: \$6.98; NOTICE DATE: June

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO:

MDK-30377

11, 2025 File Numbers: 25-007998, 25-008012, 25-008014, 25-008018, 25ORANGE COUNTY

(See Exhibit A - Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Sheraton Flex Vacations, LLC, a Florida Limited Liability Company has been instituted on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration. The default giving rise to these proceedings is the failure to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jordan A Zeppetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Lucas James Boelter, 13416 383RD AVE, Waseca, MN 56093-4207 and Ariana Lizeth Boelter, 13416 383RD AVE, Waseca, MN 56093-4207; VOI: 317011-01; TYPE: Annual; POINTS: 105000; TOTAL: \$24,319.43; PER DIEM: \$7.93; NOTICE DATE: June 11. 2025 OBLIGOR: the Trustee before the Certificate of Sale is NOTICE DATE: June 11, 2025 OBLIGOR: NOTICE DATE: June 11, 2025 OBLIGOR: David P. Farris, 7682 Se 116 Hwy, Dearborn, MO 64439; VOI: 318296-01; TYPE: Annual; POINTS: 38000; TOTAL: \$18,380.68; PER DIEM: \$6.12; NOTICE DATE: June 11, 2025 OBLIGOR: Nicholas James Perna, 18 TAHMORE PL, Shelton, CT 06484 and Jasmine Ariel Baranowsky C1 04484 and Jasmine Ariel Baranowsky, 223 CANAL ST, Shelton, CT 06484; VOI: 319255-01; TYPE: Annual; POINTS: 44000; TOTAL: \$21,438.01; PER DIEM: \$6.96; NOTICE DATE: June 11, 2025 OBLIGOR: Cornett Lewers, 13645 HUNT VALLEY DR, Huntersville, NC 28078 and Michelle Lewers, 13645 HUNT VALLEY DR, Huntersville, NC 28078-9712; VOI: 319503-01; TYPE: Annual; POINTS: 111000; TOTAL: \$20,86,43; PER DIEM: \$6.79; NOTICE DATE: June 11, 2025 OBLIGOR: Carol D. Finklea, 608

MDK-30388 TRUSTEE'S NOTICE FORECLOSURE PROCEEDING (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Li in favor of Sheraton Flex Vacations, LLC, a Florida Limited Liability Company has been instituted on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Plan Poderation of Vacation Ownership Plan Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration. The default giving rise to these proceedings is the failure to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of fortyfive (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jordan A Zeppetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Richard Albert Hopkins, 15 S MAPLE ST, Brookfield, MA 01506 and Jeanne Marie Hopkins, 15 S MAPLE ST, Brookfield, MA 01506 and Jeanne Marie Hopkins, 37000; TOTAL: \$17,961.09; PER DIEM: \$5.73; NOTICE DATE: June 11, 2025 OBLIGOR: Gerinelda Gicela Gonzalez Gonzalez De Avecedo, QUINTAS DE VERSALLES CASA B14, Panama Panama; VOI: 318146-01; TYPE: Annual; POINTS: 162000; TOTAL: \$71,666.88; PER DIEM: \$22.84; NOTICE DATE: June 11, 2025 OBLIGOR: Gerinelda Gicela Gonzalez Gonzalez De Avecedo, QUINTAS DE VERSALLES CASA B14, Panama Panama; VOI: 318146-01; TYPE: Annual; POINTS: 162000; TOTAL: \$71,666.88; PER DIEM: \$22.84; NOTICE DATE: June 11, 2025 OBLIGOR: Sandra Ann Gill, 5 WIGEON CLOSE COWBIT LINCS, Spalding PE126XN United Kingdom and Russell Terence Gill HAWTHORNS A-Per Diem) times the number of davs that 5 WIGEON CLOSE COWBIT LINCS, Spalding PE126XN United Kingdom and Russell Terence Gill, HAWTHORNS NUTTS LANE, Spalding PE12 8RP United Kingdom; VOI: 318486-01; TYPE: Annual; POINTS: 215000; TOTAL: \$91,896.22; PER DIEM: \$29.12; NOTICE DATE: June 11, 2025 OBLIGOR: Ahysha Marie Pena, 261 UNION ST, APT 2, Manchester,

CLEVELAND RD, Saraland, AL 36571-3116; VOI: 320140-01; TYPE: Annual; POINTS: 343000; TOTAL: \$150,766.44;

PER DIEM: \$50.15; NOTICE DATE: June 11, 2025 File Numbers: 25-008001, 25-008009, 25-008017, 25-008021, 25-

008023

ORANGE COUNTY

NH 03103 and Jose L. Montes, 261 UNION ST, APT 2, Manchester, NH 03103; VOI: 318723-01; TYPE: Annual; POINTS: 44000; TOTAL: \$19,896.42; PER DIEM: \$6.43; NOTICE DATE: June 11, 2025 OBLIGOR: Michele D. Salters, 125 KAITLYN CIR, Eatonton, GA 31024; VOI: 319168-01; TYPE: Annual; POINTS: 25800; TOTAL: \$13,618.00; PER DIEM: \$4.37; NOTICE DATE: June 11, 2025 File Numbers: 25-008005, 25-008007, 25-008011, 25-008013, 25-008015

NOTICE

FORECLOSURE PROCEEDING TO: (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-

JUDICIAL PROCEEDING to enforce a Lien in favor of Sheraton Flex Vacations,

MDK-30399

TRUSTEE'S

LLC, a Florida Limited Liability Company has been instituted on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223 Public Records of Orange Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration. The default giving rise to these proceedings is the failure to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to are below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jordan A Zeppetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 pursuant to FIa. Stat. g/21.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Marco Tulio Pineda, 10007 GRANARY DR, Houston, TX 77080 and Sandra Dionisia Ramirez, 10007 GRANARY DR, Houston, TX 77080 and Katherine Fabiola Pineda, 10007 GRANARY DR, Houston, TX 77080 and Kamila Rachel Pineda, 10007 GRANARY DR, Houston, TX 77080; VOI: 320265-01; TYPE: Annual; POINTS: 81000; TOTAL: \$30,758.52; PER DIEM: \$9.02; NOTICE DATE: June 11, 2025 OBLIGOR: Idaena Medrano, 2410 LAYLAS WAY, Jacksonville, FL 32218; VOI: 321025-01; TYPE: Annual; POINTS: 37000; TOTAL: \$15,074.15; PER DIEM: \$4.82; NOTICE DATE: June 11, 2025 OBLIGOR: Mohammed Hasan A Bangash 8366 MAHMAD BIRRI 11, 2025 OBLIGOR: Mohammed Hasan A. Bangash, 8366 MAHMAD BIRRI STREET, Jeddah 23435 Saudi Arabia; VOI: 321189-01; TYPE: Annual; POINTS: 175000; TOTAL: \$52,633.71; PER DIEM: \$16.72; NOTICE DATE: June 11, 2025 OBLIGOR: John Perez, 6405 WOODSIDE AVE, APT 4C, Woodside, NY 11377; VOI: 321403-01; TYPE: Annual; POINTS: 103000; TOTAL: \$48,851.64; PER DIEM: 15604; NOTICE DATE: June 11, 2025 \$16.04; NOTICE DATE: June 11, 2025 OBLIGOR: Christopher Carrington Curry, 355 HOMELAND SOUTHWAY, APT 355 HOMELAND SOUTHWAY, APT 3C, Baltimore, MD 21212 and Javonna Danyale Plummer Curry, 355 HOMELAND SOUTHWAY, APT 3C, Baltimore, MD 21212; VOI: 321491-01; TYPE: Annual; POINTS: 44000; TOTAL: \$19,023.90; PER DIEM: \$6.41; NOTICE DATE: June 11, 2025. File. Numbers: 25,00205 11, 2025 File Numbers: 25-008025, 25-008033, 25-008039, 25-008041, 25-

TRUSTEE'S NOTICE FORECLOSURE PROCEEDING TO: (See Exhibit A - Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Sheraton Flex Vacations, LLC, a Florida Limited Liability Company has been instituted on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records Book 10893, Page 1223, Public Records Postation of Vacation (Control of Vacation Control of Vacation (Vacation of Vacation Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration. The default giving rise to these proceedings is the failure to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records. Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jasmin Hernander Esq. as Trustee pursuant Lesq. Valerie in Edgecombe, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Luis Carlos Vaz De Lima, RUA DOS MONJOLEIROS 263, Londrina 086055744 Brazil; VOI:

008043

MDK-30394

ORANGE COUNTY

321029-01; TYPE: Annual; POINTS: 44000; TOTAL: \$18,328.57; PER DIEM: \$6.50; NOTICE DATE: June 11, 2025 OBLIGOR: Horacio David Canizarez, EL REFUGIO 115 BARRIO EL TIPAL, Salta 4400 Argentina and Maria Virginia Cervera, EL REFUGIO 115 BARRIO EL TIPAL, Salta 4400 Argentina and Maria Virginia Cervera, EL REFUGIO 115 BARRIO EL TIPAL, Salta 4400 Argentina; VOI: 321104-01; TYPE: Annual; POINTS: 57000; TOTAL: \$20,457.68; PER DIEM: \$3.18; NOTICE DATE: June 11, 2025 OBLIGOR: Ambar Ines Amancio Garcia, ADORACION ESQUINA ETERNIDAD EDIF R2 3ER NIVEL, San Pedro De Macoris 21000 Dominican Republic and Julio Bismar Tecat Munoz, ADORACION ESQUINA ETERNIDAD EDIF R2 3ER NIVEL, San Pedro De Macoris 21000 Dominican Republic; VOI: 321175-01; TYPE: Annual; POINTS: 50000; TOTAL: \$20,435.99; PER DIEM: \$7.34; NOTICE DATE: June 11, 2025 OBLIGOR: Adrian Arturo Villalobos Pineda, Calle 66 Urb La Virginia Villa Creole Piso 6, Maracaibo 4001 Venezuela and Javiela Coromoto Arias Fuenmayor, Calle 66 Urb La Virginia Villa Creole Piso 6, Maracaibo 4001 Venezuela; VOI: 321669-01; TYPE: Annual; POINTS: 69000; TOTAL: \$27,638.49; PER DIEM: \$9.97; NOTICE DATE: June 12, 2025 OBLIGOR: Cynthia Carolina Frias Jaimes, CALLE 29 # 104 DPTO 302 COLONIA, GRAL. IGNACIO ZARAGOZA ALCALDIA VENUSTRANO CARRANZA, Ciudad De Mexico 15000 Mexico; AERANZA, Ciudad De Mexico 15000 Mexico; VOI: 322392-01; TYPE: Annual; POINTS: 20700; TOTAL: \$11,822.25; PER DIEM: \$41,61; NOTICE DATE: June 11, 2025 File Numbers: 25-008034, 25-008036, 25-008038, 25-008048, 25-008064 MDK-30395

NOTICE

TRUSTEE'S

FORECLOSURE PROCEEDING (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Sheraton Flex Vacations, LLC. a Florida Limited Liability Company has been instituted on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County Elevida and Records of Orange County, Florida and all amendments and supplements thereto the Declaration. The default giving rise to these proceedings is the failure to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Notice of Foreclosure Proceeding Was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jordan A Zeppetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Berenice Alcantara Hernandez, 101 N SMITH ST, Aurora, IL 60505; VOI: 321513-01; TYPE: Annual; POINTS: 44000; TOTAL: \$18,881.37; PER DIEM: \$6.09; NOTICE DATE: June 11, 2025 OBLIGOR: Luis Alejandro Toro Gonzalez, KM 6 VIA ARMENIA-PEREIRA CONDOMINIO URAPANES CASA 14, Circasia 67 Columbia and Maria Teres. GONZAIEZ, KWI 6 VIA ARMENIA-PEKEIRA
CONDOMINIO URAPANES CASA 14,
Circasia 67 Colombia and Maria Teresa
Ramirez Leon, KM 6 VIA ARMENIAPEREIRA CONDOMINIO URAPANES
CASA 14, Circasia QUINDIO Colombia; CASA 14, Circasia QUINDIO Colombia; VOI: 321951-01; TYPE: Annual; POINTS: 44000; TOTAL: \$19,037.28; PER DIEM: \$6.81; NOTICE DATE: June 11, 2025 OBLIGOR: Joanne M. Gorrell, 705 CITATION RD, Carmel, IN 46032-1025; VOI: 322463-01; TYPE: Annual; POINTS: 138000; TOTAL: \$59,109.04; PER DIEM: \$19.61; NOTICE DATE: June 11, 2025 OBLIGOR: Maria Taresa Munoz Rosado. \$19.61; NOTICE DATE: June 11, 2025 OBLIGOR: Maria Teresa Munoz Rosado, 2867 POPPY AVE, Lake Hamilton, FL 33851; VOI: 322958-01; TYPE: Annual; POINTS: 51700; TOTAL: \$22,004.59; PER DIEM: \$5.27; NOTICE DATE: June 11, 2025 OBLIGOR: Luis Felipe Martinez Prada, 401 N FEDERAL HWY #207 BLDG 4, Hallandale, FL 33009 and Camila Andrea Jimenez Suarez, 401 N FEDERAL HWY #207 BLDG 4, Hallandale, FL 33009; VOI: 323324-01; TYPE: Annual; POINTS: 20700; TOTAL: \$12,820.58; PER DIEM: \$4.10; NOTICE DATE: June 11, 2025 File Numbers: 25-008045, 25-008057, 25-008067, 25-008073, 25-008077 MDK-30382

> IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001744-O

IN RE: ESTATE OF DIANE LYNN MEREDITH

NOTICE TO CREDITORS

The administration of the estate of Diane Lynn Meredith, deceased, whose date of death was September 29, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative are set forth below.

All creditors of the decedent and other persons having claims or demands against

ORANGE COUNTY

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.

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 27, 2025.

Personal Representative: Jessica Meredith Kaminski 5401 Greenville-Hopkinsville Road Greenville, Kentucky 42345

Attorney for Personal Representative:
Kristopher E. Fernandez, Esquire
Attorney
Florida Bar Number: 0606847
Watson Sloane PLLC
400 N. Ashley Drive, Suite 1125
Tampa, FL 33602
Telephone: (813) 601-3257
E-Mail: k.fernandez@watsonsloane.com
Secondary E-Mail:
j.hickman@watsonsloane.com

6/27-7/4/25LG 2T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-001603-O

IN RE: ESTATE OF LUIS GABRIEL GONZALEZ Deceased.

NOTICE TO CREDITORS

The administration of the estate of LUIS GABRIEL GONZALEZ, deceased, whose date of death was November 2, 2024; is pending in the Circuit Court for Orange County, Florida, Probate Division; File Number 2025-CP-001603-O; the mailing address of which is 425 N. Orange Avenue, #340, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED

The date of first publication of this notice is June 27, 2025.

Personal Representative: /s/ Lizandra Gonzalez LIZANDRA GONZALEZ 415 E. Pine Street, #1722 Orlando, FL 32801

/s/ Marla E. Chavernay, Esq.
MARLA E. CHAVERNAY, ESQ.
Law Offices of George R. Brezina, Jr.,
P.A.
P.O. Box 16459
Temple Terrace, FL 33687
Tel: (813) 870-0500
Fax: (813) 873-0500
Email: mchavernay@accidentsareus.com
Florida Bar No. 143138

Attorney for Personal Representative:

8 6/27-7/4/25LG 2T

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.

AMENED 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 14th, 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.

ORANGE COUNTY

Signed on this 11th 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 OF THE NINTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR ORANGE COUNTY CIVIL DIVISION

Case No.: 2024-CA-000188-O Division: 34

REGIONS BANK SUCCESSOR BY MERGER WITH AMSOUTH BANK, Plaintiff.

OSMEL A. SANTANA a/k/a OSMEL OSMEL A. SANTANA aika OSMEL SANTANA and ROSA A. SANTANA alka ROSA SANTANA 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; HUNTERS CREEK COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1 and UNKNOWN TENANT #2,

NOTICE OF SALE

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

Lot 1, HUNTERS CREEK TRACT 210, according to the map or plat thereof, as recorded in Plat Book 28, Pages 87 and 88, of the Public Records of Orange County, Florida,

at public sale, to the highest and best bidder, for cash, by electronic sale begin-ning at 11:00 a.m. at www.myorangeclerk.realforeclose.com, on August 12, 2025.

realforeclose.com, on August 12, 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.

45.031(1)(a), FLORIDA STATUTES.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance 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 INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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

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,

NOTICE OF ACTION (formal notice by publication)

TO: LUIS GILBERTO ARAUJO, SARA O. 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 atwhose 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 Bv: /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

OSCEOLA COUNTY

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000474 PR Division A

OSCEOLA COUNTY

IN RE: ESTATE OF ALICE M. SKARP Deceased

NOTICE TO CREDITORS

The administration of the estate of AL-ICE M. SKARP, deceased, whose date of death was September 3, 2024; File Number 2025 CP 000474 PR, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741. The names and address of the personal representation and the es of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their 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 A COPY OF THIS NO-TICE ON THEM.

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

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

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

The date of first publication of this notice is June 27. 2025

Personal Representative: NATALIE LYNN PRINCE 1681 Louis Drive Kissimmee, FL 34758

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

6/27-7/4/25LG 2T

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

File No. 25-CP-000284 PR

IN RF: FSTATE OF SHARON MAE ELLIS, Deceased

NOTICE TO CREDITORS

The administration of the estate of SHARON MAE ELLIS, Deceased, whose date of death was DECEMBER 19, 2024, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the ad-dress of which is 1 Courthouse Square, Suite 4700, Kissimmee, FL 34741. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Initorm Disposition of Community Prop erty 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 27, 2025.

Personal Representative: COURTNEY GUY TELEGADIS, 910 South Rome Avenue Tampa, FL 33606-3033

Attorney for Personal Representative: Edward J Gonzalez, Esquire Florida Bar No. 292350 2917 W Kennedy Blvd, Suite 120 Tampa, FL 33609 Telephone: (813) 956-9040 Primary Email:

thegonzalezlawfirmfl@gmail.com 6/27-7/4/25LG 2T

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

CIVIL DIVISION CASE NO.: 2025 CA 000914 MF PHH MORTGAGE CORPORATION PLAINTIFF,

VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FENTON F. FRANCIS, ET AL., DEFENDANT(S).
NOTICE OF ACTION

OSCEOLA COUNTY

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees And All Others Who May Claim An Interest In The Estate Of Fenton F.

Last Known Address: 1183 Cambourne Dr, Kissimmee, FL 34758
Current Residence: UNKNOWN
TO: Unknown Spouse of Fenton F. Francis Last Known Address: 1183 Cambourne

Dr, Kissimmee, FL 34758
Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following

described property:
LOT 6, BLOCK 584, POINCIANA, LOT 6, BLOCK 584, POINCIANA, NEIGHBORHOOD 1, VILLAGE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGES 69-87, 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 or before July 27, 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 18TH day of June, 2025.

KELVIN SOTO As Clerk of Court By: KELVIN SOTO As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210
E. 7th Ave, Tampa, FL 33605 11080-1015979

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, ANTON MARX SPRAGUE, ARIEL JULIANN SPRAGUE ET AL.,

DEFENDANTS.

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 Country, Florida, wherein
Freedom Mortrage Comporation is the Freedom Mortgage Corporation is the Plaintiff and ANTON MARX SPRAGUE and ARIEL JULIANN SPRAGUE; are and ARIEL JULIAININ SPRAGUE, alle 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

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

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 the (7) working days of the superficient of 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 PLANVIFF 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 COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA Case No.: 2024 CC 003279 CF

Ashley Park at Harmony Homeowners Association, Inc., Plaintiff.

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 Gaceta Newspaper, wherein Ashley Park Harmony, Homeowners, Association 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

OSCEOLA COUNTY

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 COLINITY ELORIDA COUNTY, FLORIDA.

Property Address: 3526 Sebastian Bridge Lane, Harmony, FL 34773

ANY PERSON CLAIMING AN INTER-EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN CAPACIA STEP THE SALE. 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 of certain assistance. Please contact the ADA Coordinator, Court Administration, Osceola Country 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 Traii, 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,

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 Tampa, FL 33601 Telephone No.: (813) 204-6492 Facsimile No.: (813) 223-9620 Attorney for Plaintiff

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

OSCEOLA COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 25-CC-000550CF

SPLIT OAK RESERVE HOMEOWNERS ASSOCIATION, INC., Plaintiff.

NOTICE OF ACTION

TO: Nadir Mohamed Jabar and Umma Jabar 5625 Oak Knoll Drive Saint Cloud, FL 34771

NADIR MOHAMED JABAR AND UMMA JABAR,

Defendants.

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, Plain-tiff'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 there-after; otherwise, a default will be entered against you for the relief demanded in the

OSCEOLA COUNTY

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. tor, 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

PASCO COUNTY

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, OF THE STATE OF FLORIDA GENERAL CIVIL DIVISION

CASE NO.: 24-CA-001247

BRIAN LANCE PINKER, Plaintiff,

DARRELL JAMES LEE; JOHN DOE and JANE DOE as PERSON(S)
IN POSSESSION, and NIKKI
ALVAREZ-SOWLES, AS CLERK and COMPTROLLER OF PASCO COUNTY, FLORIDA, ON BEHALF OF THE STATE OF FLORÍDA.

NOTICE OF SALE

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in Case No.: 24-CA-001247, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein BRI-AN LANCE PINKER is the Plaintiff and DARRELL JAMES LEE; JOHN DOE and JANE DOE as PERSON(S) IN POSSES-SION, and NIKKI ALVAREZ-SOWLES, AS CLERK and COMPTROLLER OF PASCO COUNTY, FLORIDA, ON BEHALF OF THE STATE OF FLORIDA, are Defendants. NIKKI ALVAREZ-SOWLES, the Clerk of Court of Pasco County will sell the property situated in Pasco County, Florida, described as:

NORTH 68.33 feet of the South 136.66 FT OF West 132 feet of Block D A/K/A Lot 5 & South 68.33 feet of West 132 feet OF Block D A/K/A Lot 6 TOWN OF CRYSTAL SPRINGS, according to the map or plat thereof recorded in Plat Book 2, Pages 4 & 5, of the Public Records of Pasco County, Florida.

PIN: 36-26-21-0020-00D00-0050 Site Address: 1516 Commercial PL..

Zephyrhills, FL 33540-3262 at public sale, to the highest and best bidder, for cash, by an electronic sale, bidding begins at 11:00 a.m. ET at https://www.pasco.realforeclose.com on February 11, 2025. Any persons claiming any 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 unbefore the Clerk reports the surplus as un-

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

Dated on June 9, 2025. Perry G. Gruman, Esquire Perry G. Gruman, P.A. FBN: 396052 3400 W. Kennedy Blvd. Tampa, FL 33609 813-870-1614 perry@grumanlaw.com

6/27-7/4/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2025DR3424WS

Division: E IN RE THE MARRIAGE OF: SALAR MEUANGKHOA,

and JACK SOM CHAREUNSAB. Respondent

Petitioner,

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

TO: JACK SOM CHAREUNSAB 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 SALAR MEUANGKHOA, Peany, to it on SALAR MEUANGRHOA, Pertitioner, whose address is 1947 Mountain Ash Way, New Port Richey, FL 34655 on or before 7/28/2025, and file the original with the clerk of this Court at Pasco County Courthouse, 7530 Little Road, New Port

PASCO COUNTY

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: 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 laws it will be miled or amiled 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 June 25, 2025 Clerk of the Circuit Court By: /s/ Illegible Deputy Clerk

6/27-7/18/25LG 4T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-000945

IN RE: ESTATE OF SUSAN M. CLEARY, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Susan M. Cleary, deceased, whose date of death was May 6, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative and the personal representative's attorney are set forth below. tative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 27, 2025.

Personal Representative: /s/ Jeremiah Cleary, Jr. 1920 Blue River Road Holiday, Florida 34691

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 6/27-7/4/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY FLORIDA PROBATE DIVISION

File No. 2025-CP-000755 Division Probate

IN RF: ESTATE OF GEORGE DAVID WILSON Deceased.

NOTICE TO CREDITORS

The administration of the estate of George David Wilson, deceased, whose date of death was September 18, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue. Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

PASCO COUNTY

Statutes.

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

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

The date of first publication of this notice is June 27, 2025.

Personal Representative:

/s/ Deborah J. Wilson 34730 Panfish Place Zephyrhills, Florida 33541 Attorney for Personal Representative: /s/ Farral A. Haber Florida Bar No. 97826 Law Offices of Matthew J. Jowanna, P.A.

2521 Windquard Circle Wesley Chapel, Florida 33544 Telephone: (813) 929-7300 Email Addresses: fah@jowanna.com, service@jowanna.com

6/27-7/4/25LG 2T

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

PROBATE DIVISION Case No: 2025-CP-000238

IN RE: ESTATE OF MARC DANA THALER A/K/A MARC THALER, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Marc Dana Thaler a/k/a Marc Thaler, deceased Dana Thaler al/k/a Marc Thaler, deceased, whose date of death was September 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative and the personal representative 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 THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is June 27, 2025

Personal Representative: Sierra Victoria Hogan 3116 Bahia Avenue Holiday, Florida 34690

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

6/27-7/4/25LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 2025CC001762CCAXES

OAKSTEAD HOMEOWNER'S ASSOCIATION, INC., Plaintiff,

KATHY GLENN, Defendant.

NOTICE OF ACTION

TO: KATHY GLENN 3917 Judson Drive Land O' Lakes, FL 34638

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

Lot 10, Block 2, OAKSTEAD PARCEL 4, according to the plat thereof, as recorded in Plat Book 42, Page 91, of the public records of Pasco County, Florida.

and more commonly known as 3917 Judson Drive, Land O' Lakes, FL 34638.

A lawsuit has been filed against you and 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 Attended to the property of the property Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original 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 omplaint or petition. Due on or before 7/28/2025.

This notice shall be published once ach 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

PASCO COUNTY

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 next the state of the count does not provide transportation and cannot ac-commodate 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 19th 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

6/27-7/4/25LG 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,

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 to Order on Plaintin 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 Clark of 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

described properly as set forth in Sald 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 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 ESERVICE@MGS-LEGAL.COM

> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-000758-WS

Division: Probate CAROLINE F. FERNANDEZ

11080-1015677

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 retitioner's attempts are set forth below. 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 PUB-LICATION OF THIS NOTICE.

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

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

PASCO COUNTY

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

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

CASE NO.: 2025CC000958CCAXES

UNION PARK TOWNHOMES COMMUNITY ASSOCIATION, INC., Plaintiff,

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 TB, 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 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 enly 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 dis ability 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) sion 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 The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for infor-mation regarding disabled transportation services. 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 LAR-RY 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 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

PASCO COUNTY

Tampa, FL 33609 Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above: GADeservice@GendersAlvarez,com

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR

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

PASCO COUNTY, FLORIDA CASE NO.: 2024CA002403CAAXWS

DOUGLAS C. MCPHERSON AND DANA L. MCPHERSON, Plaintiff(s),

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 ask at www pasco realforeclose com at 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 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 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 schoduled court experience or impedia 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 New Port Richey, FL 34652

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

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CC001756CCAXES

MIRADA VILLAS HOMFOWNER'S

ASSOCIATION, INC., Plaintiff.

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 Coun-

ty, 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 A lawsuit has been filed against you and original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be en-tered 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 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 acnot 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

PASCO COUNTY

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,

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 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 immediate ly thereafter; otherwise a default will be en-tered 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 scribed 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. 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 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2025DR2878WS

IN RE: THE MATTER OF GREGORY SCOTT BENNETT,

ADRIANA CECILIA REYES CARDENAS 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

PASCO COUNTY

against you and that you are required to serve a copy of your written defenses, if any, to it on GREGORY SCOTT BEN-NETT, 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 Detitioger or immediately thereafter if you 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

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. 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

PINELLAS COUNTY

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NUMBER: 25-000705-CI

HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC. D/B/A HABITAT FOR HUMANITY TAMPA BAY GULFSIDE Plaintiff,

ESTATE OF WANDA BONNEY, DECEASED; ANDRIE JAMES BONNEY; DRAYDARO BONNEY; DRAYTON BONNEY; ERICA HERRING; NAKOTHA JACKSON; ANDRE BONNEY; AN-DREW BONNEY; STATE OF FLORIDA; USF FEDERAL CREDIT UNION; GOVERNMENT EMPLOYEES INSUR-ANCE COMPANY, AS SUBROGEE OF ABDALLA SALOUS; UNKNOWN TEN-ANT #1; AND UNKNOWN TENANT #2

NOTICE OF ACTION

STATE OF FLORIDA

Defendants

TO: Estate of Wanda Bonney, deceased, Draydaro Bonney, Nakotha Jackson, Andre Bonney and Andrew Bonney

YOU ARE NOTIFIED that an action to foreclose a Note and Mortgage on the following property in Pinellas County,

Lot 30, Stevens Creek Subdivision, according to the map or plat thereof as recorded in Plat Book 136, Page 98, Public Records of Pinellas County,

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 30 days after the first publication of this Notice of Action on:

Kalei McElroy Blair, Esquire Wetherington Hamilton, PA, 812 W. Dr. MLK, Jr. Blvd., Suite 101 Tampa, FL 33603 kmbpleadings@whhlaw.com

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

PINELLAS COUNTY

or Petition.

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., Suite 500, Cleanwite, El. 23756 or via phone; 727 Clearwater, FL 33756 or via phone: 727-464-4062, V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court ap-pearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED on this 25th day of June, 2025 Ken Burke

Clerk of the Circuit Court & Comptroller 315 Court Street, Clearwater, Pinellas County, FL 33756-5165 By: s/ Thomas Smith Deputy Clerk

6/27-7/18/25LG 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 Corpora-tions, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

CHOCO INGLÉS

Owner: Puedo Crecer LLC 7901 4th St N Ste 300 St. Petersburg, FL 33702

6/27/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

EXTENDED FAMILY

HOMECARE SOLUTIONS
Owner: Lindsey Middleton 7901 4th St N #27631 Saint Petersburg, FL 33702

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

6/27/25LG 1T

Case No.: 25-1581-FD

TERESA GUTIERREZ GONZALEZ, Petitioner/Wife,

CLAUDIO CARLOS HERNANDEZ, Respondent/Husband.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH CHILDREN

TO: CLAUDIO CARLOS HERNANDEZ Last Address Unknown

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on TERESA GUTIERREZ GONZALEZ, whose address is 14796 63rd St N, Clearwater, FL 33760, on or before 28 days after first publication date and file days after first publication date, and file the original with the clerk of this Court at 315 Court St, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default 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

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

NOTICE OF SALE

To: All members of the general public including all persons listed below, their heirs, guardians and assigns, record owners of the unit week(s) as showing thereon, all located in and governed by that certain:

Declaration of Condominium for MARINER BEACH CLUB, a condominium, recorded in O.R. Book 5259 at pages 2111, et seq., as set forth in Condominium Plat Book 54, Pages 82-84 inclusive, Public Records, Pinellas County, Florida. Based upon default in assessment payments and pursuant to the Claim of Lien filed by MARINER BEACH CLUB CONDOMINIUM AS-ON, INC., a Florida not-for-profit corporation, recorded in O.R. Book 23120, P age 509 in the Publi

Florida STAACK & SIMMS, PLLC d/b/a TIMESHARE TRUSTEE WILL CONDUCT AN ELECTRONIC SALE OF EACH AND EVERY UNIT WEEK LISTED BELOW BEGINNING AT 11:00 A.M. ON JULY 14, 2025, IN ACCORDANCE WITH CHAPTER 45, FLORIDA STATUTES AND THE INSTRUCTIONS AND DEPOSIT REQUIREMENTS AT: www.thetimesharetrustee.com.

Week	Owner Name	Co-Owner Name	<u>Address</u>	Default	Balance	Diem	
208-43	Jack W. Angleton		11695 E Cardinal Place, Floral City, FL 33436	2022	\$5,290.64	\$2.65	
208-44	Jack W. Angleton		11695 E Cardinal Place, Floral City, FL 33436	2022	\$5,290.64	\$2.65	
110-03	Harold Beyer	Sandy Beyer	Box 232, Prairie City, IA 50228	2022	\$2,645.32	\$1.32	
105-51	Ricardo Chaparro	, ,	P.O. Box 231803, Las Vegas, NV 89105	2022	\$5,247.36	\$2.62	
105-52	Ricardo Chaparro		P.O. Box 231803, Las Vegas, NV 89105	2022	\$5,247.36	\$2.62	
102-38	Barbara E. Brauner		6496 Kings Charter Road, Reynoldsburg, OH 43068	2022	\$1,445.69	\$0.72	
102-38	June Rose McLoughlin		1159 Olney Drive, Columbus, OH 43227	2022	\$1,445.69	\$0.72	
203-11	Steven Morley Hallett		7059 Estoril Road, Mississauga, Ontario, Canada L3N 1N3	2021	\$10,352.39	\$5.18	
203-11	Susan Margaret Hallett Sti	ubbs	947 Lovingston Crescent, Missauga, Ontario, Canada L4W 3V7	2021	\$10,352.39	\$5.18	
203-11	Katherine Jeanne Hallett		1653 Stonehaven Drive, Mississauga, Ontario, Canada L5J 1E9	2021	\$10,352.39	\$5.18	
203-12	Steven Morley Hallett		7059 Estoril Road, Mississauga, Ontario, Canada L3N 1N3	2021	\$10,352.39	\$5.18	
203-12	Susan Margaret Hallett St	ubbs	947 Lovingston Crescent, Missauga, Ontario, Canada L4W 3V7	2021	\$10,352.39	\$5.18	
203-12	Katherine Jeanne Hallett		1653 Stonehaven Drive, Mississauga, Ontario, Canada L5J 1E9	2021	\$10,352.39	\$5.18	
203-13	Steven Morley Hallett		7059 Estoril Road, Mississauga, Ontario, Canada L3N 1N3	2021	\$10,352.39	\$5.18	
203-13	Susan Margaret Hallett Str	ubbs	947 Lovingston Crescent, Missauga, Ontario, Canada L4W 3V7	2021	\$10,352.39	\$5.18	
203-13	Katherine Jeanne Hallett		1653 Stonehaven Drive, Mississauga, Ontario, Canada L5J 1E9	2021	\$10,352.39	\$5.18	
211-12	Steven Morley Hallett		7059 Estoril Road, Mississauga, Ontario, Canada L3N 1N3	2021	\$10,352.39	\$5.18	
211-12	Susan Margaret Hallett St	ubbs	947 Lovingston Crescent, Missauga, Ontario, Canada L4W 3V7	2021	\$10,352.39	\$5.18	
211-12	Katherine Jeanne Hallett		1653 Stonehaven Drive, Mississauga, Ontario, Canada L5J 1E9	2021	\$10,352.39	\$5.18	
203-27	David B. Spaethe	Sally L. Spaethe	301 Henly Rd S, Richmond, IN 47374	2022	\$3,552.32	\$1.78	
203-28	David B. Spaethe	Sally L. Spaethe	301 Henly Rd S, Richmond, IN 47374	2024	\$3,552.32	\$1.78	
Obligors and junior liepholders listed above may cure the default and redeem the timeshare interest by paying the amounts secured by							

Obligors and junior lienholders listed above may cure the default and redeem the timeshare interest by paying the amounts secured by the Association's lien on their unit week(s) as stated above, together with trustee's fees and interest through the date of payment in cash or certified funds to TIMESHARE TRUSTEE™ at any time prior to the issuance of the Certificate of Sale on the above date.

GOVERN YOURSELVES ACCORDINGLY. STAACK & SIMMS, PLLC, d/b/a TIMESHARE TRUSTEE 51 S. MAIN AVENUE, SUITE 319 CLEARWATER, FL 33765 PHONE: (727) 441-2635 FAX: (727) 461-4836 Website: www.staacklaw.com

6/27-7/4/25LG 2T

PINELLAS COUNTY

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 6/19/2025

KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street, Clearwater Pinellas County, FL 33756-5165 By: /s/ Thomas Smith Deputy Clerk

6/27-7/18/25LG 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 are profit. trade name of:

TERRA LANE

Owner: Jordan Moffitt 6406 109th Ter N Pinellas Park, FL 33782

6/27/25LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-003448-ES

IN RE: ESTATE OF BENJAMIN DEAN MILES A/K/A BENJAMIN D. MILES A/K/A BENJAMIN MILES. Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Benjamin Dean Miles a/k/a Benjamin D. Miles a/k/a Benjamin Miles, deceased, whose date of death was December 24, 2024, 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 PUB-LICATION 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 de-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 FLORI-DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is June 27, 2025.

Personal Representative: Cynthia Copening 1421 Tampa Road Palm Harbor, Florida 34684 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

6/27-7/4/25LG 2T

IN THE COUNTY COURT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISIÓN

CASE NO.: 25-001034-CO, SECTION 41 LAS BRISAS RSYT CONDOMINIUM ASSOCIATION, INC., Plaintiff,

CHRISTOPHER JAMES MARTIN, a married man. Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on June 23, 2025 by the County Court of Pinellas County, by the County Count of Finding Florida, the property described as:

Condominium Parcel: Unit No. 405, LAS BRISAS, A CONDOMINIUM, ac-cording to the plat thereof recorded in Condominium Plat Book 149, pages 3 through 9 inclusive, and being further described in that certain Declaration of Condominium recorded in Official Rec-Condominium recorded in Official Rec-ords Book 15760, pages 855 through 919 inclusive, Public Records of Pinellas County, Florida, together with an undi-vided interest or share in the common elements appurtenant thereto.

PROPERTY ADDRESS: 17735 Gulf Blvd. #405, Redington Shores, FL 33708

will be sold by the Pinellas County Clerk at public sale on September 17, 2025 at 10:00 A.M., electronically online at http:// www.pinellas.realforeclose.com.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk

PINELLAS COUNTY

reports the surplus as unclaimed.

reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with commodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

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

6/27-7/4/25LG 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

Case No.: 25-3956FD JOANNE GINORIS.

Petitioner and

ANIS MUSA HODEN HAMDAN SAN-Respondent

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

TO: ANIS MUSA HODEN HAMDAN SANTANA Last Known Address: 12425 Ridge Rd., Largo, FL 33778

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 JOANNE GINORIS, whose any, to it on JOANNE GINDRIS, whose address is 12425 Ridge Rd., Largo, FL 33778 on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court \$t\$. Rm. 170, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: 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 Cirrout flust keep the Clerk of the Cir-cuit Court's office notified of your cur-rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's

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

or striking of pleadings. Dated 6/24/2025

Deputy Clerk

Ken Burke Clerk of the Circuit Court & Comptroller 315 Court Street, Clearwater, FL 33756 By: /s/ Thomas Smith

6/27-7/18/25LG 4T

NOTICE OF TRUSTEE'S NON-JUDICIAL FORECLOSURE SALE **CAMELOT, A CONDOMINIUM**

On July 17, 2025 at 10:30 a.m., DANIEL F MARTINEZ, II, P.A., 2701 W. Busch Blvd., Ste. 159, Tampa, Fla. 33618, as Trustee pursuant to that Appointment of Trustee recorded on June 26, 2017, in Official Records Book 19680, Page 1928, Pub-lic Records of Pinellas County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligation secured by a Claim of Lien recorded in Official Records Book 23069, Pages 1442-1444, Public Records of Pinellas County, Fla. including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail/Return Receipt Requested or by publication by the undersigned Trustee, will sell at pub-lic auction to the highest bidder for lawful money of the United States of America, at the Resort Office of Camelot, a Condomin-ium, located at 1801 Gulf Way, St. Petersburg Beach, Fla. 33706, all right, title and interest in the property situated in Pinellas County, Fla., described as:

Time Share Unit (SEE EXHIBIT "A") for Unit Week (SEE EXHIBIT "A") of CAMELOT, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5574, Page 1933, Public Records of Pinellas County, Florida, together with a remainder over in fee sim-ple absolute, as tenants in common with the other owners of all of the unit weeks in the above-described condominium Parcel in the percentage interest determined and established by Exhibit No. 6 to the aforesaid Declaration of Condominium.

1801 Gulf Way, St. Petersburg Beach, Florida 33706 (herein "Timeshare Plan (Property) Address").

Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Declaration of Condominium, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien.

PINELLAS COUNTY

Obligor(s) shall have the right to cure the default and any junior lienholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due, as outlined in the preceding paragraph, in cash or certified funds to the Trustee at the address listed above. After the Trustee issues the Certificate of Sale, there is no right of redemption. DANIEL F. MARTINEZ, II, ESQUIRE, Foreclosure Trustee for Camelot Condominium Owners' Asso ciation, Inc.

EXHIBIT "A" - NOTICE OF TRUSTEE'S NON-JUDICIAL FORECLOSURE SALE Owner(s)/Obligor(s), Unit, Week, Default Date, Amount of Lien, Per Diem Amount

Wiley M. Beard, Jean D. Beard, 12311 N. Rome Avenue, Tampa, Florida 33612, Unit 104, Week 21, 05/01/2023, \$2,283.19, \$-0-; Patrick Borchard, Andrea Borchard, 9438 Swift Creek Circle, Dover, Florida 33527, Unit 107, Week 52, 05/01/2022, \$2,283.19, \$-0-; Patrick Borchard, Andrea Borchard, 9438 Swift Creek Circle, Pover, Florida 33527, Unit Creek Circle, Dover, Florida 33527, Unit 109, Week 52, 05/01/2022, \$2,283.19, \$-0-; Patrick Borchard, Andrea Borchard, \$-0-, Pattick Botchard, Altdrea Dorchard, 9438 Swift Creek Circle, Dover, Florida 33527, Unit 110, Week 52, 05/01/2022, \$2,283.19, \$-0-; Patrick D. Borchard, Andrea Borchard, 9438 Swift Creek Circle, Dover, Florida 33527, Unit 210, Week 52, 05/01/2022, \$2,318.19, \$-0-; Michael J. Childs Sr., Melissa A. Childs, B. D. Rock 544, Tsendiko Messachuedt, P.O. Box 514, Thorndike, Massachusetts 01079, Unit 106, Week 30, 05/01/2023, \$1,809,55, \$-0-; David Davidson, Diana Davidson, 5098 Memphis Court, Colum-bus, Indiana 47203, Unit 110, Week 18, 505/01/2023, \$2,283.19, \$-0-; David Davidson, Diana Davidson, 5098 Memphis Court, Columbus, Indiana 47203, Unit 110, Week 19, 05/01/2023, \$1,586.62, \$-0-; John A. Emmett, Johanne Emmett, 39 Green Gate Road, North York, Ontario, Canada M38, 157, Unit 110, Week 17, Canada M38, 157, Unit 110, Week 167, Canada M38, 157, Unit 110, Week 17, Canada M38, 157, Unit 110, Week 167, Canada M38, 157, Unit 110, Week 17, Canada M38, 157, Unit 110, Week 1 Canada M3B 1E7, Unit 110, Week 17, 05/01/2022, \$1,699.43, \$-0-; lan G. Forestier, Barbara S. Dungan 1280 Lakeview Road, Lot 131, Clearwater, Florida 33756, Unit 301, Week 38, 05/01/2023, \$2,283.19, \$-0-; Robert Keith, Lynn \$2,283.19, \$-0-; Robert Keith, Lynn Keith, 269 Crossroads Store Drive, Jacksonville, North Carolina 28546, Unit 207, Week 38, 05/01/2023, \$2,243.19, \$-0-; Paul G. Lockhart, Cheryl L. Lockhart, 2104 E. Park Avenue, Terre Haute, Indiana 47805, Unit 204, Week 34, 05/01/2023, \$2,283.19, \$-0-; Paul G. Lockhart, Cheryl L. Lockhart, 2104 E. Park Avenue, Terre Haute, Indiana 47805, Unit 208, Week 26, 05/01/2023, \$2,283.19, \$-0-; Margaret H. Owens, Earl E. Grace, Betty L. Grace, Earl E. Grace, Ill, 9234 Saucedo Drive, Helotes, Texas 78023, Unit 104, Week 45. Helotes, Texas 78023, Unit 104, Week 45, 05/01/2024, \$1,586.62, \$-0-; Yanila Thariani, 8025 SW 81st Loop, Ocala, Florida 34476, Unit 104, Week 40, 05/01/2023,

6/27-7/4/25LG 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 Corpora-tions, pursuant to Section 865.09 of the Statutes (Chapter 90-267), the trade name of:

CHOCO ENGLISH

Owner: Puedo Crecer LLC 7901 4th St N. Ste 300 St. Petersburg, FL 33702

6/27/25LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File No. 25-004587-ES Division 003

IN RE: ESTATE OF JOSEPH AMES VIVARI,

NOTICE TO CREDITORS

The administration of the estate of JOS-EPH AMES VIVARI, deceased, whose date of death was April 25, 2025, is penddate of death was April 25, 2025, is pend-ing 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 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 PUB-LICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 27, 2025.

Personal Representative: BRUCE VIVARI 12605 St. James Road Rockville, MD 20850

Attorney for Personal Representative: /s/ Nicholas J. Grimaudo NICHOLAS J. GRIMAUDO Florida Bar Number: 71893 Johnson, Pope, Bokor, Ruppel & Burns, LLP

PINELLAS COUNTY

311 Park Place Blvd., Ste. 300 Clearwater, FL 33759 Telephone: (727) 461-1818 Fax: (727) 462-0365 E-Mail: nicholasg@jpfirm.com Secondary E-Mail: kimh@jpfirm.com

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

6/27-7/4/25LG 2T

PROBATE DIVISION File No. 25-004050-ES IN RE: ESTATE OF

HUMBERTO JOSE DELGADO-JENKINS Deceased NOTICE TO CREDITORS

administration of the estate of HUMBERTO JOSE DELGADO-JENKINS deceased, whose date of death was November 6, 2024; File Number 25-004050-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 agains decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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

The date of first publication of this notice

Personal Representative: JESUS HUMBERTO DELGADO-JENKINS 855 Harbor Court Southlake, TX 76092

Personal Representative's Attorneys: /s/Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 <u>AFD@GendersAlvarez.com</u> GENDERS ALVAREZ DIECIDUE, P.A. 2307 W. Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez,com 6/27-7/4/25LG 2T

NOTICE OF DEFAULT AND INTENT TO FORECLOSE ALL SEASONS VACATION RESORT CONDOMINIUM

Pursuant to Section 721.855, Florida Statutes, ALL SEASONS VACATION RESORT CONDOMINIUM ASSOCIA-TION, INC. (hereinafter referred to as "ALL SEASONS"), has recorded a Claim of Lien in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, and recorded in O.R. Book 23125 at Pages 1798-1799, Public Records of Pinellas County, Florida, and the undersigned Trustee as appointed by ALL SEASONS, hereby formally notifies (See Exhibit "A") that due to your failure to pay the annual assessment(s) due on (See Exhibit "A") and all assessment(s) thereafter, you are currently in default of your obligations to pay assessments due to ALL SEASONS on the following described real property located in Pinellas County, Florida: Unit Week (SEE EXHIBIT "A") in Time Share Unit (SEE EXHIBIT "A") of ALL SEASONS VACATION RE-SORT CONDOMINIUM, (formerly knowr as FOUR SEASONS VACATION RE-SORT) a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5978, Page 1994, as amended and as per plat recorded in Condominium Plat Book 84, Page 9, all being in the Public Records of Pinellas County, Florida, having an address of 13070 Gulf Blvd., Madeira Beach, FL 33708 (herein "Timeshare Plan (Property) Address"). As a result of the aforementioned default, ALL SEASONS hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that your obligation is not brought current (including the payment of any fees incurred by ALL SEASONS in commencing this foreclosure process) within thirty (30) days from the first date of publication, the un-dersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, in which case, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of Pinellas County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in a Pinellas County newspaper, provided such a newspaper exist at the time of publishing. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the Trustee the enclosed objection form, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned Trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial fore-closure procedure only. You have the right to cure your default in the manner set forth

in this notice at any time before the Trust-ee's sale of your timeshare interest and redeem your timeshare interest by paying

PINELLAS COUNTY

the amounts secured by the lien in cash or certified funds to the Trustee. If you do not object to the use of the trustee foreclosure procedure you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien. Daniel F. Martinez, II. P.A., Trustee, 2701 W. Busch Boulevard, Ste. 159, Tampa, Florida 33618.

EXHIBIT "A" - NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Owner(s)/Obligor(s), Unit, Week, Default Date, Amount of Lien, Per Diem Amount J. David Kelly, 661 Paseo Companeros, Chico, California 95928, Unit 407, Week 47, 01/01/2015, \$4,871.52, \$-0-.

6/27-7/4/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-005168-ES

IN RE: ESTATE OF HENRY GRANT. Deceased.

NOTICE TO CREDITORS

The administration of the estate of The administration of the estate of HENRY GRANT, deceased, whose date of death was February 7, 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 be-

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

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 PUB-LICATION OF THIS NOTICE

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

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

The date of first publication of this notice is June 27, 2025.

Personal Representative: FRANCES ANN CAMPBELL 555 Belcher Road South #L-201 Largo, Florida 33771

Attorney for Personal Representative: Jack F. White III Florida Bar Number: 0985864 1108 South Highland Avenue Clearwater, Florida 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail: jack@clearwaterprobateattorney.com Secondary E-Mail:

melissa@clearwaterprobateattornev.com 6/27-7/4/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File No. 25-004768-ES IN RE: ESTATE OF

TIMOTHY DAVID SMITH JR. Deceased. NOTICE TO CREDITORS

The administration of the estate of Timothy David Smith Jr, deceased, whose date of death was July 25, 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 name and address of the personal representative and the personal representative's attorney are

All creditors of the decedent and other persons having claims or demands agains 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 creditor as specified under s. 732.2211, lorida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is June 27, 2025.

PINELLAS COUNTY

Personal Representative: /s/ Jasmen Necole Anderson 313 Sand Pine Drive Midway, Florida 32343

Attorney for Personal Representative: /s/ L. Tyler Yonge, Attorney Florida Bar Number: 98179 DRUMMOND WEHLE YONGE LLP 6987 East Fowler Avenue Tampa, Florida 33617 Telephone: (813) 983-8000 Fax: (813) 983-8001 E-Mail: tyler@dwyfirm.com Secondary E-Mail: amy@dwyfirm.com

6/27-7/4/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA BRIGHTHOUSE LIFE INSURANCE COMPANY, Plaintiff,

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

FUND SOCIETY, SAVINGS JPMORGAN ABSOLUTE CHASE RESOLUTIONS INVESTMENTS. LLC SOFI LENDING CORP. AS SERVICER

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 003458-CI

LLS13353-Booth 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 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

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 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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-004623-ES

Division 003

IN RE: ESTATE OF JOYCE M. STELLA, Deceased

11080-1015523

NOTICE TO CREDITORS

The administration of the estate of JOYCE M. STELLA, deceased, whose date of death was April 7 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

PINELLAS COUNTY

below.

All creditors of Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 27, 2025.

Personal Representative: MICHELLE MELANSON 3515 Kent Path Court Lithia, FL 33547

Attorney for Personal Representative: Tyler J. Willis Attorney
Florida Bar Number: 1033425
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP BURNS, LLP 311 Park Place Blvd., Suite 300 Clearwater, FL 33759 Telephone: (727) 461-1818 Fax: (727) 462-0365 E-Mail: twillis@jpfirm.com Secondary E-Mail: kimh@jpfirm.com

6/27-7/4/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION 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 37566 The names and addresses 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS
AFTER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of 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 credi-tor 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 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 LIP 311 Park Place Blvd., Suite 300 Clearwater FL 33759 Flash 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

PINELLAS COUNTY

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 NO-TICE ON THEM.

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

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

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

The date of first publication of this notice is 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 <u>DBA@GendersAlvarez.com</u> 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 attornevs 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 rep sentatives' attorney are set forth below.

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

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

The date of first publication of this notice

Personal Represen 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.

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

LEGAL ADVERTISEMENT PINELLAS COUNTY

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 INTER-EST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45 031(1)(a) FI ORIDA STATILIES 45.031(1)(a), FLORIDA STATUTES.

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

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

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.

THE ESTATE OF BERTHA T. PHILLIPS 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,

has been filed against you and you are rerias been filed against you and you are re-quired 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 de fault will be entered against you for the re-lief 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 hear-ing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay

DATED on this 16th day of June, 2025. Clerk of the Circuit Court 315 Court Street, Clearwat Pinellas County, FL 33756-5165 By: /s/ Jessica Zovich Deputy Clerk

6/20-6/27/25I G 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,

ESTATE OF FRED N. CROSS and UNKNOWN TENANT,

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 scribed 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

PINELLAS COUNTY

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 undi-vided 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 re-lief 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 hear-ing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay

DATED 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.

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: las 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,

<u>pinellas.realforeclose.com</u>, beginning at 10:00 a.m. on July 23, 2025.

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

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756. Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

DATED this 13th day of June, 2025. VICTOR H. VESCHIO, Esquire

By: /s/ Victor H. Veschio, Esquire Gibbons | Neuman 3321 Henderson Blvd, Tampa, FL 33609

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: 24-007908-CO

ESTANCIA TOWNES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

THE ESTATE OF BERTHA T. PHILLIPS and UNKNOWN TENANT,

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,

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 de-fault will be entered against you for the re-lief 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. coordi rator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hear-ing impaired (TDD), call 1-800-955-8770, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay

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.

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 inclu-sive, 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 undi-vided 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 re-lief 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. coordinates nator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hear-ing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay

DATED 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 RF: ESTATE OF PATRICIA CAROL WILLEY-MALIA a/k/a PATRICIA MALIA Deceased.

NOTICE TO CREDITORS

The administration of the estate of PAT-RICIA CAROL WILLEY-MALIA a/k/a PAT-RICIA CAROL WILLEY-MALIA awa PAI-RICIA MALIA, deceased, whose date of death was January 26, 2024, is pending in the Circuit Court for Pinellas County, Flori-da, 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 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 ope Florida Statutes. creditor as specified under s. 732.2211,

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

PINELLAS COUNTY

claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

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 pages and addresses of the 33756. The names and addresses of the personal representatives and the person al representatives' attorney are set forth

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

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 Propornioni Disposition of Community Flop-erty Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written de-mand 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 PER-IODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

DEATH IS BARRED.

The date of first publication of this notice is June 20, 2025. Personal Representatives: Charlotte Mitchell Hemmings 6735 Hockett Country Ln. Pleasant Garden, NC 27313 Linda Mitchell Allen

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@Irorlaw.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,

NOTICE TO CREDITORS The administration of the estate of DON-NA 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 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 dereferred to the decedent's death by the de-cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by creditor as specified under s. 732.2211, lorida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands

to the highest and best bidder for cash

PINELLAS COUNTY

against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice

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 CASE NO.: 25-001944-CI

ARLINGTON GARDEN LLC,

Plaintiff.

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

Property address: 12417 84th Way North, Largo, FL 33543

has been filed against you and you are 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 impediately thereafter; otherwise, a default mediately 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,

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, Pe-titioner, 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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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 OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

Case No.: 25-2990-FD MERLYN LUCERO RUIZ CORREA,

Petitioner

MARIBEL BORGOS TORRES, Respondent.

> NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

LEGAL ADVERTISEMENT PINELLAS COUNTY

(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. YOU ARE NOTIFIED that an action for

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

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires cer-tain 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 Bv: /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

CASE NO.: 2023CA-006889-00000-00 SECTION: 15

LIVINGSTON, LLC, a Florida limited liability company,

STEPHANIE HASTINGS, THE HOME OFFER PROS, LLC, a Florida limited liability Company, by and through MICHAEL B. GREENHOW, its Registered Agent, MICHAEL B. GREENHOW, individually, and JOHN DOE and JANE DOE, as UNKNOWN TENANT(S),

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to a Default Final Judgment of Foreclosure dated May 14, 2025 and entered in Case No. 53-2023CA-006889-0000-00, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein LIV-INGSTON, LLC is a Plaintiff and STEPH-ANIE HASTINGS and Unknown Tenant NK/A BO STAMEY AVK/A JAMES HOW-ARD STAMEY and THE HOME OFFER PROS, LLC and MICHAEL B. GREEN-HOW. HOW, are the Defendants. In accordance with Administrative Order 3-15.16, STACY M. BUTTERFIELD as The Clerk of the Circuit Court will sell to the highest and best bidder for cash on-line at www.polk.realforeclose.com, at 10:00 a.m. on July 14, 2025 the following described property as set forth in said Final Judgment, to wit:

Lot 37 of the unrecorded plat of Rolling Hills Subdivision, described as: The North 198.00 feet of the South 528.00 feet of the East 220.00 feet of the West 990.00 feet of the East ½ of the SW ¼ of Section 18, Township 29 South, Range 28 East, Polk County, Florida; LESS the East 30.00 feet and LESS the South 30 feet for right-of-

More commonly known as: 2407 Rolling Hills Loop, Lake Wales, FL 33898.

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

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 cer-tain assistance. Please contact the Office of the Court Administrator, Polk County Courthouse, 255 North Broadway, 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; or if you are hearing or voice impaired, call 711.

Dated this 16th day of June, 2025 s/ Stephen H. Artman, Esquire Florida Bar No.: 828955 STEPHEN H. ARTMAN, P.A. 925 South Florida Avenue Lakeland, FL 33803-1149 Telephone: (863) 688-5252 Email: service@artmanlawoffice.com Attorney for Plaintiff

6/27-7/4/25 2T

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3121

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0299

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION Case No. 2025CC-001194-0000-00

BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,

PATRICIA ANN COERPER, an unmarried woman and DENISE SHANON COERPER, an unmarried woman and

POLK COUNTY

UNKNOWN TENANT,

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC-001194-0000-00, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein BERKLEY RIDGE HOMEOWN-ERS ASSOCIATION, INC. is Plaintiff and PATRICIA ANN COERPER, an unmarried woman and DENISE SHANON COER-PER are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on July 23, 2025, in an online sale at www.polk.realforeclose.com, beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit:

1 Lot 107, BERKLEY RIDGE PHASE 2, according to the plat as recorded in Plat Book 169, Pages 35 through 37, of the Public Records of Polk County, Florida.

Property Address: 5569 Oro Valley Road, Auburndale, FL 33823

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 Relay Service.

Dated June 19, 2025 /s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453 PRIMARY E-MAIL: pleadings@tankellawgroup.com TANKEL LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 ATTORNEY FOR PLAINTIFF

6/27-7/4/25LG 2T

Notice of Public Auction

Notice of Public Auction for monies due on Storage Units. An auction will be held on the 16th of July 2025 at or after 8:00 AM. Units are said to contain common household items. The property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

24789 US Hwy 27 N, Lake Wales, FL 33859				
L1254	Terrall Irons	\$450.65		
E0517-44	Thomas Watson	\$3154.33		
D0430	Valincia Gregory	\$682.40		
10934	Coneilus Johnson	\$378.60		
E0516	Thomas Watson	\$2615.67		
K1100	Christi Olechnowicz	\$574.25		
L1251-52	Draven Fink	\$430.10		
J1031	Jorge Quinones	\$574.20		
G0714	Jhe'la Cole	\$564.00		
H0825	Darrion Gardner	\$812.00		
1111 E. Brandon Blvd, Brandon, FL 33511				
4120	Damon Williams	\$954.75		
012E	James Dood	2751.00		

IIII E.	Brandon Biva, Brandon,	FL 33511
4120	Damon Williams	\$954.75
0135	James Reed	3751.98
0303	Jennifer Copeland	\$510.40
0309	Alan Vint	\$1527.10
2130	Jermil Thomas	\$280.36
2190	Alison Garcia	\$231.04
2140	Latoya Kennedy	\$354.04
4311	Amanda Neal	\$346.28
4055	Jose Cortes Montalvo	\$903.37
2203	Ashley Vulcano	\$304.20
1145	Roxanne Joachim	\$2805.96
3400	Shawn Simmons	\$175.54
0234	Edward Peguero	\$282.30
1207	Charriel Negronperez	\$234.39
4119	Alex Rosado	\$213.14
4151	Thomas Cafaro	\$1094.68
3445	Cecelia Haywood	\$214.66
0131	James Reed	\$3751.98
4190-91	Satonia Johnson	\$903.37
3187	Merri Klein	\$849.67
0143	James Reed	\$3751.98
0242	Lee Acuria	\$754.55
3386	Taneika Baines	\$237.04
3255	Virmania Peralta	\$480.07
4298	Roxanne Joachim	\$2805.96
0133	James Reed	\$3751.98
1025	Thomas Cafaro	\$1094.68
3008	Brandi Newton	\$686.11
1043	Caleb Coley	\$1158.90
0307	Alan Vint	\$1527.10
4057	Ashley Vulcano	\$457.60
3037	Briana Pruitt	\$854.62
3005	Ismael Quinones	\$489.31
1063	Shalisa Rankin	\$326.65
2094	Kirsten Hutchinson	\$489.31
3200	Stervinsky Murat	\$295.27
3425	Nakia Salters	\$187.81
1108	Cuyler Hawkins	\$542.60
4000	Cassandra Hart	\$527.77
1121	Brain McKennon	\$245.51
1091	Monica Martinez Benitez	\$748.82
1009	Aressa Blackmon	\$1898.30
0113	James Reed	\$3751.98
1119	Jana Tirado	\$262.60
4263	Matthew Hickman	\$530.06
2402	Ashley Garber	\$255.43
0145	James Reed	\$3751.98
4366	Charles Brodie	\$533.77
1007	Javier Rodriguez-Barrios	
3054	Davon Smith	\$457.60
=		0110

102	7 ISTITUTE CUITOCI	Ψ200.10
145	James Reed	\$3751.98
366	Charles Brodie	\$533.77
007	Javier Rodriguez-Barrios	
054	Davon Smith	\$457.60
	5806 N. 56th St, Tampa, FL 3	3610
02	Benitra Hipps	\$433.46
21	Me Kyala Mann	\$345.00
30	Christine Dortly	\$344.98
214	Kenneth Reddick	\$683.41
115	Lynette Barnes	\$478.66
57	Ardell Johnson	\$345.00
49	Taija Brandon	\$439.54
004	Ferndena Cromuel	\$480.07
28	David Wall	\$353.50
429	Marcus Thurmond	\$501.91
005	Leslie Rodrigues	\$484.89
22	Emma Holmes	\$325.90
06	Brittany Mercedes	\$345.59
232	Ariel Montgomery	\$459.14
55	Jaylene Lopez	\$293.49

Tahesha Wilson \$262.60 2525 US Hwy 98 N, Lakeland, FL 33810 \$435.70 Carmen Adorno

3208 Suzette Stewart \$1320.25 \$739.00 0210 Luis Garcia Jessica Wheeler \$437.70 Yury Gil \$320.00 Suzette Stewart \$1320.25 1196 Wilmer Henriquez \$574.30 2222 Addie Smith \$296.20

\$1116.20

\$1068.60

Randy Sherlock

Rashod Veasy

POLK COUNTY

		-	
3128	Leslie Justice	\$795.40	
3172-73	Christopher Henderson	\$523.70	
2069	Jerri Carter	\$728.00	
2034	Fredrick Jones	\$435.70	
0113	Sandra Brock	\$395.40	
2321	Diana Rivera	\$266.15	
2117	Gevonne Ocasio	\$296.20	
2128	Martha Morris	\$437.70	
0141	Samantha Toler	\$1288.90	
2099	Jerald Jordan	\$332.00	
1187	Phillipa Wilson	\$337.40	
3231	Lashea Jones	\$435.70	
2323	Kenneth Moore	\$242.00	
1182	Nevaeh Wildman	\$337.40	
3067	Jaitra Smith	\$242.00	
1621 N Florida Ave, Lakeland, FL 33805			

1004B Shicarra Williams \$466.10 \$409.50 3820 Alana Perkins Dylan Green 1008B \$337.40 Richard Fowler 3502 \$392.20 6/27-7/4/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024CA002371000000
THE BANK OF NEW YORK MELLON
TRUST COMPANY, N.A., AS
SUCCESSOR-IN-INTEREST TO ALL
PERMITTED SUCCESSORS AND
ASSIGNS OF JP MORGAN CHASE
BANK, N.A., AS TRUSTEE FOR GMACM
HOME EQUITY LOAN TRUST, SERIES
2007-HE2 PLAINTIFF,

JOAN E. EBY, DAVID L. EBY; ET AL., DEFENDANTS.
NOTICE OF FORECLOSURE SALE NOTICE OF PORECLOSURE SALE (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 5th day of June, 2025, and entered in Case No. 2024CA002371000000, of the Ciscuit Court of the Torth Judgical Circuit Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein The Bank of New York Mellon Trust Company, N.A., as successor-in-interest to all permitted successors and assigns of JP Morgan Chase Bank, N.A., as Trustee for GMACM Home Equity Loan Trust, Series 2007-HE2 is the Plaintiff and Series 2007-HE2 is the Plaintiff and DAVID L. EBY; JOAN E. EBY; TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY AS SUCCESSOR IN INTEREST TO SUNTRUST BANK and BRISTOL OAKS HOMEOWNERS' ASSOCIATION, INC. are Defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court hall sell to the bidgest and heat hidder. shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on the 3rd day of October,

for cash at www.poik.realforeclose.com at 10:00 A.M. on the 3rd day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 56, BRISTOL OAKS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 112, PAGE 26. IF YOU ARE A PERSON CLAIMING 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 If you are a person with a disability who needs any accommodation in order to participaté 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) 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 23rd day of June, 2025. By:/S/ LIANA R. HALL Liana R. Hall

Submitted by: Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR

PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND POLK COUNTY, FLORIDA CASE NO.: 2023CA004985000000 US BANK TRUST NATIONAL NOT IN ITS INDIVIDUAL CAPACITY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KATE H. SMITH AKKA UNA KATE HENDRIX AKKA UNA KATE SMITH; ET AL., DEFENDANTS. NOTICE OF FORECLOSURE SALE 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 ONA KATE HENDRIX AWA 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

POLK COUNTY

to the highest and best placer 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, POBLIC 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 **FLORIDA** If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 PURSUANT TO FLA. R. JUD. ADMIN

> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP-001987-A000-BA

2.516 ESERVICE@MGS-LEGAL.COM

IN RE: ESTATE OF LARRY GENE BORDEN.

11080-1015691

NOTICE OF ACTION (formal notice by publication)

TO: ANY AND ALL HEIRS OF THE ESTATE OF LARRY GENE BORDEN YOU ARE NOTIFIED that a PETITION FOR ADMINISTRATION has been filed in this court. You are required to serve a copy 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 thereafter. Failure to serve and file written defenses as required may result in a judg-ment or order for the relief demanded, without further notice.

Signed on 6/10/2025 Stacv M. Butterfield As Clerk of the Court By: s/ Leslie A Cunningham As Deputy Clerk

6/27-7/18/25LG 4T

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,

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 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 high-Polk County, Florida will sell to the high-est 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 SOUTH-EASTERLY 15 FEET OF LOT 241 OF ELOISE WOODS, LAKE ROY UNIT, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OF-FICE OF THE CLERK OF THE CIR-CUIT 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 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.

POLK COUNTY

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 pri-or to any proceeding, contact the Adminis-trative 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

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.

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 to impediately the conferred the street of the street of the conferred the street of th or immediately thereafter: otherwise a default will be entered against you for the re-lief 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. coordirator not later than seven (7) days prior to the proceeding at (863) 534-4686. If hear-ing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay 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

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 COUN-

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,

EMILY GONZALEZ AND LUIS REYES, Defendant

NOTICE OF ACTION

TO: LUIS REYES 1525 Mattie Pointe Place

POLK COUNTY

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 Pub-lic 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 seroriginal 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

DELITSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-4. Plaintiff,

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.,

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

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 THÉ 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

Foreclosure of Mortgage on the followin 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), E24 4696 et locat, 7 days before (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 Bv: /s/ Tamika Joiner Deputy Clerk

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

SARASOTA COUNTY

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE #: 2024 CA 003396 NC

FIRST NATIONAL ACCEPTANCE

COMPANY, Plaintiff

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND

SARASOTA COUNTY

ALL OTHERS CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST THOMAS TOUSIGNANT A/K/A THOMAS R. TOUSIGNANT, DECEASED; ET. AL;

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated the 18th day of June, 2025, and entered in Case No. 582024CA003396XXXANC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, where, FIRST NATIONAL ACCEPTANCE where, FIRST NATIONAL ACCEPTANCE COMPANY is the Plaintiff, and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST THOMAS TOUSIGNANT A/K/A THOMAS R. TOUSIGNANT A/K/A JOHN TOUSIGNANT, AS AN HEIR OF THOMAS TOUSIGNANT, A/K/A THOMAS R. TOUSIGNANT A/K/A THOMAS R. TOUSIGNANT A/K/A RICHARD TOUSIGNANT, AS AN HEIR OF THOMAS J. TOUSIGNANT A/K/A RICHARD TOUSIGNANT, AS AN HEIR OF THOMAS TOUSIGNANT A/K/A THOMAS R. TOUSIGNANT A/K/A PETER TOUSIGNANT, AS AN HEIR OF THOMAS R. TOUSIGNANT A/K/A PETER TOUSIGNANT, AS AN HEIR OF THOMAS R. TOUSIGNANT A/K/A THOMAS R. TOUSIGNANT, AS AN HEIR OF THOMAS R. TOUSIGNANT, AS AN HEIR OF THOMAS R. TOUSIGNANT, AS AN HEIR OF THOMAS TOUSIGNANT, DE-A/K/A THOMAS R. TOUSIGNANT, DE-CEASED; and TRI-PAR ESTATES PARK AND RECREATION DISTRICT, are Defendants. KAREN E. RUSHING, as the Clerk of the Circuit Court, shall sell to the highest and best bidder for cash at www. sarasota.realforeclose.com beginning at 9:00 AM, on the 5th day of August, 2025, the following described property as set forth in said final judgment, to wit:

LOT 39, TRI PAR ESTATES, FIRST UNIT, AS PER PLAT THEREOF RE-CORDED IN PLAT BOOK 13, PAGE 9, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. TOGETHER WITH A 1960 STRN MO-BILE HOME ID # 60568677, WHICH IS PERMANENTLY ATTACHED AND AFFIXED TO THE REAL PROPERTY. PARCEL ID NUMBER: 0025-06-0087 COMMONLY KNOWN AS: 5162 BOCA RATON AVENUE, SARASO-TA, FL 34234.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Sarasota County Jury Office, P.O. Box 3079. Sarasota, Florida 34230-3079, (941) 861-8000, at least 7 days before your sched-uled 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 19th day of June, 2025.

/s/ Jason M. Tarokh JASON M. TAROKH Florida Bar # 57611 TAROKH LAW, PLLC PO Box 10827 Tampa, FL 33679 813-922-5510 E-mail for service jason@tarokhlaw.com

6/27-7/4/25LG 2T

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

CASE NO. 2025 CA 002508 NC

BANK OF AMERICA, N.A., PLAINTIFF, VS

SALLY B. MASTOS A/K/A SALLY JANE MASTOS A/K/A SALLY MASTOS, ET AL DEFENDANT(S).

NOTICE OF ACTION

TO: UNKNOWN TENANT #1 RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 3120 Gulf Gate Dr. Sarasota, FL 34231

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Sarasota County, Florida:

LOT 20, BLOCK 47, GULF GATE, UNIT NO. 11, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGES 20 AND 20A, OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY; FLORIDA

has been filed against you are required to serve a copy of your written defenses, if any, to this ac-tion, 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, either before July 28, 2025 or imme-diately 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 La Gaceta

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision titled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Sarasota County, Sarasota County Jury Office at 941-861-7801, PO Box 3079, Sarasota, FL 34230 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.

Date June 19, 2025 Karen E. Rushing Clerk of the Circuit Court By: s/ Glen Kopinsky Deputy Clerk of the Court Tromberg, Morris & Partners, PLLC 6/27-7/4/25LG 2T

SARASOTA COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

EMPLOYLOGIX

Owner: CLG Consulting Services, LLC 1661 Ringling Blvd. Sarasota, FL 34230

6/27/25LG 1T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No.: 2025 CP 002931 NC

Division: Probate IN RE: ESTATE OF **GARY TYLER**

Deceased

NOTICE TO CREDITORS

The administration of the estate of GARY TYLER, deceased, whose date of death was May 11, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 27, 2025.

Personal Representative: /s/ KIMBERLY WALKER 32 Curtiss Street Naugatuck, CT 06770

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, Ste. 101 Boca Raton, FL 33487 Telephone: (561) 210-5500

6/27-7/4/25LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-001890-SC

IN RE: ESTATE OF GARY STEVEN MINNIEAR AKA GARY S. MINNIEAR

NOTICE TO CREDITORS

The administration of the estate of GARY STEVEN MINNIEAR, deceased, whose date of death was February 20, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34236. The names and addresses of the personal representative and the personal representative and the personal representative. and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 27, 2025.

Personal Representative: MARK A. RENHOLZBERGER 1737 S. Talbott Street Indianapolis, IN 46225 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@faxestateplanning.com

6/27-7/4/25LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-002285-SC

IN RF: ESTATE OF WARREN HARRIS MORGAN a/k/a WARREN H. MORGAN Deceased.

> NOTICE TO CREDITORS The administration of the estate of

SARASOTA COUNTY

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 PUB-LICATION OF THIS NOTICE.

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

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

The date of first publication of this notice

is 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: /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

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

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

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 Repre-sentative's attorney are set forth below.

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

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 speci-fied under s. 732.2211, Florida Statutes. The written demand must be filed with the

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORI-DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED NOTWITHSTANDING THE TIME PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

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

is 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 TRENAM LAW
101 East Kennedy Blvd., Suite 2700
Tampa, Florida 33602
Telephone: (813) 223-7474
Fax: (813) 229-6553
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 Thom-

as 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

SARASOTA COUNTY

forth below

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served only 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 survivby the Decedent or the Decedent's surviv-ing spouse is property to which the Florida Uniform Disposition of Community Prop-erty Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written de-mand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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 F-Mail: critter@moritthock.com E-Mail: gritter@moritthock.com Secondary E-Mail: saustin@moritthock.com

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

City of Tampa - RFQ 25-D-00015; Ber muda Boulevard Roadway and Sea-wall Improvements Project; Pre-Sub-mission Conference 2 PM, July 7, 2025; Deadline 2 PM, July 24, 2025. Download RFQ at https://www.tampa.gov/contract administration/programs/architectural engineering-construction-and-related 6/27/25LG 1T

SARASOTA COUNTY

SARASOTA COUNTY

SARASOTA COUNTY

SARASOTA COUNTY

Invitation to Bid

Preferred Materials, Inc. requests quotes from approved Pinellas County Small Business Enterprise (SBE's) as well as State Disadvantage Business Enterprises (DBE) or other subcontractors for Maintenance of Traffic, Milling, Milling Cleanup, Pavement Markings/Striping, QC/Testing, Signalization/Loops and Trucking/Hauling for Bid# 25-0634-ITB-C FY 2026 Pavement Preservation Package 4 Pinellas County. Efforts to assist interested SBE's & DBE's in obtaining bonding, lines of credit, or insurance will be provided if needed. For your convenience, plans and specifications can be downloaded from our Preferred Materials FTP site or viewed at our office. Contractor assumes full responsibility for review of all current contract documents, to include any addenda that may be issued, with his/her submission of a quote.

http://ftp.crhna.com/ThinClient/WTM/public/#/main

Username: tampaestimating@preferredmaterials.com

Password: preferred Folder: 7-JULY-2025

Bids are due 7/1/2025 prior to noon, via email: craig.ketron @preferredmaterials.com or via fax to 813-664-8526.

Please direct questions via email to Craig Ketron: craig.ketron@ preferredmaterials.com at the Estimating Department #: 813-612-5740.

6/27/25LG 1T

ADVERTISEMENT

The Southwest Florida Water Management District (SWFWMD) is seeking sealed bids/proposals for the following:

RFB 25-4861 BRYANT SLOUGH WATER CONSERVATION STRUC-TURE REHABILITATION, CITRUS COUNTY, FLORIDA. Mandatory prebid conference/site visit will be held Tuesday, July 15, 2025,10:00 a.m.

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) 2970, or in Florida: 1-800-423-1476, TDD ONLY 1-800-231-6103.

NOTICE OF INVITATION FOR PROPOSALS FOR DEVELOPMENT OF ALL OR A PORTION OF APPROXIMATELY 3.49 ACRES MORE OR LESS OF REAL PROPERTY WITHIN THE TEMPLE TERRACE REDEVELOPMENT AREA LOCATED EAST OF N. 56TH STREET, SOUTH OF BULLARD PARKWAY AND NORTH OF THE HILLSBOROUGH RIVER IN THE CITY OF TEMPLE TERRACE

Notice is hereby given pursuant to Section 163.380(3)(a), Florida Statutes, of the intention of the City of Temple Terrace and the Temple Terrace Community Redevelopment Agency (City/CRA) to dispose of real property generally located south of Bullard Parkway, east of North 56th Street, and north of the Hillsborough River in the City of Temple Terrace, comprising approximately 3.49 acres 'more or less', a site map of which is set forth herein identifying two separate parcels, shown as Parcels A and B (the "Property"). All pertinent information relating to the disposition and development of the Property may be obtained from the City of Temple Terrace's agent, John Lochner, Broker, Florida ROI Commercial Property Brokerage, Inc., 412 East Madison Street, Suite 1206, Tampa, Floridá 33602.

For complete listing details, please visit:

https://roireal.estate/commercial-properties-for-sale/commercial-property-listings/

The City/CRA will consider all redevelopment proposals and the financial and legal ability of the persons or entities making such proposals to complete the contemplated redevelopment of the property. The City/CRA may negotiate with any parties submitting proposals for the purchase, lease, or other transfer of the Property and may accept such proposals as it deems to be in the public interest and in furtherance of the purposes of Chapter 163, Part III, Florida Statutes. The City/CRA reserves the right to reject any and all proposals and waive any minor irregularities.

All or a portion of the Property will be conveyed at a value determined to be in the best public interest for uses in accordance with the Community Redevelopment Plan and in accordance with such reasonable disposal procedures as the City/CRA may prescribe. In determining that the sale price of the Property is in the public interest and that the proposed use(s) are in compliance with the Community Redevelopment Plan, the City/CRA will take into account and give consideration to the criteria set forth in Section 163.380, Florida Statutes, and other criteria, including, but not limited to:

The consideration being offered for the Property; 1.

LEGAL DESCRIPTION OF CITY OWNED PROPERTIES

- 2. The economic impact of the proposed project on the City's redevelopment efforts;
- 3. The proposed project's consistency with the goals and objectives of the Community Redevelopment Plan.

The City/CRA reserves the right to include within conveyance documents such terms, restrictions, conditions, covenants and obligations as deemed to be necessary to carry out the purposes of the Community Redevelopment Act, including, but not limited to those provided in Section 163.380, Florida Statutes, and that are otherwise deemed to be in the public interest.

Any party interested in purchasing Property pursuant to this notice, for the purposes of redevelopment under this publication, is hereby notified that sealed proposals to acquire the Property must be received on or before the deadline of Monday, July 28, 2025, at 5:00 p.m. c/o John Lochner, Broker, Florida ROI Commercial Property Brokerage, Inc., 412 East Madison Street, Suite 1206, Tampa, Florida 33602.

Proposals received after that date will not be considered. Proposals must include, at a minimum, the following: (i) a description and preliminary drawings of the proposed development to be built on the Property, (ii) an explanation of how the proposed development meets the zoning and land use requirements of the City's Land Development Code, as well as the goals and objectives of the Community Redevelopment Plan, (iii) the proposed end-uses of the Property, (iv) a purchase bid for the Property, (v) a summary of the applicant's most recent personal and/or corporate financial statement, and evidence demonstrating that the applicant either has, or can secure within a reasonable amount of time, the necessary financial resources to complete the proposed project in a timely fashion and provide long term financial support to the project after it is built; and (vi) identify previous projects that the applicant's proposed team (applicant / architect / contractor) has successfully developed. Provide the name, address, and photographs of each significant project and a brief description of each.

PARCEL A:

Commence at the Northwest corner of the Southeast 1/4 of said Section 22; thence S.00 degrees 10'56"W., on Commence at the Northwest corner of the Southeast 1/4 of said Section 22; thence S.00 degrees 10'56"W., on the center line of 56th Street (State Road No. 5-583), a distance of 50.30 feet to a point on the Westerly extension of the South right of way of Bullard Parkway (formerly known as Temple Terrace Highway); thence S.89 degrees 13'30"E, departing the center line of said 56th Street (State Road No. S-583) and on the Westerly extension of the South right of way line of said Bullard Parkway (formerly known as Temple Terrace Highway), a distance of 45.00 feet to a point on the East right of way line of said 56th Street (State Road No. S-583) and the POINT OF BEGIN-NING thence S.89 degrees 13'30"E., on the South right of way line of said Bullard Parkway (formerly known as Temple Terrace Highway), a distance of 589.71 feet to a point on the Northerly extension of the East right of way line of Commonwealth Avenue (Broadway per plat) (Closed), thence S.00 degrees 12'20"W., on the East right of way line of Commonwealth Avenue (Broadway per plat) (Closed) and the Northerly extension thereof, a distance of 904.19 feet; thence N.89 degrees 50'09"W., departing the East line of said Commonwealth Avenue (Broadway per plat) (Closed) and its Northerly extension thereof, a distance of 589.31 feet to a point on the East right of way line of 56th Street (State Road No. S-583); thence N.00 degrees 10'56"E., on the East right of way line of said 56th Street (State Road No. S-583), a distance of 910.48 feet to the POINT OF BEGINNING. Street (State Road No. S-583), a distance of 910.48 feet to the POINT OF BEGINNING

LESS Block 1, Lots 1 - 18.

LESS Block 2, Lots 1 - 35. Short Description:

8901 North 56th Street

Downtown Temple Terrace, Block 3, Lots 1-13

Approximately 1.75 acres (MOL) PARCEL B:

Part of Block D-13, together with: Part of the alleys (now closed) within said Block D-13 and part of Warren Avenue (now closed) abutting said Block D-13 on the north, all as shown on the plat of Temple Terrace Estates, as recorded in Plat Book 17, Page 22, of the Public Records of Hillsborough County, Florida, described as follows:

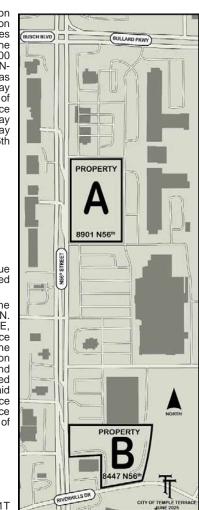
Commence at the northwest corner of Block D-12 of said Temple Terrace Estates; thence N89°59'00"E, along the north boundary line of said Block D-12, for a distance of 15.00 feet to the east right-of-way line of State Road 583 (N. 56th Street); thence S00°06'16"E, along said east right-of-way line for a distance of 185.74 feet; thence N89°53'44"E, for a distance of 25.00 feet; thence S00°06'16"E, for a distance of 74.29 feet to the point of beginning; thence N89°58'33"E, for a distance of 355.66 feet to a point on the northerly extension of the curved easterly boundary line of said Block D-13; thence southerly, 238.10 feet, along the said easterly boundary line and the northerly extension thereof and along the arc of a curve, concave westerly, having a radius of 817.36 feet and a chord bearing and distance of S08°51'15"W, 237.26 feet, to the northerly right-of-way line of S. Riverhills Drive, as recorded in Deed Book 1064, Page 244, of the Public Records of Hillsborough County, Florida; thence \$78°28'08"W, along the said northerly right-of-way line, for a distance of 210.02 feet; thence N00°05'37"W, for a distance of 150.07 feet; thence S78°28'08"W, for a distance of 140.67 feet to the said east right-of-way line of State Road 583 (N. 56th Street); thence N00°06'16"W, along said east right-of-way line, for a distance of 81.93 feet; thence N89°53'44"E, for a distance of 25.00 feet; thence N00°06'16"W, for a distance of 72.34 feet to the point of beginning.

Containing 75,798 square feet, more or less.

Short Description:

8447 North 56th Street Approximately 1.74 acres (MOL)

6/27/25LG 1T



CITY OF TAMPA

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

NOTICE OF FINDING OF NO SIGNIFICANT IN

Date of Publication: June 27, 2025 Expires: July 13, 2025

City of Tampa - Housing and Community Development Department

2555 E. Hanna Ave. Tampa, Florida 33610 Tel: (813) 274-8229

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Tampa Housing Authority with the City of Tampa serving as the responsible entity for the project.

REQUEST FOR RELEASE OF FUNDS

On or about July 13, 2025, the City of Tampa will authorize the Tampa Housing Authority to submit a request to HUD for the release of assistance under HUD's Project-Based Voucher (PBV) Program for the following project.

Project Title: Gallery at Rome Yards

Purpose: Public Housing Development/PBVs Location: 2609 North Rome Avenue, Tampa, FL

Project-Based Vouchers: \$27,600,000 Estimated Total: \$96,500,000

Gallery at Rome Yards consists of an approximate 3.84-acre portion of an overall 10.67-acre parcel of undeveloped land including vacant land, paved areas, and former building foundation located at 2609 North Rome Avenue. Upon final approval of a HUD submission package, including environmental clearance under 24 CFR Part 58, Project-Based Vouchers (PBVs) will be applied in support of the development of one (1) eleven-story residential structure with a proposed 239 residential units (including 5 Live/Work units) and one (1) four-story parking garage.

The subject property is bounded by vacant and undeveloped land to the north; North Oregon Avenue, residential properties, Rick's on the River, and Freedom Boat Club of Tampa Bay to the east; Martin Luther King Jr. Recreation Complex and vacant and undeveloped land to the south; and North Rome Avenue and residential properties to the west. Utilities were observed in the vicinity of the subject property. The Sponsor is submitting this project for Project-Based Vouchers (PBVs) for the development of one (1) eleven-story residential structure with a proposed 239 residential units (including 5 Live/Work units) and one (1) four-story parking garage. It should be additionally noted that the northern and eastern adjacent tracts of land associated with ingress/egress, frontage improvements, grading, monitoring well abandonment, lift station, and utilities; southern adjacent tract of land associated with ingress/egress are located in the Environmental Review due to HUD's aggregation requirements.

FINDING OF NO SIGNIFICANT IMPACT

The City of Tampa has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at City of Tampa Community Development Office located at 2555 E. Hanna Ave., Tampa, FL 33610 and can be examined or copied weekdays 9 A.M. to 4 P.M. The City will make the ERR available to the public for review either electronically or by US mail and requests for copies of the ERR may be submitted via email to Michelle Boone, Housing & Community Development Supervisor at Michelle.Boone@tampagov.net.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Tampa's Housing and Community Development Department at the above address or emailed to Michelle Boone, Housing & Community Development Supervisor, at Michelle. Boone@tampagov.net. All comments received by July 13, 2025, will be considered by the City of Tampa prior to authorizing submission of the request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Tampa certifies to HUD that Jane Castor, in her capacity as Mayor, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certifications satisfies its responsibilities under NEPA and related laws and authorities and allows the Tampa Housing Authority and City of Tampa to use the associated HUD funds as part of the Project-Based Voucher Program.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of Tampa's certifications for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following basis: (a) the certification was not executed by the Certifying Officer of the City of Tampa, FL; (b) the City has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections to the use of Project-Based Voucher assistance must be prepared in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the U.S. Department of HUD Miami Field Office, Attention: PIH Director, Janice Clark, janice.clark@hud.gov; Acting Division Director, Eric Hoe, eric.h.hoe@hud.gov; and Engineer, Gilbert Geneus, gilbert.geneus@hud.gov. Potential objectors should contact HUD via email to verify the actual last day of the objection period.

Jane Castor, Mayor

City of Tampa 6/27/25LG 1T

Final Notice and Public Explanation of a Proposed Activity in a FFRMS Floodplain

To: All interested Agencies including all Federal, State, and Local, Groups and Individuals

This is to give notice that the City of Tampa as the Responsible Entity, under 24 CFR Part 58, has conducted an evaluation of practicable alternatives to locating this development in the FFRMS floodplain and the potential impacts on the floodplain from the proposed action. This evaluation is required by Executive Order 11988 as amended by Executive Order 13690, in accordance with HUD regulations at 24 CFR 55.20 Subpart C, Procedures for Making Determinations on Floodplain Management and Wetland Protection.

Gallery at Rome Yards, located at 2609 North Rome Avenue, Tampa, Hillsborough County, Florida 33607, consists of an approximate 3.84-acre portion of an overall 11.918-acre parcel of mostly vacant land with paved areas and remnants of a former building foundation (Subject Property). The Tampa Housing Authority is submitting this project for Project Based Vouchers (PBVs) for the development of an eleven-story residential structure with a proposed 234 residential units and four-story parking garage. It should be additionally noted that the northern and eastern adjacent tracts of land associated with ingress/egress, frontage improvements, grading, monitoring well abandonment, lift station, and utilities; southern adjacent tract of land associated with ingress/egress are located in the Environmental Review due to HUD's aggregation requirements.

According to FEMA Flood Insurance Rate Map (FIRM) #12057C-0353J, dated October 7, 2021, as confirmed via the Hillsborough County Flood Zone Lookup accessed at https://experience.arcgis.com/experience/27ae615b0b9c4d0597756307ae9d4c85/?draft=true&org=hillsborough, the majority of the subject property is located in Unshaded Zone X, designated as an area outside the 100 and 500-year floodplain. However, the northern portions of the subject property are located within Shaded Zone X, designated as an area within the 500-year floodplain associated with the Hillsborough River. According to the FEMA Flood Map Service Center accessed at https://msc.fema.gov/portal/home, there are no preliminary or pending FIRMs for the subject property. The associated Federal Flood Risk Management Standard (FFRMS) floodplain was calculated at 13 feet, corresponding to the 100-year floodplain base flood elevation (BFE) of 11 feet, plus 2 feet of freeboard, under the Freeboard Value Approach (FVA). Approximately 0.51 acres of FFRMS floodplain are located on the subject property. The floodplain provides the beneficial functions of water storage/attenuation and groundwater recharge.

The proposed action if approved would result in impacts to approximately 0.51 acres of onsite FFRMS floodplain. As the proposed undertaking involves new construction, it is subject to the regulations and requirements of the FFRMS Final Rule. The proposed activity to be located within the FFRMS floodplain includes filling, excavation, and grading activities for removal of existing storm pipe and utilities; monitoring well abandonment; installation of the ingress/egress of a private roadway and frontage improvements; installation of a sidewalk and hardscaping; installation of a City of Tampa lift station, installation of an underground stormwater vault; and utility connections.

Floodplains provide natural and beneficial values by acting as natural filters, providing water storage, and recharging groundwater aquifers. They can also provide habitat for a variety of biologically unique flora and fauna. However, the subject property has already been impacted via the existing development and no longer represents a floodplain in its natural state. The floodplain does minimally provide the functions of water storage and groundwater recharge.

The City of Tampa has considered the following factors, alternatives, and mitigation measures to be taken to minimize adverse impacts and to restore and preserve beneficial values of the FFRMS floodplain:

- (i) The community will benefit from the construction of Gallery at Rome Yards as the development of the subject property will contribute to revitalization efforts within the immediate site area. According to the Live Grow Thrive 2045, Tampa Comprehensive Plan Update accessed at https://planhillsborough.org/livegrowthrive2045/, the need for affordable and decent housing is a concern. The Housing Goal in the Plan is to facilitate the development of housing that is affordable to residents of all income levels, offering a variety of housing options, and ensuring accessibility across the entire city. The Gallery at Rome Yards apartment complex will carry out this objective by constructing a multifamily development that will provide quality housing to residents of varying income levels with a focus on affordable housing; will provide the housing options of apartments and townhomes; and will provide a realignment of roads that reconnects the street grid to allow residents to be connected to the larger Old West Tampa community. Additionally, upgraded sidewalks will allow safe passage to off-street transit stops that will connect residents to businesses in the Tampa Bay area.
- (ii) Modifications that could result in avoidance or minimization include developing only outside of the FFRMS floodplain. However, the proposed action if approved would only result in impacts to approximately 0.51 acres of onsite FFRMS floodplain, consisting of limited filling, excavation, and grading activities for removal of existing storm pipe and utilities; monitoring well abandonment; installation of the ingress/egress of a private roadway and frontage improvements; installation of a sidewalk and hardscaping; installation of a City of Tampa lift station, installation of an underground stormwater vault; and utility connections on the fringe outer northern and eastern portions of the subject property. However, these modifications are unavoidable due to the fact that the on-site FFRMS floodplain is irregularly shaped and occupies small outer fringes of the subject property. Eliminating a portion of the proposed development would reduce the proposed impact to the FFRMS floodplain; however, it would require reduction of the proposed structure to provide enough land area outside of the FFRMS floodplain for these features. The proposed structure is was intentionally positioned outside of the FFRMS floodplain. Therefore, the development as planned is needed to accommodate the existing affordable housing demand.
 - The "no action" alternative to constructing the proposed development within the FFRMS floodplain area was investigated. If the selected alternative was to not develop the affordable housing complex, it would not satisfy the current need for affordable housing in the City of Tampa. The proposed development would provide a safe and decent housing community for the residents of Tampa and would increase the real estate tax base. Therefore, the no-action alternative would not achieve any of the benefits attributed to the proposed activities.
- (iii) Avoidance and minimization efforts are being implemented during planning and design to the greatest extent practicable in order to reduce the overall permanent impacts on the floodplain, and to provide mitigation of potential flooding impacts to lives and property. The proposed cutting/grading will not displace flood waters and will not cause any adverse effect on water quality at the project site or within adjacent properties. Landscaped areas will be sloped away from building foundations toward curb/gutter or storm drain inlets.

Per HUD guidelines, the elevation of residential space must be equal to or greater than the FFRMS floodplain elevation of 13 feet NAVD 88. Although the proposed 4-story parking garage is not located within the onsite FFRMS floodplain, its Finished Floor Elevation (FFE) will be at 18 feet NAVD 88, above the FFRMS floodplain of 13 feet NAVD 88. A future parking garage expansion is proposed to be located over the area of the underground stormwater vault. Per Sheet C-501, Cross Sections, prepared by Kimley Horn and Associates, Inc., revised February 14, 2025, the proposed grade after the stormwater vault installation will be 18 feet NAVD 88, above the FFRMS floodplain of 13 feet NAVD 88.

According to the Drainage Report prepared by Kimley Horn and Associates, Inc. dated September 2024, a stormwater vault is proposed under the future parking garage to treat and attenuate runoff from the proposed improvements. Discharge from the project has been intentionally reduced to allow greater discharge from the future development storm system, not to exceed a combined total greater than the pre-development 5-year/24-hour discharge from the full site. Appropriate erosion and sediment control measures will be observed, and construction activities will be completed in accordance with all applicable state and local regulations.

The City of Tampa has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with Steps 3 through 6 of Executive Orders 11988 are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and wetlands, and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains and wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will consider actions taking place in floodplains and wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by the Responsible Entity at the following address on or before July 5, 2025 (a minimum 7 calendar day comment period will begin the day after publication). A full description of the project may also be reviewed from 8:00 am to 4:30 pm at this address:

Denise Papajorgji City of Tampa Community Development Specialist 2555 E. Hanna Ave Tampa, Florida 33610 813-274-8627

Comments may also be submitted via email at Denise.Papajorgji@tampagov.net.

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